

Plan: PP26308

Parcel: 371130004

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-USE*- ACCESSIBLE PARKING (cont.) Not Satisfied

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 5 0090-Planning-USE*- INSTALL BIKE RACKS Not Satisfied

A bicycle rack with a minimum of five (5) spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks are shown on the project's Approved Exhibit A.

090 - Planning. 6 0090-Planning-USE*- LOADING SPACES Not Satisfied

A minimum of one (1) loading space[s] shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of asphalt over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

090 - Planning. 7 0090-Planning-USE*- ORD 810 O S FEE (2) Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 26308 is calculated to be 2.00 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 8 0090-Planning-USE*- PARKING PAVING MATERIAL Not Satisfied

A minimum of forty-six (46) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 9 0090-Planning-USE*- TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bin[s] shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 10 0090-Planning-USE*- WALL & FENCE LOCATIONS Not Satisfied

Ornamental tubular metal fencing locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 0090-Transportation-USE - EXISTING MAINTAINED SL1 Not Satisfied

Grand Avenue along project boundary is a paved County maintained road designated major highway and shall be improved with 8" concrete curb and gutter located 38 feet from centerline to curb line and must match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department or as approved by the Director of Transportation within the 59 foot half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (38'/59') (Modified)
NOTE: 1. A 5' meandering concrete sidewalk shall be constructed within the 21' parkway per Standard No. 404.

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Transportation

- 090 - Transportation. 1 0090-Transportation-USE - EXISTING MAINTAINED SL1 (cont.) Not Satisfied
2. Construct a transition AC pavement tapering lane to the west and south project boundaries and join existing AC pavement per the design speed limit of 55 mph.
3. Driveway shall be constructed per County Standard No. 207 (A), Ordinance 461.
- 090 - Transportation. 2 0090-Transportation-USE - IMP PLANS Not Satisfied
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://rctlma.org/trans/General-Information/Pamphlets-Brochures>
- 090 - Transportation. 3 0090-Transportation-USE - LANDSCAPING Not Satisfied
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 will be improved within Grand Avenue.
- 090 - Transportation. 4 0090-Transportation-USE - LANDSCAPING COMM/IND Not Satisfied
Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Grand Avenue.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.
- 090 - Transportation. 5 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied
The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure 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 Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.
- 090 - Transportation. 6 0090-Transportation-USE - LC LNDSCP INSPECT DEPOST Not Satisfied
Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.
- 090 - Transportation. 7 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS Not Satisfied

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS (cont.) Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans 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 components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County 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 and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 8 0090-Transportation-USE - SIGNING & STRIPING Not Satisfied

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

090 - Transportation. 9 0090-Transportation-USE - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

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 associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 10 0090-Transportation-USE - WRCOG TUMF Not Satisfied

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.

090 - Transportation. 11 0090-Transportation-USE STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.

2. Letter establishing interim energy account from SCE, or other electric provider.

090 - Transportation. 12 0090-Transportation-USE-ANNEX L&LMD/OTHER DIST Not Satisfied

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 any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division 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) Landscaping along Grand Avenue.

(2) Street Light.

Plan: PP26308

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 12 0090-Transportation-USE-ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied
 (3) Street sweeping.

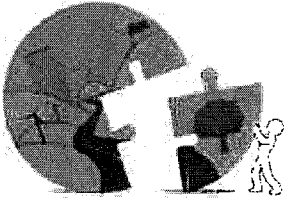
Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - RECYCLNG COLLECTION AREA Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DEVELOPMENT ADVISORY COMMITTEE ("DAC")
SECOND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

DATE: November 13, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Regional Parks, Trails, & Open Space
District

Riv. Co. Geologist
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Archaeologist
Board of Supervisors- 1st District- Jeffries
Planning Commissioner- 1st District- Shaffer

GENERAL PLAN AMENDMENT NO. 1223, CHANGE OF ZONE NO. 7945, and PLOT PLAN NO. 26308, 2nd Submittal – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) – Location: Northeasterly of Grand Ave, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) – **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation from Medium Density Residential (MDR) to Commercial Retail (CR). The Change of Zone proposes to change the zoning classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) to General Commercial (C-1/C-P). The Plot Plan proposes a 9,100 square foot Dollar General Store on 2 acres. APN: 317-130-004. Related Cases: PAR01516. **BBID: 712-183-790, UPROJ: PP26308, CZ07945, UDEV: GPA01223**

DAC staff members and other listed Riverside County Agencies, Departments and Districts staff: A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated DAC 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 LMS routing on or before the above date. This case is scheduled for a **DAC Internal Review on December 7, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: July 20, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.
Riv. Co. Airport Land Use Commission
Mead Valley Municipal Advisory Council (MAC)
Board of Supervisors - Supervisor: 1st District-
Jeffries

Planning Commissioner: 1st District- Shaffer
Lake Elsinore Sphere of Influence
Lake Elsinore Unified School District
Eastern Municipal Water District (EMWD)
South Coast Air Quality Management District

GENERAL PLAN AMENDMENT NO. 1223, CHANGE OF ZONE NO. 7945, and PLOT PLAN NO.

26308 – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) – Location: Northeasterly of Grand Ave, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) – **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation from Medium Density Residential (MDR) to Commercial Retail (CR). The Change of Zone proposes to change the zoning classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) to General Commercial (C-1/C-P). The Plot Plan proposes a 9,100 square foot Dollar General Store on 2 acres. APN: 317-130-004. Related Cases: PAR01516. **BBID: 712-183-760 UACT: PAR01516**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This case is scheduled for a **LDC meeting on August 10, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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.

JASON E. UHLEY
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

214674

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

August 10, 2017

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Dionne Harris, Project Planner

Ladies and Gentlemen:

Re: Change of Zone 7945
Area: Lakeland Village

Change of Zone 7945 is a proposal to change the current zoning classification from General Commercial (C-1/C-P) and Watercourse, Watershed, and Conservation Areas (W-1) to General Commercial (C-1/C-P) for a 2-acre site in the Lakeland Village area. This project is being processed concurrently with Plot Plan (PP) 26308, which is a proposal to construct a Dollar General store on the project site.

The District has reviewed this case and has the following comment:

- The northern corner of the site is located within the 100-year Zone AE floodplain limits of Lake Elsinore as delineated on Panel Number 06065C-2039G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA).

In order to protect the public health and safety, the District recommends that the zoning for the portion of the property within Lake Elsinore's 100-year Zone AE floodplain limits be W-1 at this time and no development permitted within the floodplain limits. The District could approve the proposed zoning for the portion of the site that is outside of the floodplain limits. The District requests an amended exhibit be submitted that displays our recommendations.

Questions concerning this matter may be referred to Anthony Garcia of this office at 951.955.1612.

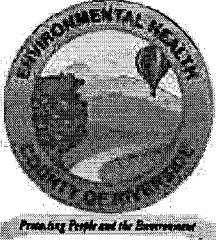
Very truly yours,

A handwritten signature in cursive script that reads 'Deborah de Chambeau'.

DEBORAH DE CHAMBEAU
Engineering Project Manager

c: PP 26308

AG:blm



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

Date: December 19, 2017

To: Dionne Harris
County of Riverside, Planning

Reviewed by: Heidi Barrios, MBA, REHS, IH
Environmental Health Specialist
Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: PP 26308, Dollar General
Grand Avenue
Lake Elsinore, CA

SR Number: 39226

Applicant: Salem Engineering Group, Inc.
11650 Mission Park Drive, Suite 108
Rancho Cucamonga, CA 91730

Noise Consultant: Rincon Consultants, Inc
180 N. Ashwood Ave.
Ventura, CA 93003

Information Provided: "Revised Noise Study, Dollar General" – Lake Elsinore, October 2017, Job No. 3-417-0286.

Noise Standards - Stationary Noise Sources:

Facility-related noise, as projected to any portion of any surrounding property containing a "habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case exterior noise levels:

- a) 45 dB (A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard).
- b) 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

Findings:

The consultant's report is adequate. The project will be in compliance with the above noise standard with the following mitigation measures.

Amend the Architectural Plan, Cover Sheet to reflect the following mitigation measures.

Requirements:**Construction Noise Suppression Measures:**

The following mitigation will be required during all construction activities per Riverside County Ordinance 847:

- 1) Private construction projects located within one-quarter (1/4) mile of an inhabited dwelling shall provide that:
 - Construction does not occur between the hours of 6:00 pm and 6:00 am during the months of June through September, and construction does not occur between the hours of 6:00 pm and 7:00 am during the months of October through May.
- 2) During all project site excavation and grading on site, the project contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- 3) The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- 4) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

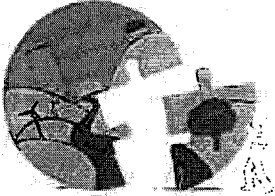
Exterior Mitigation Measures:

HVAC Units: The currently proposed unit is a Lennox Raider HVAC model #120, with a Sound Reference Noise (SRN) of 84 dBA.

- Install a screen or parapet around the HVAC units. To be an effective noise barrier, the screen or parapet should extend at least one foot above the tallest rooftop unit and be of sufficient length to block line of sight between the HVAC units and the residence to the west.

Or

- Install quieter HVAC units. Select a HVAC rooftop unit of similar size with reduced exterior noise level generation.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

November 29, 2017

Pages 3 (including this cover)

Professional Service Industries Inc.
Attn: Douglas T. Abernathy
Email: Douglas.Abernathy@psiusa.com

RE: Conditions of Approval
County Geologic Report No. 2567
"Geotechnical Investigation, Proposed Dollar General Development, Grand
Avenue near Kathryn Way, Lake Elsinore, California," dated December 1, 2016.

Please see the attached conditions of approval pertaining to the subject report.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director

Daniel P. Walsh, CEG No. 2413
Associate Engineering Geologist, TLMA-Planning

Attachments: Conditions of Approval

cc: Planner: Dionne Harris, Riverside Office (dharris@rivco.org)
Eng/Rep: Rubicon Design Group; Michele Rambo
(mrambo@rubicondesigngroup.com)
Applicant: Cross Development; Joe Dell (joe@crossdevelopment.net)

File: GEO02567, PP26308

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Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Pechanga Cultural Resources Department
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 26, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26308 – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) – Location: Northeasterly of Grand Ave, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) –

REQUEST: The Plot Plan proposes a 9,100 square foot Dollar General Store on 2 acres. APN: 317-130-004.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

August 3, 2017

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Andrew Masiel, Sr.
Darlene Miranda
Evie Gerber
Richard B. Searce, III
Robert Villalobos

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 92502

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR
PP26308, EA43039 PROJECT**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 Re PP26308, EA43039
August 3, 2017
Page 2

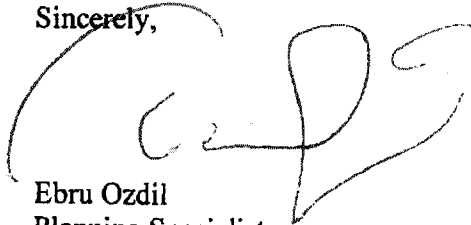
Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

NATIVE AMERICAN HERITAGE COMMISSION

Environmental and Cultural Department
1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95891
(916) 373-3710



July 31, 2017

Heather Thomson
County of Riverside

Sent via e-mail: hthomson@rctlma.org

RE: Proposed GPA01223 Project, Community of Lake Elsinore/ Lakeland Village; Riverside County, California

Dear Ms. Thomson:

Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places in creating or amending general plans, including specific and community plans. A Consultation List has been provided for this project.

A record search of the Native American Heritage Commission (NAHC) *Sacred Lands File* (SLF) was completed for the area of potential project effect (APE) for the above referenced project. Cultural Resources (Archaeological) and Tribal Cultural Resources are present in the APE provided. Please immediately contact the Pechanga Cultural Resources Facility at (951) 770-6300 for more specific information about the listed site. Please contact all the culturally affiliated Tribes on the list provided for more information about potential sites in the area. All contact information is on the attached list.

The absence or presence site information in the *Sacred Lands File* does not indicate the absence of Native American cultural resources in any APE. Other sources of cultural resources information should be contacted regarding known and recorded sites. The list should provide a starting place to locate areas of potential adverse impact within the County. I suggest you contact all of the individuals listed; if they cannot supply information, they might recommend others with more specific knowledge. By contacting all those on the list, your organization will be better able to respond to claims of failure to consult under applicable laws. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,

Handwritten signature of Gayle Totton in black ink.

Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

**Native American Heritage Commission
Tribal Consultation List
Riverside County
7/31/2017**

**Agua Caliente Band of Cahuilla
Indians**

Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA, 92264
Phone: (760) 699 - 6800
Fax: (760) 699-6919

Cahuilla
Luiseno

Ewiaapaayp Tribal Office

Robert Pinto, Chairperson
4054 Willows Road
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126

Kumeyaay

**Augustine Band of Cahuilla
Mission Indians**

Amanda Vance, Chairperson
P.O. Box 846
Coachella, CA, 92236
Phone: (760) 398 - 4722
Fax: (760) 369-7161

Cahuilla

Jamul Indian Village

Erica Pinto, Chairperson
P.O. Box 612
Jamul, CA, 91935
Phone: (619) 669 - 4785
Fax: (619) 669-4817

Kumeyaay

**Cabazon Band of Mission
Indians**

Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA, 92203
Phone: (760) 342 - 2593
Fax: (760) 347-7880

Cahuilla

**La Jolla Band of Luiseno
Indians**

Thomas Rodriguez, Chairperson
22000 Highway 76
Pauma Valley, CA, 92061
Phone: (760) 742 - 3771

Luiseno

Cahuilla Band of Indians

Daniel Salgado, Chairperson
52701 U.S. Highway 371
Anza, CA, 92539
Phone: (951) 763 - 5549
Fax: (951) 763-2808
Chairman@cahuilla.net

Cahuilla

**La Posta Band of Mission
Indians**

Javaughn Miller, Tribal
Administrator
8 Crestwood Road
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
jmiller@LPtribe.net

Kumeyaay

Campo Band of Mission Indians

Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA, 91906
Phone: (619) 478 - 9046
Fax: (619) 478-5818
rgoff@campo-nsn.gov

Kumeyaay

**La Posta Band of Mission
Indians**

Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, CA, 91905
Phone: (619) 478 - 2113
Fax: (619) 478-2125
LP13boots@aol.com

Kumeyaay

Ewiaapaayp Tribal Office

Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA, 91901
Phone: (619) 445 - 6315
Fax: (619) 445-9126
michaelg@leaningrock.net

Kumeyaay

**Los Coyotes Band of Mission
Indians**

Shane Chapparosa, Chairperson
P.O. Box 189
Warner Springs, CA, 92086-0189
Phone: (760) 782 - 0711
Fax: (760) 782-0712
Chapparosa@msn.com

Cahuilla

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 6097.98 of the Public Resources Code and section 5097.96 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Government Code Sections 65352.3 and 65362.4 et seq for the proposed GPA01223 Project, Riverside County.

**Native American Heritage Commission
Tribal Consultation List
Riverside County
7/31/2017**

Manzanita Band of Kumeyaay Nation

Angela Elliott Santos, Chairperson
P.O. Box 1302 Kumeyaay
Boulevard, CA, 91905
Phone: (619) 766 - 4930
Fax: (619) 766-4957

Ramona Band of Cahulla Mission Indians

Joseph Hamilton, Chairperson
P.O. Box 391670 Cahulla
Anza, CA, 92539
Phone: (951) 763 - 4105
Fax: (951) 763-4325
admin@ramonatribe.com

Morongo Band of Mission Indians

Robert Martin, Chairperson
12700 Pumarra Road Cahulla
Banning, CA, 92220 Serrano
Phone: (951) 849 - 8807
Fax: (951) 922-8146

Rincon Band of Mission Indians

Bo Mazzetti, Chairperson
1 West Tribal Road Luiseno
Valley Center, CA, 92082
Phone: (760) 749 - 1051
Fax: (760) 749-5144
bomazzetti@aol.com

Pala Band of Mission Indians

Robert Smith, Chairperson
12196 Pala Mission Road Cupeno
Pala, CA, 92059 Luiseno
Phone: (760) 891 - 3500
Fax: (760) 742-3189
rsmith@palatribe.com

Rincon Band of Mission Indians

Jim McPherson, Tribal Historic
Preservation Officer
1 West Tribal Road Luiseno
Valley Center, CA, 92082
Phone: (760) 749 - 1051
Fax: (760) 749-5144
vwhipple@rincontribe.org

**Pauma Band of Luiseno Indians
- Pauma & Yuima Reservation**

Termet Aguilar, Chairperson
P.O. Box 369, Ext. 303 Luiseno
Pauma Valley, CA, 92061
Phone: (760) 742 - 1289
Fax: (760) 742-3422

San Pasqual Band of Mission Indians

Allen E. Lawson, Chairperson
P.O. Box 365 Kumeyaay
Valley Center, CA, 92082
Phone: (760) 749 - 3200
Fax: (760) 749-3876
allent@sanpasqualtribe.org

Pechanga Band of Mission Indians

Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula, CA, 92593
Phone: (951) 770 - 6000
Fax: (951) 695-1778
epreston@pechanga-nsn.gov

Santa Rosa Band of Mission Indians

(951) 659-2700 Steven Estrada,
Chairperson
P.O. Box 391820 Cahulla
Anza, CA, 92539
Phone: (951) 659 - 2700
Fax: (951) 659-2228

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5087.94 of the Public Resources Code and Section 6097.98 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Government Code Sections 65352.3 and 65362.4 of seq for the proposed GPA01223 Project, Riverside County.

Native American Heritage Commission
Tribal Consultation List
Riverside County
7/31/2017

***Soboba Band of Luiseno
Indians***

Rosemary Morillo, Chairperson
P. O. Box 487 Cahuilla
San Jacinto, CA, 92583 Luiseno
Phone: (951) 654 - 2765
Fax: (951) 654-4198
rmorillo@soboba-nsn.gov

***Sycuan Band of the Kumeyaay
Nation***

Cody J. Martinez, Chairperson
1 Kwaaypaay Court Kumeyaay
El Cajon, CA, 92019
Phone: (619) 445 - 2613
Fax: (619) 445-1927
ssilva@sycuan-nsn.gov

***Torres-Martinez Desert Cahuilla
Indians***

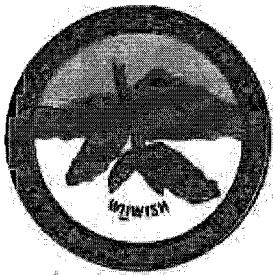
Mary Resvaloso, Chairperson
P.O. Box 1160 Cahuilla
Thermal, CA, 92274
Phone: (760) 397 - 0300
Fax: (760) 397-8146
tmchair@torresmartinez.org

***Viejas Band of Kumeyaay
Indians***

Robert Welch, Chairperson
1 Viejas Grade Road Kumeyaay
Alpine, CA, 91901
Phone: (619) 445 - 3810
Fax: (619) 445-5337
jhagen@viejas-nsn.gov

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 6097.98 of the Public Resources Code and section 5097.98 of the Public Resources Code.

This list is only applicable for consultation with Native American tribes under Government Code Sections 65362.3 and 65362.4 et seq for the proposed GPAD1223 Project, Riverside County.



PECHANGA TRIBAL HISTORIC PRESERVATION OFFICE
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 770-6300 • Fax (951) 506-9491

September 1, 2017

Tribal Historic Preservation
Officer:
Gary P. DuBois, JD, MSW

THPO Historian:
Lisa Woodward, Ph.D.

Advisory Review Board:
Neal Ibanez
Bridgett Barcello
Darlene Miranda
Evie Gerber
Andrew Masiel, Sr.
Richard B. Searce
Robert Villalobos

VIA E-MAIL and USPS

Heather Thomson, Archaeologist
Planning Department
County of Riverside
PO Box 1409
Riverside, CA 9202

**Re: Pechanga Tribe Request for Consultation Pursuant to SB 18 for GPA 1223 [EA43039;
APN 317-130-004]**

Dear Ms. Thomson,

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government, in response to the SB18 notice provided by the County of Riverside Planning Department. This letter serves as the Tribe's formal request for consultation under SB 18 for this Project. At this time, we do not have sufficient information to engage in meaningful consultation, as required by SB 18. As such, the Tribe hereby invokes its right to consult with the County of Riverside under SB 18 and after reviewing the information requested below, we may request additional consultation, which may include a face-to-face meeting.

Further, the Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of "Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of "Atáaxum" place names, *tóota yixélvál* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area. During our consultation we will provide more specific, confidential information on the resources located on and near this Project.

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request for SB 18 Consultation RE GPA 1223
September 1, 2017
Page 2

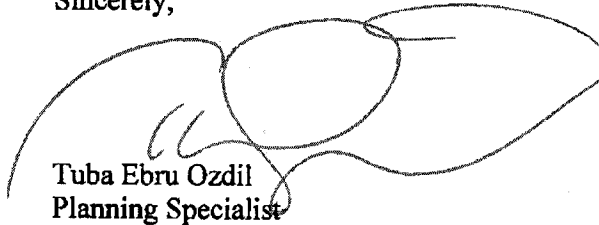
The Tribe has not received any documents for this Project. Please provide us copies of all available documents [reports, drafts, etc.] as soon as possible so that we may review them prior to our initial SB 18 meeting.

As you know, the SB 18 consultation process is ongoing and continues for the duration of the Project. As such, under both CEQA and SB 18 we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed. Further, we hope to assist the County with ensuring that the Project is designed to avoid impacts to cultural resources, as mandated by CEQA, in addition to developing mitigation measures addressing the culturally appropriate and respectful treatment of human remains, cultural resources and inadvertent discoveries.

In addition to those rights granted to the Tribe under SB 18, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. Further, the Tribe reserves the right to participate in the regulatory process and provide comment on issues pertaining to the regulatory process and Project approval.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-6313 or at cozdil@pechanga-nsn.gov once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. Thank you.

Sincerely,



Tuba Ebru Ozdil
Planning Specialist

cc Pechanga Office of the General Counsel

September 14, 2017

Attn: Heather Thomson, County Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: SB 18 Consultation; General Plan Amendment No. 1223

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes, and is considered to be culturally sensitive by the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseño Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continue to be a consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact.

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luisefio Indians.

VIEJAS

TRIBAL GOVERNMENT

P.O. Box 908
Alpine, CA 91903
#1 Viejas Grade Road
Alpine, CA 91901

August 9, 2017

Phone: 6194453810
Fax: 6194455337
viejas.com

Heather Thomson M.A, RPA
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502

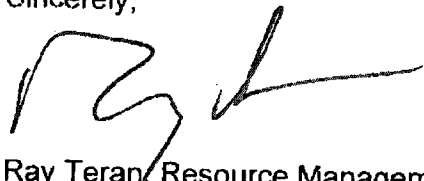
Re: General Plan Amendment No. 1223 Project

Dear Ms. Thomson,

The Viejas Band of Kumeyaay Indians ("Viejas") has reviewed the proposed project and at this time we have determined that the project site is has little cultural significance or ties to Viejas. We further recommend that you contact the tribe(s) closest to the cultural resources. We, however, request to be informed of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains in order for us to reevaluate our participation in the government-to-government consultation process.

Please do not hesitate to contact me if you have further questions. Please call Ernest Pingleton at 619-659-2314 or me at 619-659-2312, or email, epingleton@viejas-nsn.gov or rteran@viejas-nsn.gov. Thank you.

Sincerely,



Ray Teran, Resource Management
VIEJAS BAND OF KUMEYAAY INDIANS

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



PALA THPO

August 23, 2017

Heather Thomson
Riverside County
4080 Lemon Street
Riverside, CA 92502

Re: GPA No. 1223

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

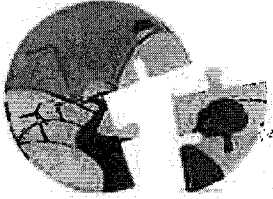
We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO SHASTA C. GAUGHEN AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charlssa Leach, P.E.
Assistant TLMA Director

February 09, 2018

RE: AB 52 Consultation Conclusion Letter for GPA01223, PP26308

Dear Ms. Ozdil,

An AB 52 notification for this project was sent to you via email on July 27, 2017. The Riverside County Planning Department ("Planning") received your request dated August 3, 2017 on behalf of Pechanga for AB 52 consultation on the Project. On September 11, 2017 the Planning Department provided the following project information via email to you: project exhibits. A consultation meeting was held on October 19, 2017 in which you told Planning that the project was situated within a Traditional Cultural Property (TCP). No physical resources were identified on the property and Pechanga requested to be provided with the cultural report. On November 20, 2017 the cultural report was provided to you and an email asked that if you had any further comments to please provide them within 30 days.

At this time, however, Planning has not received any further communication or information from you regarding this project. Planning welcomes input from Pechanga regarding this Project, however, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no physical Tribal Cultural Resources present.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Pechanga on GPA01223, PP26308 and considers AB 52 consultation concluded as of this letter's date. The final project conditions of approval can be found as an attachment and Planning will notify Pechanga when the Project's environmental document is released for the public review period as well as when the Project is scheduled for a public hearing.

Sincerely,

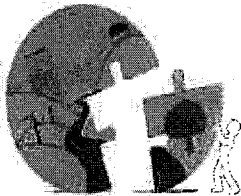
Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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

Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
Tim Wheeler, Urban Regional Planner III

Attachments:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 26, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26308 – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) – Location: Northeasterly of Grand Ave, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) –

REQUEST: The Plot Plan proposes a 9,100 square foot Dollar General Store on 2 acres. APN: 317-130-004.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

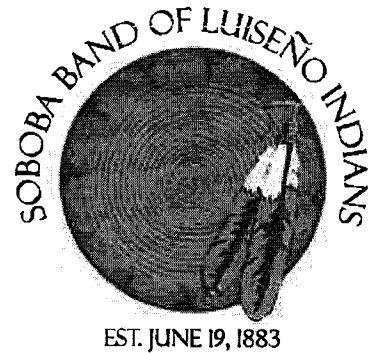
Email CC: Dionne Harris, dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

July 27, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; PP26308, EA43039

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

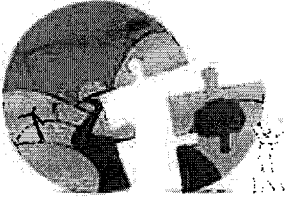
I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 09, 2018

RE: AB 52 Consultation Conclusion Letter for GPA01223, PP26308

Dear Mr. Ontiveros,

An AB 52 notification for this project was sent to you via email on July 27, 2017. The Riverside County Planning Department ("Planning") received your request dated July 27, 2017 on behalf of Soboba for AB 52 consultation on the Project. A consultation meeting was held on August 28, 2017 in which you told Planning that the project was situated within a sensitive area. No physical resources were identified on the property and Soboba requested to be provided with the cultural report. On November 20, 2017 the cultural report was provided to you and an email asked that if you had any further comments to please provide them within 30 days.

At this time, however, Planning has not received any further communication or information from you regarding this project. Planning welcomes input from Soboba regarding this Project, however, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no physical Tribal Cultural Resources present.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Soboba on GPA01223, PP26308 and considers AB 52 consultation concluded as of this letter's date. The final project conditions of approval can be found as an attachment and Planning will notify Soboba when the Project's environmental document is released for the public review period as well as when the Project is scheduled for a public hearing.

Sincerely,

Heather Thomson

Riverside Office • 4080 Lemon Street, 12th Floor
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(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

County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
Tim Wheeler, Urban Regional Planner III

Attachments:



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Rincon Band of Luiseño Indians
Destiny Colocho, Manager
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 26, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

PLOT PLAN NO. 26308 – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD: MDR) (2 – 5 du/ac) – Location: Northeasterly of Grand Ave, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) and Watercourse, Watershed, and Conversation Areas (W-1) –

REQUEST: The Plot Plan proposes a 9,100 square foot Dollar General Store on 2 acres. APN: 317-130-004.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, dharris@rivco.org

Attachment: Project Vicinity Map and Project Aerial

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

Wheeler, Timothy

From: Erica Martinez <emartinez@RinconTribe.org>
Sent: Tuesday, August 22, 2017 1:32 PM
To: Thomson, Heather
Cc: Destiny Colocho
Subject: Plot Plan No. 26308

Dear Ms. Thomson:

This letter is written on behalf of the Rincon Band of Luiseño Indians. We have received your notification regarding Conditional Use Permit No. 2886 and we thank you for the opportunity to consult on this project. The location you have identified is within the Territory of the Luiseño people, and is also within Rincon's specific area of Historic interest.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people. Rincon has knowledge of two (2) place names, Wumówmu and Páayaxchi, in the vicinity of the above referenced project. As you know, place names are associated with traditionally uses area. For this reason, Rincon would like to request consultation. Meaningful consultation, as per AB52, can be reached at this time via conference call. In addition, Rincon would like to request proposed project plans. We are aware that Riverside County does not have Shape/CAF files; therefore PDF or JPG files will be sufficient.

We look forward to hearing from you. Please feel free to contact our office at (760) 297-2635 at your convenience

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Erica A. Ortiz-Martinez
Administrative Assistant

For Destiny Colocho, Cultural Resources Manager

Cultural Resources Department

Rincon Band of Luiseño Indians

1 West Tribal Road | Valley Center, CA 92082

Office: 760-297-2635

Fax: 760-692-1498

Email: emartinez@rincontribe.org



*Rincon Band of
Luiseño Indians*

www.rincontribe.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

February 09, 2018

RE: AB 52 Consultation Conclusion Letter for GPA01223, PP26308

Dear Ms. Colocho,

An AB 52 notification for this project was sent to you via email on July 27, 2017. The Riverside County Planning Department ("Planning") received your request dated August 22, 2017 on behalf of Rincon for AB 52 consultation on the Project. On August 23, 2017 the Planning Department provided the following project information via email to you: project exhibits. A consultation meeting was held on October 04, 2017 in which you told Planning that the project was situated within a Traditional Cultural Property (TCP). No physical resources were identified on the property and Rincon requested to be provided with the cultural report. On November 20, 2017 the cultural report was provided to you and an email asked that if you had any further comments to please provide them within 30 days.

At this time, however, Planning has not received any further communication or information from you regarding this project. Planning welcomes input from Rincon regarding this Project, however, based on the information gathered by Planning and the information provided by you to date, Planning has concluded that there is no potential significant impact to Tribal Cultural Resources as defined in Section 21073 of the Public Resources Code because there are no physical Tribal Cultural Resources present.

Based on the above, and in accordance with Public Resource Code section 21080.3.2(b), Planning has acted in good faith and made reasonable efforts to consult with Rincon on GPA01223, PP26308 and considers AB 52 consultation concluded as of this letter's date. The final project conditions of approval can be found as an attachment and Planning will notify Rincon when the Project's environmental document is released for the public review period as well as when the Project is scheduled for a public hearing.

Sincerely,

A handwritten signature in black ink, appearing to read "Charissa Leach". The signature is fluid and cursive.

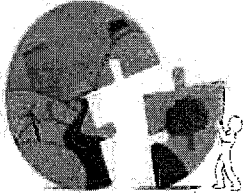
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Heather Thomson
County Archaeologist

Cc: Shellie Clack, Deputy County Counsel IV
Tim Wheeler, Urban Regional Planner III

Attachments:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Pala Band of Mission Indians
Shasta C. Gaughen, THPO
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 26, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
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Project Description:

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REQUEST: The Plot Plan proposes a 9,100 square foot Dollar General Store on 2 acres. APN: 317-130-004.

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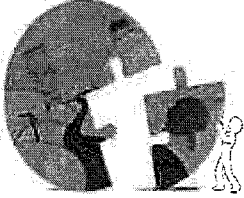
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Dionne Harris, dharris@rivco.org
Attachment: Project Vicinity Map and Project Aerial

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Morongo Cultural Heritage Program
Ray Huaute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

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PLANNING DEPARTMENT

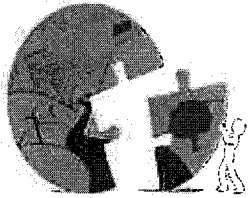
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by August 26, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

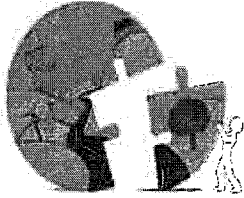
A handwritten signature in cursive script that reads 'Heather Thomson'.

Heather Thomson, Archaeologist

Email CC: Dionne Harris, dharris@rivco.org
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Cahuilla Band of Indians
Anthony Madrigal
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

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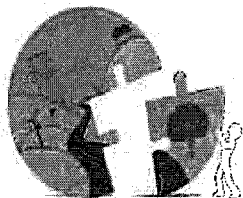
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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

July 27, 2017

Quechan Indian Nation
Arlene Kingery, THPO
P.O. Box 1899
Yuma Ariz. 85366

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26308, EA43039)

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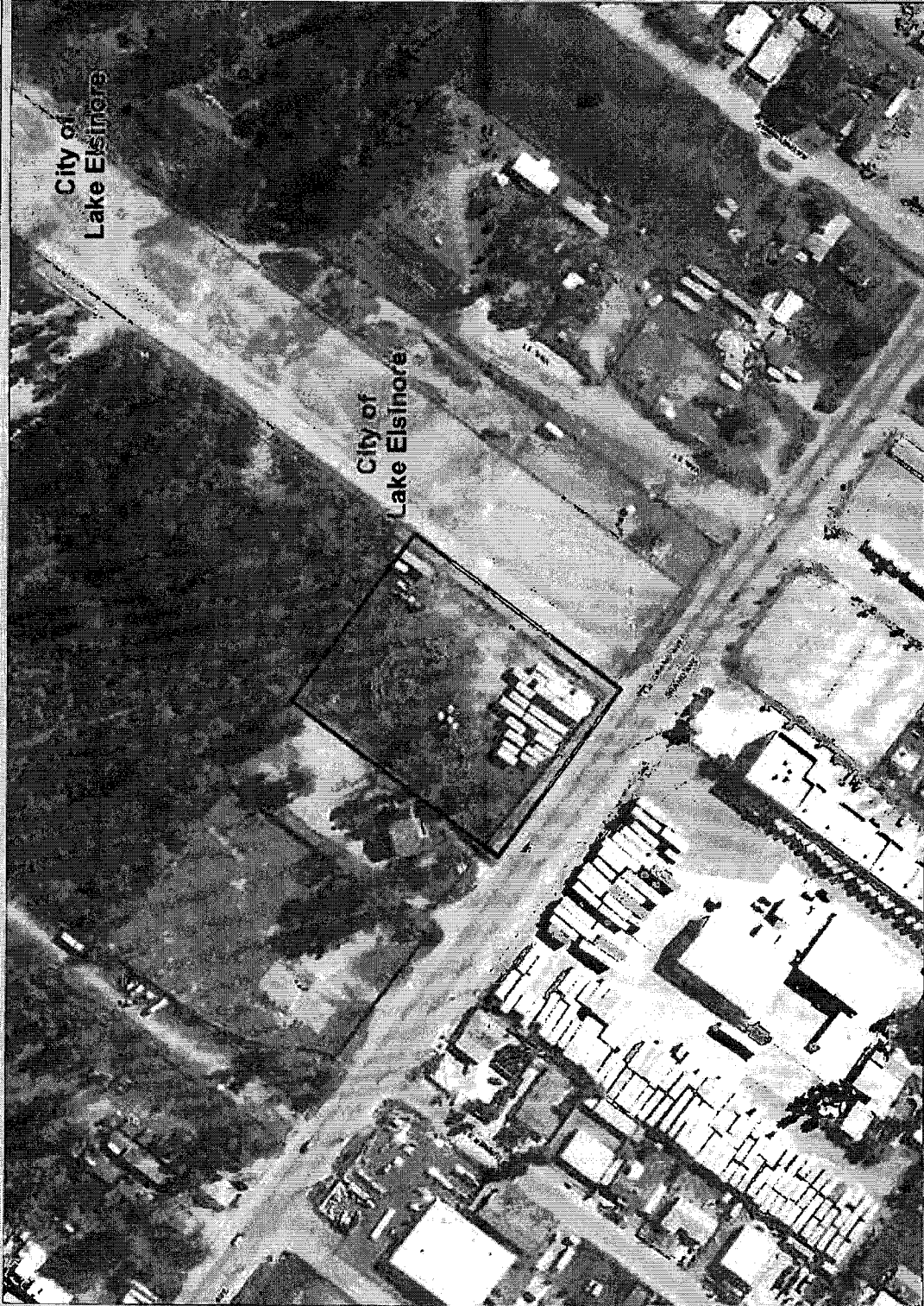
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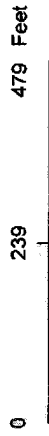
PP26308



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers

Notes

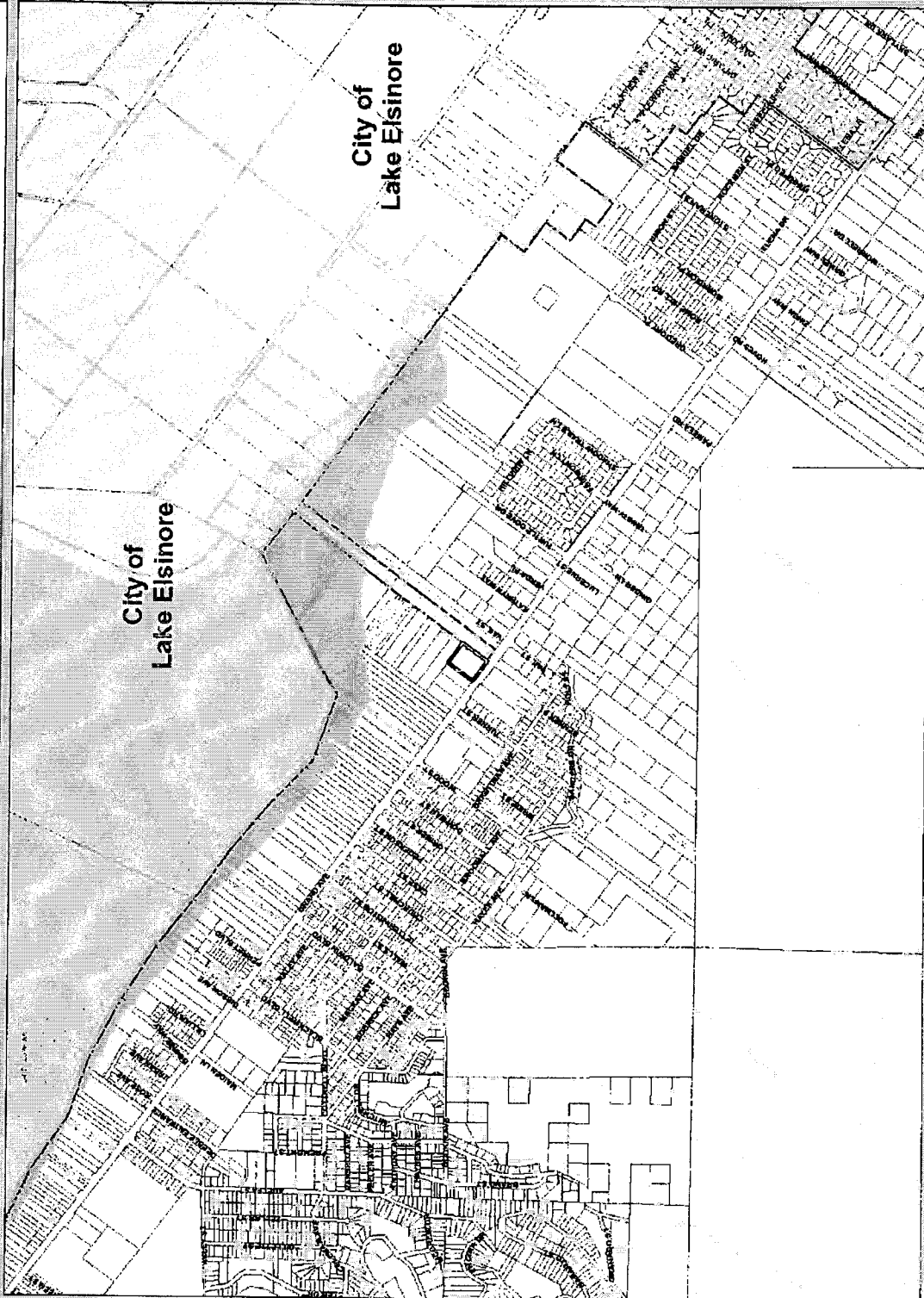
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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



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PP26308

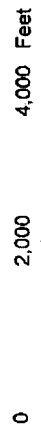


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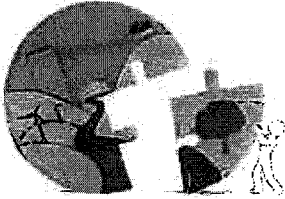
Notes

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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

November 21, 2017

Pages 3 (including this cover)

Brian F. Smith and Associates, Inc.
Email: agarrison@bfsa-ca.com
Attn: Andrew J. Garrison

RE: Conditions of Approval
County Archaeological Report No. 6009
"A Phase I Cultural Resources Assessment for the Lake Elsinore South Dollar
General Store Project," dated November 16, 2017.

Please see the conditions of approval pertaining to the subject report. If you have any questions call me at (951) 955-2873.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, Assistant TLMA Director

A handwritten signature in cursive script, appearing to read "Heather Thomson", written over a horizontal line.

Heather Thomson, M.A., RPA
County Archaeologist, TLMA-Planning

Enc: Conditions of Approval

File: PDA06009, PP26308, GPA01223

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 · Fax (951) 955-1811

Desert Office · 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



Mojave Desert Air Quality Management District

14306 Park Avenue, Victorville, CA 92392-2310

760.245.1661 • fax 760.245.2699

Visit our web site: <http://www.mdaqmd.ca.gov>

Brad Poiriez, Executive Director

July 31, 2017

Dionne Harris, Project Planner
Riverside County Planning Department – Riverside
PO Box 1409
Riverside, CA 92502-1409

RE: General Plan Amendment No. 1223, Change of Zone No. 7945, and Plot Plan No. 26308

Ms. Harris:

The Mojave Desert Air Quality Management District (MDAQMD) has received the Initial Case Transmittal for General Plan Amendment No. 1223, Change of Zone No. 7945, and Plot Plan No. 26308. The proposed project is located within the South Coast Air Quality Management District. MDAQMD boundaries are available at <http://www.mdaqmd.ca.gov/Modules/ShowDocument.aspx?documentid=354>.

If you have any questions regarding this letter, please contact me at (760) 245-1661 x6726.

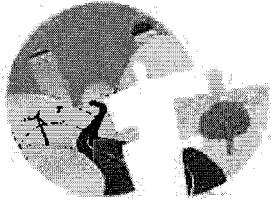
Sincerely,

A handwritten signature in black ink, appearing to read "Alan J. De Salvio". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Alan J. De Salvio
Deputy Director – Mojave Desert Operations

AJD/tw

RVSD County GPA 1223 CZ 7945 PP 26308



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

*Steve Weiss, AICP
Planning Director*

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Joe Dell ; Cross Development

Contact Person: Joe Dell E-Mail: joe@crossdevelopment.net

Mailing Address: 4336 Marsh Ridge Road
Carrollton Street TX 75010
City State ZIP

Daytime Phone No: (903) 771-9444 Fax No: (N/A)

Engineer/Representative Name: Rubicon Design Group

Contact Person: Michele Rambo E-Mail: mrambo@rubicondesigngroup.c

Mailing Address: 100 California Ave Suite 202
Reno Street NV 89509
City State ZIP

Daytime Phone No: (775) 393-0035 Fax No: (N/A)

Property Owner Name: Jeffrey McElrath

Contact Person: Jeffrey McElrath E-Mail: _____

Mailing Address: 20995 Alamedo Del Norte
Wildomar Street CA 92595
City State ZIP

Daytime Phone No: (951) 318-0048 Fax No: (951) 800-2134

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

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

JEFFREY MCELRATH
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 371-130-004

Approximate Gross Acreage: 2 Acres

General location (nearby or cross streets): North of Kathryn Way, South of Russell St, East of Grand Ave, West of N/A

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Dollar General Retail Store

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 14. Grocery, dry goods, health food, and variety stores.

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	9100	21ft	1	Dollar General Retail Store
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

PAR01516

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). N/A
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A EIR No. (if applicable): N/A

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 signed copy(ies): Geotechnical, Percolation, Paleo,

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Joe Dell ; Cross Development

Address: 4336 Marsh Ridge Road Carrollton, TX 75010

Phone number: (903) 771-9444

Address of site (street name and number if available, and ZIP Code): Grand Ave, Lake Elsinore 92530

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 371-130-004

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: None

Date of list: N/A

Applicant: Michele Rambo Date 6/11/17
for Joe Dell

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Michele Rambo Date 06/11/2017
for Joe Dell

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:

Assessors Parcel Number(s): 371-130-004

Property Location or Address:

Grand Avenue north of Kathryn Street in Lakeland Village

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Jeffrey McElrath

Phone No.: 951-318-0048

Firm Name: N/A

Email: N/A

Address: 20995 Alameda Del Norte

Wildomar, CA 92595

3. APPLICANT INFORMATION:

Applicant Name: Joe Dell

Phone No.: 903-771-9444

Firm Name: Cross Development

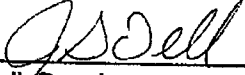
Email: joe@crossdevelopment.net

Address (if different from property owner)

4336 Marsh Ridge Road

Carrollton, TX 75010

4. SIGNATURES:

Signature of Applicant: 

Date: 6/30/17

Print Name and Title: Joe Dell, Development Manager

Signature of Property Owner: 

Date: 6/30/17

Print Name and Title: Jeffrey McElrath, Owner

Signature of the County of Riverside, by 

Date: 7/6/17

Print Name and Title: Deborah M. Hill LU Tech

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s) #: PP26308

Set #: CC007169

Application Date: 7/6/17

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and CD DG Lake Elsinore S, LLC, a Texas Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 371-130-004 ("PROPERTY"); and,

WHEREAS, PROPERTY is owned by Jeffrey McElrath and PROPERTY OWNER acknowledges the PROPERTY is currently in escrow and is willing to indemnify the COUNTY as set forth herein; and,

WHEREAS, on July 6, 2017, PROPERTY OWNER filed an application for Plot Plan No. 26308 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
CD DG Lake Elsinore S, LLC
Attn: Steve Rumsey
4336 Marsh Ridge Road
Carrollton, TX 75010

With a copy to:
Rubicon Design Group
Attn: Michele Rambo
1610 Montclair Ave., Ste. B
Reno, NV 89509

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an

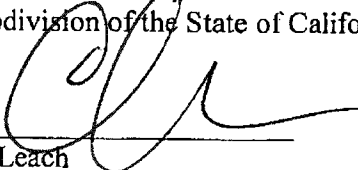
original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. *Joint and Several Liability.* In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. *Effective Date.* The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant TLMA Director -- Community Development

Dated: 3/15/18

FORM APPROVED COUNTY COUNSEL
BY:  3/15/18
CEILA J. MOSHREF-DANESH DATE

[Signatures continued on following page]

PROPERTY OWNER:

CD DG Lake Elsinore N, LLC, a Texas Limited Liability Company

By: Cross Development Single Box I, LLC, a Texas
Limited Liability Company
Its Member

By: Cross Development Management, LLC, a Texas
Limited Liability Company
Its Member

By: 

Casey B. Shires
Managing Member

By: 

Steven J. Rusmey
Managing Member

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1223, CHANGE OF ZONE NO. 7945, and PLOT PLAN NO. 26308 – Intent to Adopt a Negative Declaration – EA43039 – Applicant: Cross Development c/o Joe Dell – Engineer/Representative: Rubicon Design Group c/o Michele Rambo – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Location: Northeasterly of Grand Avenue, westerly of Vail Street, and easterly of Turner Street – 2.00 gross acres – Zoning: General Commercial (C-1/C-P) – Watercourse, Watershed, and Conversation Areas (W-1) – **REQUEST:** General Plan Amendment No. 1223 proposes to change the Land Use Designation within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR). Change of Zone No. 7945 proposes to change the Zoning Classification from General Commercial (C-1/C-P), and Watercourse, Watershed, and Conversation Areas (W-1), to General Commercial (C-1/C-P). Plot Plan No. 26308 proposes a 9,100 sq. ft. retail store (Dollar General) on 2 acres. No alcohol sales. The retail store will consist of 46 parking spaces (including 2 ADA), signage, and a bio-retention basin.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	APRIL 18, 2018
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Tim Wheeler
P.O. Box 1409, Riverside, CA 92502-1409

**WATER QUALITY MANAGEMENT PLAN CHECKLIST
FOR PROJECTS WITHIN THE SANTA ANA RIVER REGION
(FOR AREAS THAT DRAIN TOWARD THE SAN JACINTO RIVER AND LAKE ELSINORE)**

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)

Project File No.	
Project Name:	Dollar General - Lake Elsinore - South
Project Location:	North Side of Grand Avenue midway between Turner Street and Vail Street
Project Description	9,100 SF General Store

Proposed Project Consists of or Includes any of the following:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ² as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ³ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

¹Land area is based on acreage disturbed.

²The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/rwqcb8/pdf/R8BPlan.pdf.

³The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

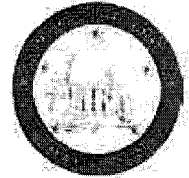
DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Director of Transportation and Land Management Agency

Patricia Romo
Assistant Director,
Transportation Department

Steven A. Weiss
Planning Director,
Planning Department

Mike Lara
Building Official,
Building & Safety Department

Greg Flannery
Code Enforcement Official,
Code Enforcement Department

LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT
Agreement for Payment of Costs of Application Processing

TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Cross Development hereafter "Applicant" and Jeffrey McElrath "Property Owner".

Description of application/permit use:
9,100 square-foot retail building with associated parking and landscaping

If your application is subject to Deposit-based Fee, the following applies

Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 09, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07945/GPA01223/PP26308 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

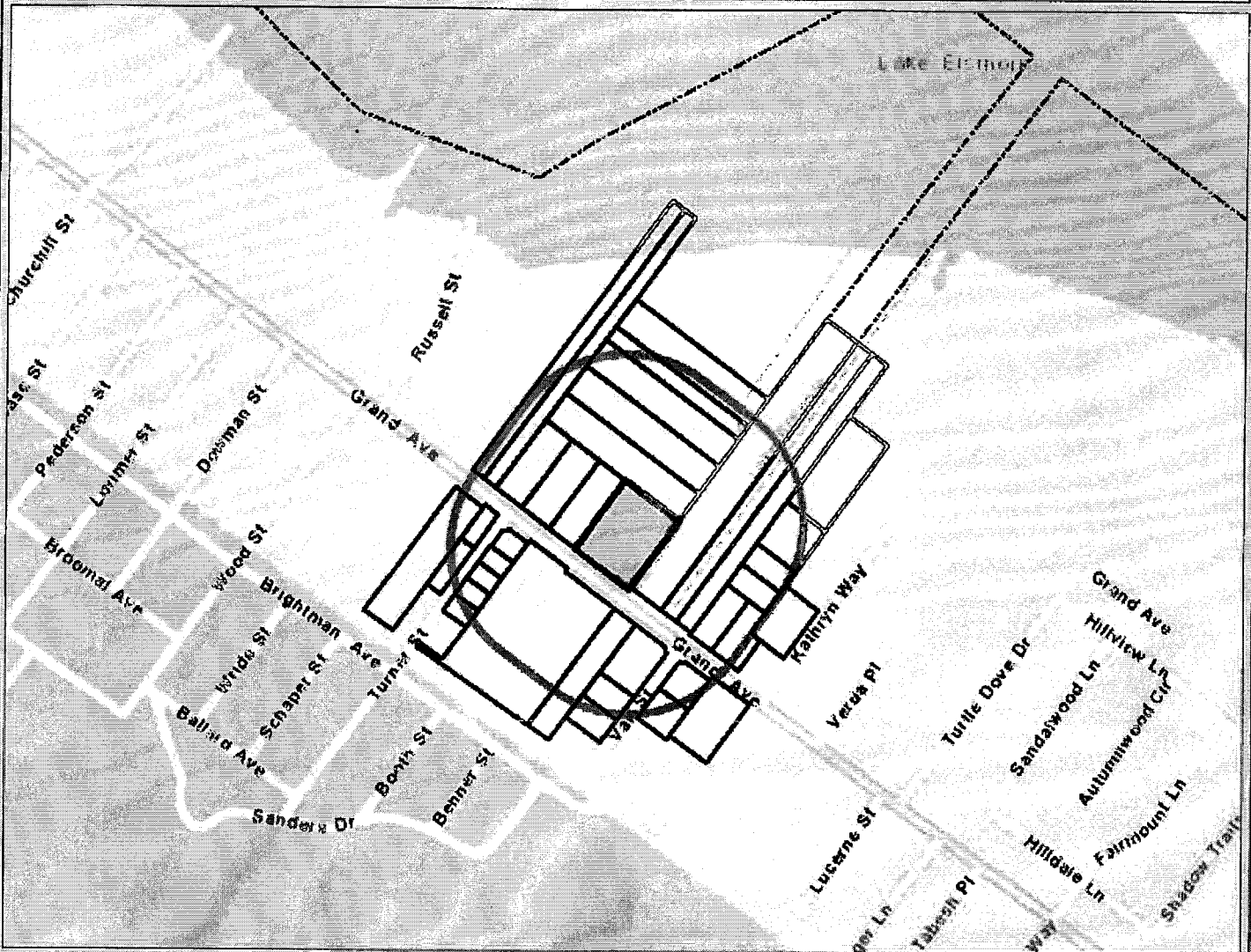
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502




TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

Riverside County GIS

CZ07945 GPA01223 PP26308 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 3/8/2018 3:28:01 PM

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JULIO ERNESTO PACHECO
KRISTA LENN ALFORD
30261 SPRAY DR
CANYON LAKE CA 92587

371142002
DERON W HAPTONSTALL
JOELLE HAPTONSTALL
20025 SE 260TH PL
COVINGTON WA 98042

371150009
HOME FRONT INV PROP
HUSHMAN TAGHDIRI
CMB INV

371130004
JEFFREY MCELRATH
20995 ALAMEDO DEL NORTE
WILDOMAR CA 92595

31938 TEMECULA PKY A369
TEMECULA CA 92892

371150015
BARRY JOSEPH LEFROY
LESIE ANN LEFROY
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371141010
RICKEY DEAN TWAMLEY
18155 GRAND AVE
LAKE ELSINORE CA 92530

371150002
STEVE GALVEZ
31938 TEMECULA PKY A369
TEMECULA CA 92592

371150016
HOME FRONT INV PROP
HUSHMAN TAGHDIRI
CMB INV

31938 TEMECULA PKY A369
TEMECULA CA 92892

371130002
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33065 TURNER ST
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BRANDON PURKISS
18320 GRAND AVE
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SC TALEGA PROP INC
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IRVINE CA 92618

371141017
RICKEY DEAN TWAMLEY
18155 GRAND AVE
LAKE ELSINORE CA. 92530

371130005
SAM W CRILLY
SONJA L CRILLY
717 N JANSS
ANAHEIM CA 92805



OFFICE OF THE
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

May 8, 2018

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: GPA 1223, CZ 7945, PP26308

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, May 11, 2018.**

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: Legals <legals@pe.com>
Sent: Tuesday, May 8, 2018 9:05 AM
To: Gil, Cecilia
Subject: Re: GPA 1223 CZ 7945 PP 26308

Received for publication on 5/11. Proof with cost to follow.

Nick Eller

Legal Advertising Phone: **951-368-9222** / Fax: **951-368-9018** / E-mail: legals@pe.com
****Employees of The Press-Enterprise are not able to give legal advice of any kind****
Standard Deadlines are 10:30am, 3 business days prior to the day you would like to publish

The Press-Enterprise PE.com / La Prensa

On Tue, May 8, 2018 at 8:59 AM, Gil, Cecilia <CCGIL@rivco.org> wrote:

One more Notice of public hearing for publication on Friday, May 11, 2018. Please confirm. THANK YOU!

Cecilia Gil

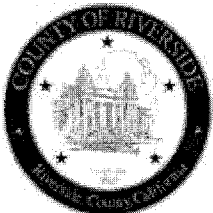
Board Assistant

Clerk of the Board of Supervisors

4080 Lemon St., 1st Floor, Room 127

Riverside, CA 92501

(951) 955-8464 Mail Stop# 1010



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is **privileged, confidential and exempt from disclosure** under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering this communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 8, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1223, CZ 7945, and PP 26308

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: May 22, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil DATE: May 8, 2018
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkeneme@srclkrec.com>
Sent: Tuesday, May 8, 2018 9:22 AM
To: Gil, Cecilia; Buie, Tammie; Meyer, Mary Ann
Subject: RE: FOR POSTING: GPA 1223 CZ 7945 PP 26308

Good morning,

The notice was received and will be posted today.

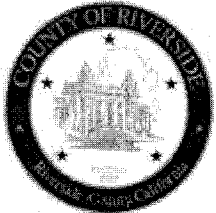
Thank you,
Bonnie

From: Gil, Cecilia <CCGIL@RIVCO.ORG>
Sent: Tuesday, May 08, 2018 9:00 AM
To: Buie, Tammie <tbuie@srclkrec.com>; Kennemer, Bonnie <bkeneme@srclkrec.com>; Meyer, Mary Ann <MaMeyer@srclkrec.com>
Subject: FOR POSTING: GPA 1223 CZ 7945 PP 26308

One more Notice for posting. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board of Supervisors
4080 Lemon St., 1st Floor, Room 127
Riverside, CA 92501
(951) 955-8464 Mail Stop# 1010



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County of Riverside California

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, AND PLOT PLAN IN THE LAKELAND VILLAGE / ELSINORE AREA, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 22, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Cross Development c/o Joe Dell, on **General Plan Amendment No. 1223**, which proposes to change the land use within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR); **Change of Zone No. 7945**, which proposes to change the zoning from General Commercial (C-1/C-P) and Watercourse, Watershed and Conversation Areas (W-1) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate; and, **Plot Plan No. 26308**, which proposes a 9,100 square foot retail store (Dollar General) on 2 acres, with 46 parking spaces, signage and a bio-retention basin ("the project"). The project is located northeast of Grand Ave., west of Vail Street, and east of Turner Street, in the First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 43039**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL TWHEELER@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: May 8, 2018

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on May 8, 2018, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA 1223, CZ 7945, and PP 26308

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: May 22, 2018 @ 10:30 a.m.

SIGNATURE: Cecilia Gil
Cecilia Gil

DATE: May 8, 2018

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 JOELLE HAPTONSTALL
 20025 SE 260TH PL
 COVINGTON WA 98042

371150009
 HOME FRONT INV PROP
 HUSHMAN TAGHDIRI
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371170022
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SHARON PAQUETTE
18474 GRAND AVE
LAKE ELSINORE CA 92530

371130006
RYAN S REMP
41927 BLACK MOUNTAIN TR
MURRIETA CA 92562

371170026
ROGER H PAQUETTE
SHARON M PAQUETTE
26622 AMHURST CT
SUN CITY CA 92586

371170027
ROGER H PAQUETTE
SHARON M PAQUETTE
26622 AMHURST CT
SUN CITY CA 92586

371170024
TED RIECK
PENNY RIECK
5115 CHATEAU CR
IRVINE CA 92604

371142003
SWRAJ HOTEL INC
P O BOX 87344
SAN DIEGO CA 92138

371150012
RMT PROP
31902 AVENIDA EVITA
SAN JUAN CAPO CA 92675

371142012
ABEL FLORES GARCIA
ADELITA FLORES
33010 TURNER ST
LAKE ELSINORE CA. 92530

371142004
RONALD W DUNN
JONI R DUNN
P O BOX 233
LAKE ELSINORE CA 92531

371170006
KEVIN DELL
32961 JOEL CIR
DANA POINT CA 92629

371142005
ROBERT PHILLIPS
33100 TURNER ST
LAKE ELSINORE CA. 92530

371150007
DEBRA TONE
18290 GRAND AVE
LAKE ELSINORE CA 92530

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18290 GRAND AVE
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2430 OUR COUNTRY RD
ESCONDIDO CA 92029

371120009
MEE CHAU
422 S STARBOARD ST
SANTA ANA CA 92704

371120010
DAVID R COOK
PO BOX 1135
CEDAR GLEN CA 92321

371150001
STEVE GALVEZ
31938 TEMECULA PKY A369
TEMECULA CA 92592

371130009
ANUCHIT RUKSOMBOONDE
1850 W SYCAMORE ST
SAN BERNARDINO CA 92407

371130008
ANUCHIT RUKSOMBOONDE
KHAM BUNTOUM
1850 W SYCAMORE ST
SAN BERNARDINO CA 92407

371170032
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2850 TEMPLE AVE
LONG BEACH CA 90806

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Cross Development LLC
Attn: Joe Dell
4336 Marsh Ridge Rd.
Carrollton, TX 75010

Rubicon Design Group, LLC
Attn: Michele Rambo, AICP
1610 Montclair Avenue, Suite B
Reno, NV 89509

Rincon Band of Luiseño Indians
Destiny Colocho, Cultural Resources Manager
1 West Tribal Road
Valley Center, CA 92082

Pechanga Temecula Band of Luiseño Indians
Ebru Ozdil, Planning Specialist
P.O. Box 2183
Temecula, CA 92593

Soboba Band of Luiseño Indians
Joseph Ontiveros, Director of Cultural Resources
P.O. Box 487
San Jacinto, CA 92581



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EMAIL legals@pe.com

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DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
5/11/18	0011118996		PE Riverside	3 x 79 Li	308.10

Invoice text: GPA 1223 CZ 7945 PP 26308

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 CLERK/BOARD OF SUPERVISORS
 2018 MAY 16 AM 10:19

*Planning
18-2 of 05/22/18*

Placed by: Cecilia Gil

Legal Advertising Memo Invoice

BALANCE DUE

308.10

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Nick Eller 951-368-9229	05/11/2018	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

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BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
308.10	0011118996	DUE UPON RECEIPT



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

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REMITTANCE ADDRESS

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 COUNTY OF RIVERSIDE
 'PO BOX 1147'
 RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPERS PARTNERSHIP
 Riverside Press-Enterprise
 PO BOX 54880
 LOS ANGELES CA 90054-0880

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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.: GPA 1223 CZ 7945 PP 26308 /

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, 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, to wit:

05/11/2018

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: May 11, 2018
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011118996-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, CHANGE OF ZONE, AND PLOT PLAN IN THE LAKELAND VILLAGE / ELSINORE AREA, FIRST SUPERVISORIAL DISTRICT AND NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, May 22, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Cross Development c/o Joe Dell, on **General Plan Amendment No. 1223**, which proposes to change the land use within the Community Development Foundation from Medium Density Residential (MDR) to Commercial Retail (CR); **Change of Zone No. 7945**, which proposes to change the zoning from General Commercial (C-1/C-P) and Watercourse, Watershed and Conversation Areas (W-1) to General Commercial (C-1/C-P), or such other zones as the Board may find appropriate; and, **Plot Plan No. 26308**, which proposes a 9,100 square foot retail store (Dollar General) on 2 acres, with 46 parking spaces, signage and a bio-retention basin ("the project"). The project is located northeast of Grand Ave., west of Vail Street, and east of Turner Street, in the First Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and adopt the Negative Declaration for **Environmental Assessment No. 43039**.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT TIM WHEELER, PROJECT PLANNER, AT (951) 955-6060 OR EMAIL TWHEELER@rivco.org.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Dated: May 8, 2018 Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

5/11

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CLERK OF SUPERVISORS
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**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.1

Planning Commission Hearing: February 7, 2018

PROPOSED PROJECT

Case Number(s):	Change of Zone No. 7833, Tentative Tract Map No. 36504	Applicant(s): Stone Star Riverside, LLC
EA No.:	42549	Engineer: W.J. McKeever Inc.
Area Plan:	Harvest Valley/Winchester	Representative(s): Trip Hord  Charissa Leach, P.E. Assistant TLMA Director
Zoning Area/District:	Winchester Area	
Supervisory District:	Third District	
Project Planner:	Russell Brady	
Project APN(s):	458-250-012, 458-250-013	

PROJECT DESCRIPTION AND LOCATION

The overall project, including the offsite improvements, is located east of Winchester Road,/SR-79 and north of Stowe Road and the subdivision and change of zone area is located east of Winchester Road/SR-79 and north of Stetson Avenue. The applications being considered are:

CHANGE OF ZONE NO. 7833 proposes to change the zoning of the 162.05 acre subdivision area from a mix of Light Agriculture, ten-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Residential Agricultural, twenty acre minimum (R-A-20), and Rural Residential (R-R) to Planned Residential (R-4).

TENTATIVE TRACT MAP NO. 36504 proposes a Schedule 'A' subdivision of 162.05 acre gross area into 527 single-family residential lots. In addition to 527 residential lots, the subdivision also includes an 8.54 acre lot for a park, a 4.7 acre lot for a detention/debris basin, and an approximately 18 acre open space lot. Offsite drainage improvements are proposed on the parcel south of the subdivision area south of Stetson Avenue which consist of an underground 72" storm drain which would connect to a proposed water quality basin at the southeast corner of the offsite area at the corner of Stowe Road and Stueber Lane/El Callado.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42549** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment with the proposed mitigation incorporated; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7833, that changes the zoning classification of the project site from Light Agriculture, ten-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-

10), Residential Agricultural, twenty acre minimum (R-A-20), and Rural Residential (R-R) to Planned Residential (R-4) in accordance with Exhibit 3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36504 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Rural Community: Low Density Residential (RC:LDR)
East:	Community Development: Low Density Residential (CD:LDR)
South:	Rural Community: Estate Density Residential (RC-EDR)
West:	Rural Community: Low Density Residential (RC:LDR), Community Development: Medium Density Residential (CD:MDR)
Existing Zoning Classification:	Light Agriculture, ten-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Residential Agricultural, twenty acre minimum (R-A-20), and Rural Residential (R-R)
Proposed Zoning Classification:	Planned Residential (R-4)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Heavy Agriculture, ten acre minimum (A-2-10)
South:	Heavy Agriculture, ten acre minimum (A-2-10), One Family Dwellings (R-1)
West:	Rural Residential (R-R), One Family Dwellings, 20,000 square foot minimum (R-1-20000)
Existing Use:	Vacant
Surrounding Uses	

North:	Single family residential
South:	Vacant, agriculture
East:	Vacant
West:	Single family residential

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	162.05 acres	N/A
Proposed Minimum Lot Size (square feet):	5,000	3,500
Total Proposed Number of Lots:	537	N/A
Total Proposed Number of Residential Lots:	527	324 minimum and 810 maximum based on 2-5 dwelling units per acre
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Lakeview/Nuevo/Romoland/Homeland #146
Recreation and Parks District:	No
Special Flood Hazard Zone:	Yes
Area Drainage Plan:	Yes – Salt Creek-Winchester/North Hemet Area Drainage Plan
Dam Inundation Area:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Low
Fault Zone:	No
Fire Zone:	Yes – High and Moderate
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

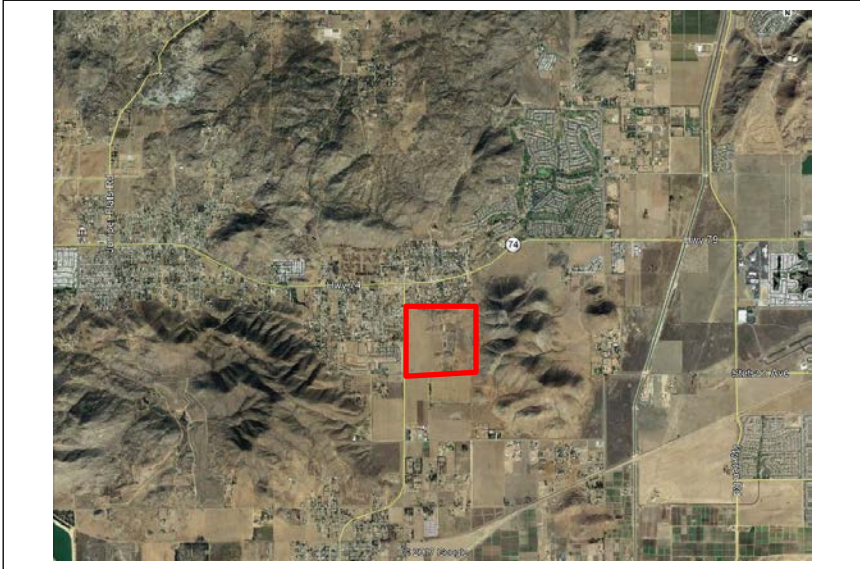


Figure 1: Project Location Map

PROJECT DETAILS AND BACKGROUND

Planned Residential (R-4) Development Standards

The Planned Residential (R-4) zone that is proposed by the project allows for more flexible development standards for single family residential development compared to the typical One Family Dwelling (R-1) zone. In particular the R-4 zone allows for minimum lot sizes as small as 3,500 square feet. The proposed tentative tract map proposes an overall minimum lot sizes of 5,000 square feet. Within the overall tentative tract map it has a varied minimum lot size of 7,200 square feet (lots 433-513, 520-527), 6,000 square feet (lots 364-432, 514-519), and 5,000 square feet (lots 1-363). Although the lot minimum is 5,000 square feet, the actual average lot size overall in the tentative tract map is 6,755 square feet.

In exchange for allowing smaller lot sizes, the R-4 zone requires that the minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6,000 square feet. Even without including the recreation area, the proposed tentative tract map achieves this with the average lot size of 6,755 square feet as previously noted. With the 8.54 acre recreation area included the average area per dwelling unit is 7,460 square feet.

Additionally, the R-4 zone requires a development plan with certain provisions to be included for development within the R-4 zone. This requirement is satisfied with the Design Manual which is attached hereto and incorporated herein by reference to be approved with the tentative tract map.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the State CEQA Guidelines Section 15105 from January 17, 2018 to February 6, 2018. For the reasons set forth in the Initial Study prepared for this Project, the proposed project will not have a significant effect on the environment with incorporation of mitigation measures.

At the time of preparation of this staff report, no comments have been received on the circulated IS and MND. Although comments were received in opposition to the project, no comments specifically addressed the environmental analysis in the IS/MND.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

Change of Zone

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR). This land use designation allows for residential uses at densities between 2 and 5 dwelling units per acre and the associated Tentative Tract Map proposes 3.25 dwelling units per acre. The proposed change of zone to Planned Residential (R-4) would allow generally for residential uses, in particular single-family residential uses that are within the 2 to 5 dwelling unit per acre range of the Community Development: Medium Density Residential (CD:MDR) land use designation. This proposed Planned Residential (R-4) zone is consistent with the subject site's General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR) because it allows for residential uses generally at densities between 2 to 5 dwelling units per acre.

Tentative Tract Map

The following findings shall be made pursuant to Ordinance No. 460:

1. The proposed map, subdivision design and improvements are consistent with General Plan because General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. The proposed tentative tract map provides for a variety of housing type in single-family residential community with a variety of lot sizes and with recreational amenities and complies with the density limits of the specific land use designations. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR). This land use designation allows for residential uses at densities between 2 and 5 dwelling units per acre and the Tentative Tract Map proposes 3.25 dwelling units per acre.

2. The project site is located within the Highway 79 Policy Area of the Harvest Valley/Winchester Area Plan. The Highway 79 Policy Area and applicable policies (policies C 2.7 and SWAP 9.2 as shown below) requires developments to reduce their density by 9% from the density analyzed in the General Plan.

C 2.7 provides the following: Maintain a program to reduce overall trip generation in the Highway 79 Policy Area (Figure C-2) by creating a trip cap on residential development within this policy area which would result in a net reduction in overall trip generation of 70,000 vehicle trip per day from that which would be anticipated from the General Plan Land Use designations as currently recommended. The policy would generally require all new residential developments proposals within the Highway 79 Policy Area to reduce trip generation proportionally, and require that residential projects demonstrate adequate transportation infrastructure capacity to accommodate the added growth.

SWAP 9.2 provides the following: Maintain a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

As applied to the project area and its general plan land use designations, this 9% reduction would require the proposed project to be limited to 516 dwelling units. The Tentative Tract Map proposes 527 dwelling units, which exceeds the typical maximum allowed by the policy area by 11 units. However, SWAP 9.2 also provides that individual projects may exceed the General Plan traffic model trip generation level if it can be shown that sufficient reductions have occurred on other projects.

When this policy area was created with the 2003 General Plan, the buildout assumptions and resulting traffic generation assumptions for already adopted Specific Plans were based on the total allowed units within a given Specific Plan. These assumptions have not changed. For Specific Plans approved prior to the adoption of the 2003 General Plan where no further amendments were proposed, they were allowed to develop to their approved, entitled maximum number of dwelling units and not subject to the requirement to reduce their number of units by 9% based on implementation guidance developed by staff. Certain approved Specific Plans within Highway 79 Policy Area (policy area) have been identified that both have not been amended since the adoption of the 2003 General Plan (therefore entitled to the maximum number of units they were approved for) and that developed below the maximum allowed number of units they were entitled to develop and are completely built out. Four of these Specific Plans (Specific Plan Nos. 184, 213, 238, and 284) accounts for a total of 576 units that are undeveloped within the Highway 79 Policy Area that were assumed to be developed in the traffic analysis for the 2003 General Plan. Of these 396 units, 426 have already been allocated to Tentative Tract Map No. 36785, 115 have already been allocated to Specific Plan No. 312 Amendment No. 2 and 24 units have already been allocated to Tentative Tract Map No. 32323, leaving 20 units remaining from this collection of Specific Plans available. Based on this review, there is a demonstrated reduction in units and

traffic from these other projects that offset the additional 11 units proposed by this project than what would typically be allowed by the policy area utilizing the individual 9% reduction method.

Although the application of a 9% reduction in density on an individual project basis has been the typical practice to achieve consistency with the policy area, the policy area also allows for a demonstration that sufficient reductions have occurred on other projects. Based on the above undeveloped units under similar ownership and Specific Plan units elsewhere in the policy area, this demonstrates that although the project individually exceeds the limit on units, there are reductions in units elsewhere in the policy area that are assumed to be developed within the traffic analysis for the General Plan that more than balance out the individual exceedance this project proposes. Therefore, based on the above, the project is consistent with the Highway 79 Policy Area.

3. The proposed Tentative Tract Map includes offsite improvements. These include grading and construction of flood control improvements on the parcel south of Stetson Avenue. Section 3.2.J. of Ordinance No. 460 requires written assurances from the owners for the property underlying the offsite improvements that sufficient right-of-way is available for the construction. With this project, the parcel for the offsite improvements and the property for the proposed Tentative Tract Map are owned by the same property owner. As a result, no assurances were sought or required from the property owner. However, the property owner for the offsite improvement parcel will still need to provide final authorization prior to such improvements occurring on the property.
4. The site of the proposed land division is physically suitable for the type of development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed are compatible with the existing and planned surrounding land uses, which generally consist of Rural Community: Low Density Residential (RC-LDR) (1 to 2 dwelling units per acre) to the north and west, Rural Community: Estate Density Residential (RC-EDR) (0.5 to 1 dwelling unit per acre) to the south, Low Density Residential (LDR) (1 to 2 dwelling units per acre) to the east, and Medium Density Residential (MDR) (2 to 5 dwelling units per acre) to the west and south. While the densities vary surrounding the site, they are generally compatible as residential uses at intermediate densities.
5. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, as detailed in the initial study and Mitigated Negative Declaration for the project, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant.
6. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the project's Initial Study and Mitigated Negative Declaration, the project would not have a significant impact on the environment. In particular, impacts regarding health and safety factors, such as Air Quality, Hazards, and Noise were considered in the Initial Study and Mitigated Negative Declaration.
7. The proposed project consists of a schedule 'A' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'A' improvement requirements of Ordinance No. 460 Section 10.5 as listed below.

- a. Streets. Streets are proposed as shown on the Tentative Map, which include frontage improvements to Winchester Road and Stetson Avenue consistent with the required improvements pursuant to the General Plan and Ordinance No. 461. Internal streets will be public and are designed as local streets.
 - b. Domestic Water. Domestic water service will be supplied by the Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. The project will provide for fire hydrants with adequate spacing at 330 feet and pressure at 1,000 gallons per minute at 20 pounds per square inch and the required water system will be installed prior to any combustible building material being placed on the site.
 - d. Sewage Disposal. Sewer service will be supplied by the Eastern Municipal Water District.
 - e. Fences/Walls. The project will install a minimum 6 foot high block wall along the majority of the project perimeter with higher walls required in certain locations to attenuate noise and view fences where residential lots are adjacent to open space areas as shown in the Conceptual Landscape Plan.
 - f. Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, cable television service with lines placed underground
8. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. No easements or dedications exist on the site for the public.
 9. The lots or parcels as shown on the Tentative Map are consistent with the minimum sizes allowed by the project site's Planned Residential (R-4) Zone set forth in Ordinance No. 348 because the minimum lot size allowed by the Planned Residential (R-4) zone is 3,500 square feet and the proposed minimum lot size of the Tentative Map is 5,000 square feet.

Other Findings

1. This project is not located within a Criteria Cell group for the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP).

The site, is located within a CAL Fire state responsibility area and partially within a high fire hazard severity zone with the remaining portion of the site located within a moderate fire hazard severity zone. The project has been designed to comply with sections 4290 and 4291 of the Public Resources Code and Government Code section 66474.02 based on the following:

- a. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- b. The 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 a pad site, requiring that the site 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 be 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.

- c. 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 providing streets to County road improvement standards at a pavement width of thirty-six (36) feet, standards for signs identifying streets, roads and buildings, including blue dot reflectors, minimum private water supply reserves for emergency fire use and residential fire sprinklers, fuel breaks and green belts based on vegetation fuel load, slope, and terrain located along the north and south side of the project, and other.
2. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
3. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project will be required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in Condition of Approval 50.PLANNING.25.

PUBLIC HEARING NOTIFICATION AND OUTREACH

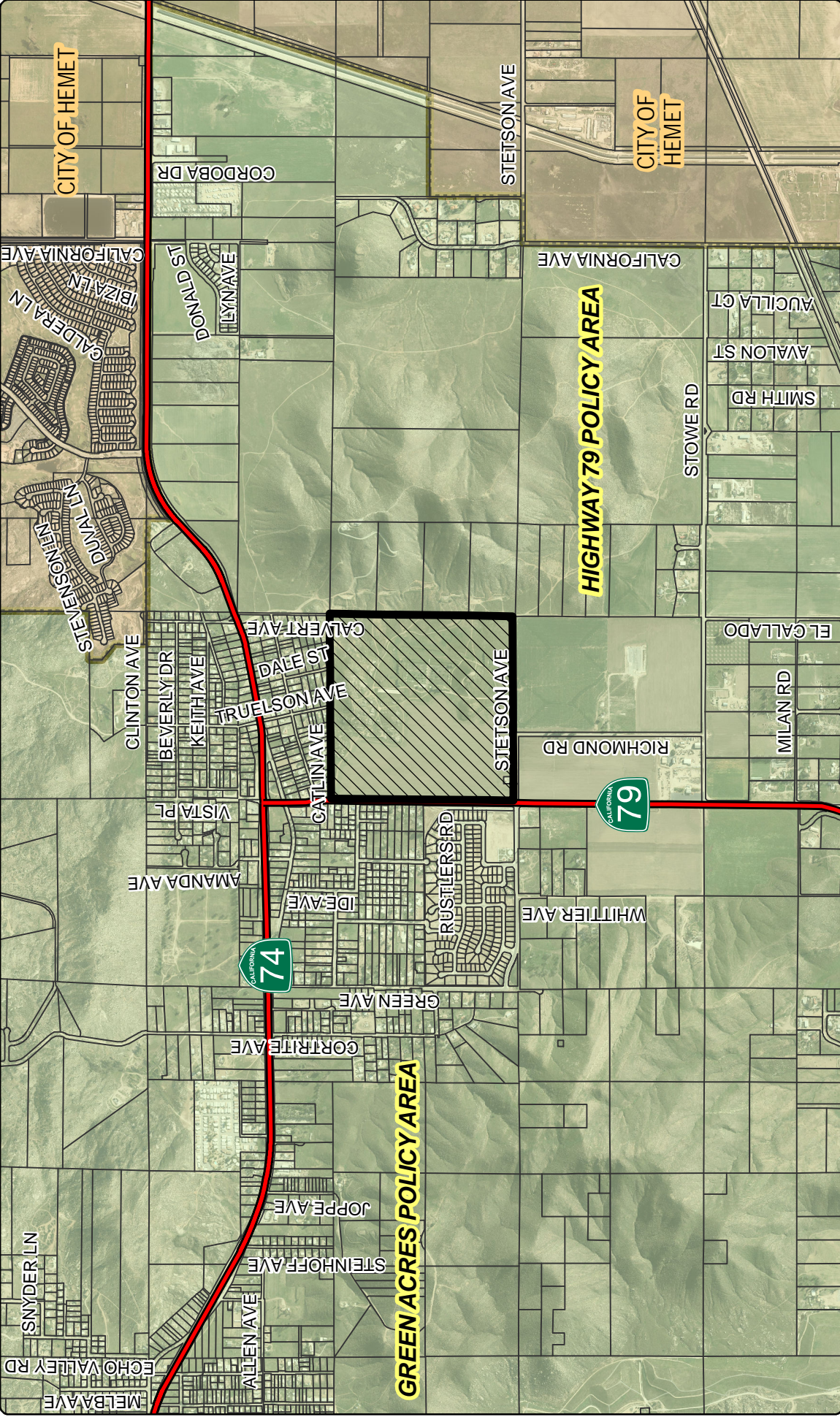
Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication or phone calls from the public regarding this project.

This project was presented before the Winchester-Homeland Municipal Advisory Council on August 10, 2017.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07833 TR36504
VICINITY/POLICY AREAS

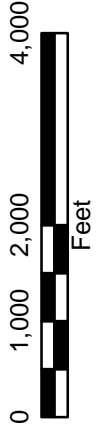
Supervisor Washington
District 3

Date Drawn: 01/10/2018
Vicinity Map



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided herein. The new General Plan is available on the County of Riverside Planning Department website at <http://www.riverside.ca.gov/planning>. For more information, contact the Planning Department office in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (760) 863-8277 (Eastern County) or Website: <http://planning.riverside.ca.gov>

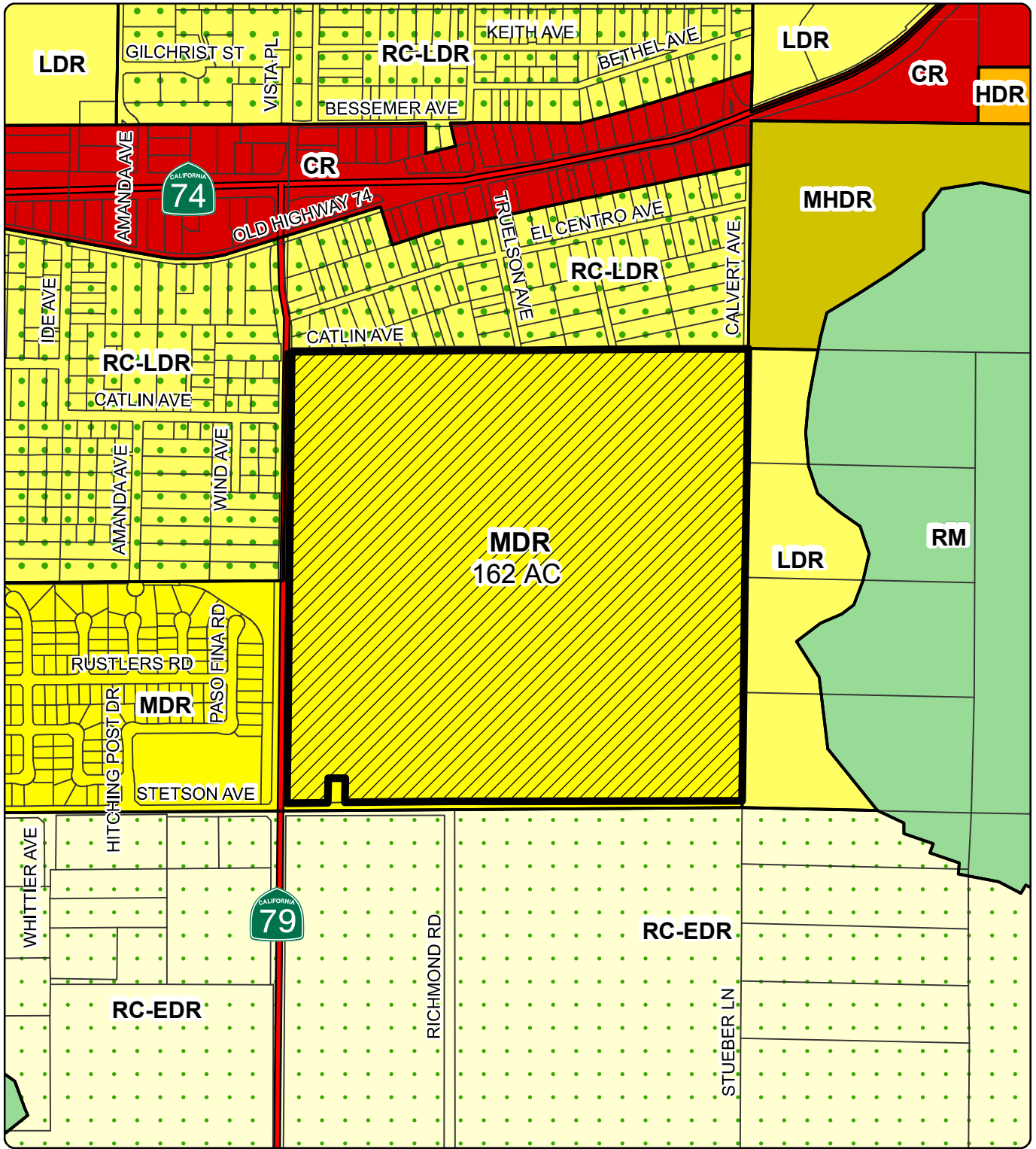
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07833 TR36504

EXISTING GENERAL PLAN

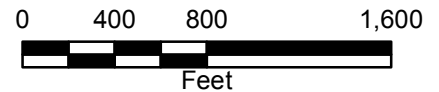
Supervisor Washington
District 3

Date Drawn: 05/15/2015
Exhibit 5



Zoning Area: Homeland

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

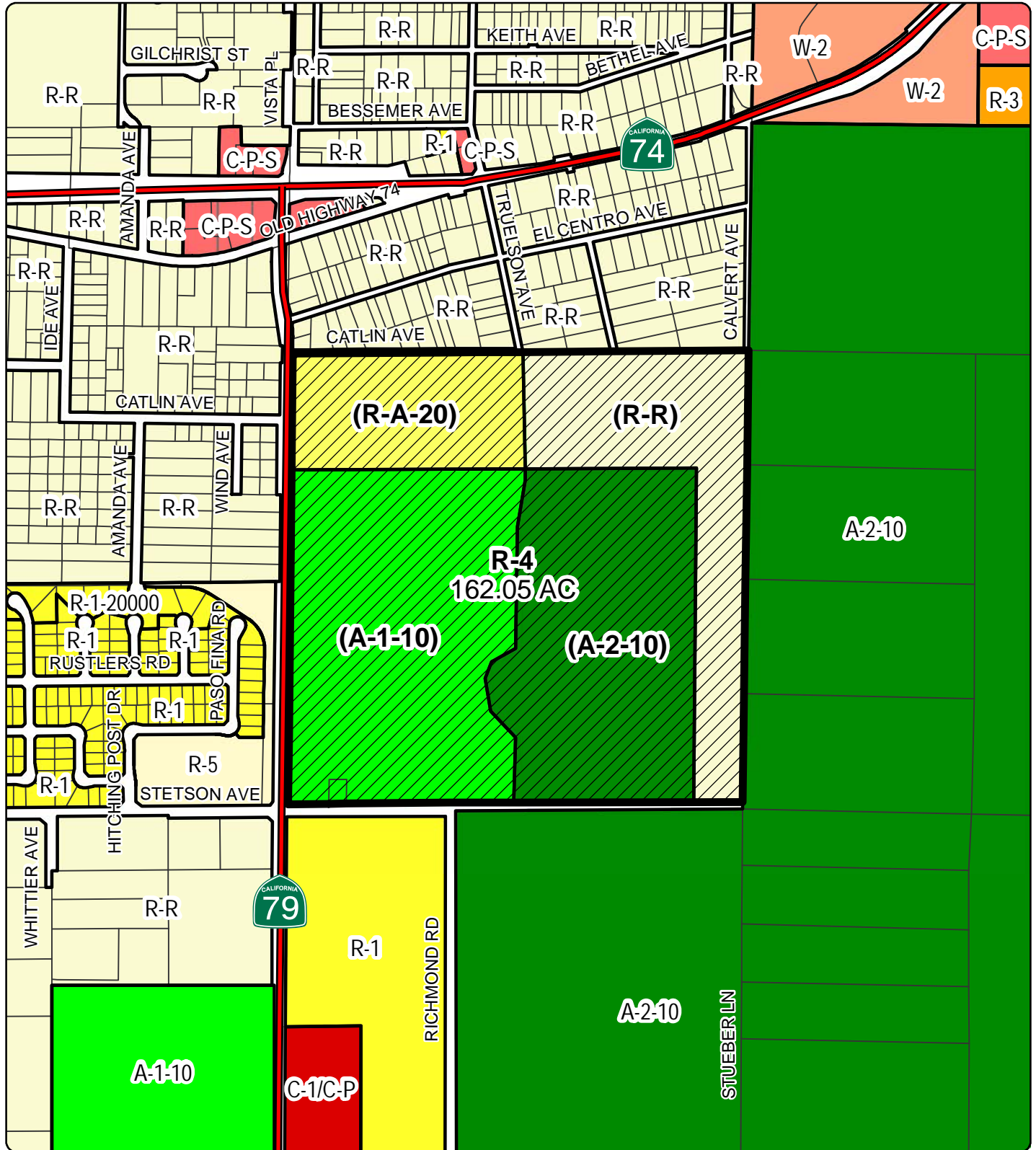
CZ07833 TR36504

PROPOSED ZONING

Supervisor Washington
District 3

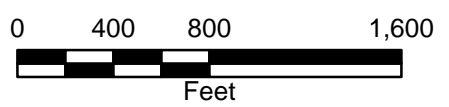
Date Drawn: 01/10/2018

Exhibit 3



Zoning Area: Homeland

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

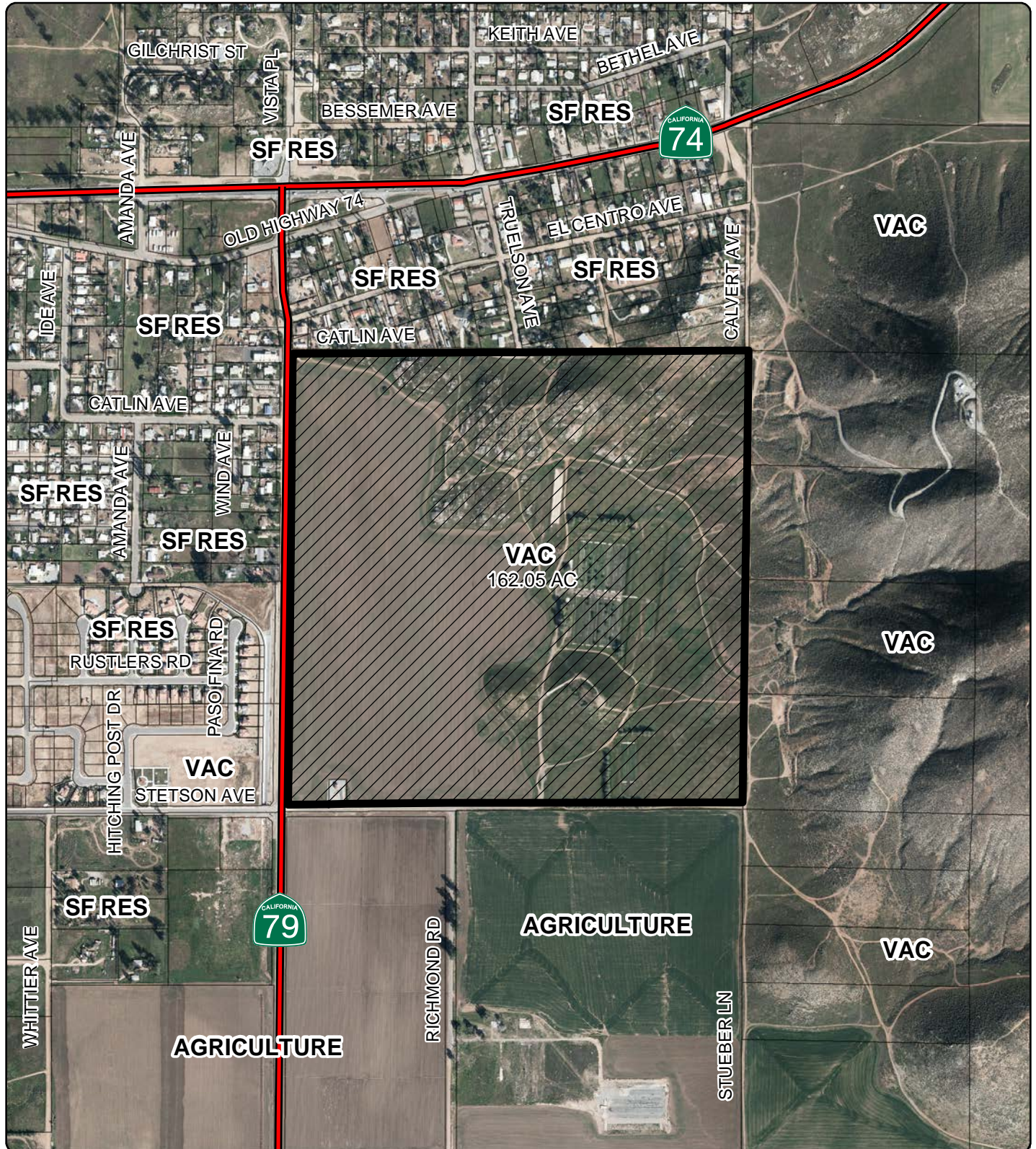
CZ07833 TR36504

Supervisor Washington
District 3

Date Drawn: 01/10/2018

LAND USE

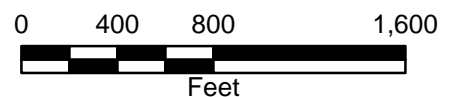
Exhibit 1



Zoning Area: Homeland

Author: Vinnie Nguyen

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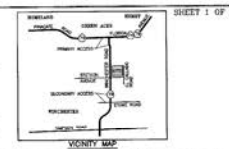


TENTATIVE TRACT NO. 36504

BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

SECTION 15, T5S, R2W
 100 ACRES
 AMENDMENT 2

- EASEMENTS:**
1. IN CONNECTION WITH THE CONVEYANCE OF THE PROPERTY HEREIN DESCRIBED, THE SEVERAL PARTIES TO THIS INSTRUMENT HAVE AGREED TO GRANT TO THE OTHER PARTIES TO THIS INSTRUMENT THE FOLLOWING EASEMENTS:
 2. AN EASEMENT TO THE STATE OF CALIFORNIA, THROUGH THE PROPERTY HEREIN DESCRIBED, FOR THE PURPOSE OF CONVEYING WATER TO THE PROPERTY HEREIN DESCRIBED.
 3. AN EASEMENT TO THE STATE OF CALIFORNIA, THROUGH THE PROPERTY HEREIN DESCRIBED, FOR THE PURPOSE OF CONVEYING SEWER SERVICE TO THE PROPERTY HEREIN DESCRIBED.
 4. AN EASEMENT TO THE STATE OF CALIFORNIA, THROUGH THE PROPERTY HEREIN DESCRIBED, FOR THE PURPOSE OF CONVEYING GAS SERVICE TO THE PROPERTY HEREIN DESCRIBED.
 5. AN EASEMENT TO THE STATE OF CALIFORNIA, THROUGH THE PROPERTY HEREIN DESCRIBED, FOR THE PURPOSE OF CONVEYING ELECTRIC SERVICE TO THE PROPERTY HEREIN DESCRIBED.
 6. AN EASEMENT TO THE STATE OF CALIFORNIA, THROUGH THE PROPERTY HEREIN DESCRIBED, FOR THE PURPOSE OF CONVEYING TELEPHONE SERVICE TO THE PROPERTY HEREIN DESCRIBED.
 7. AN EASEMENT TO THE STATE OF CALIFORNIA, THROUGH THE PROPERTY HEREIN DESCRIBED, FOR THE PURPOSE OF CONVEYING CABLE SERVICE TO THE PROPERTY HEREIN DESCRIBED.

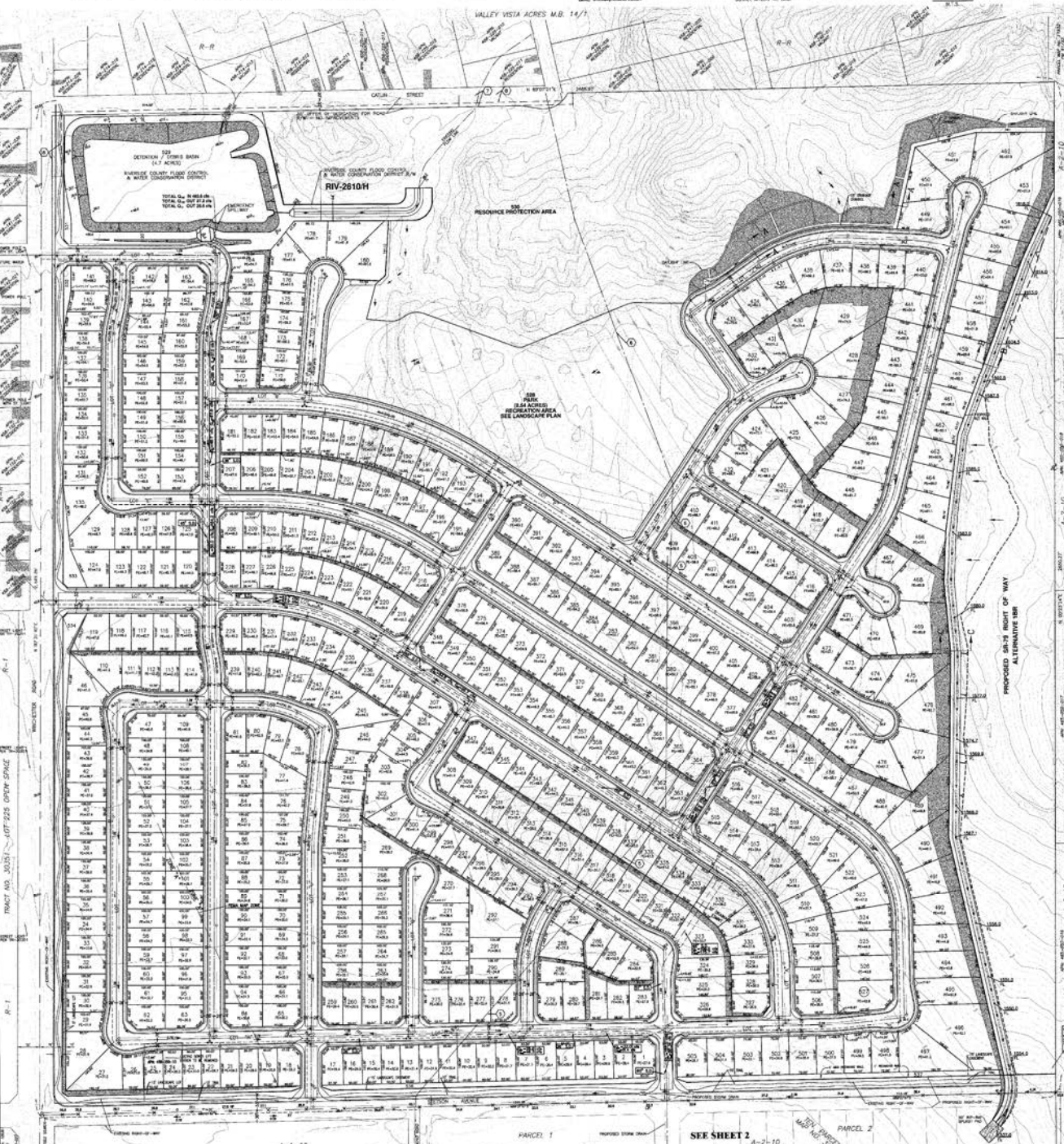


LEGEND:
 - - - - - INDICATES BOUNDARY
 - - - - - INDICATES WATER
 - - - - - INDICATES STORM DRAIN

OWNER:
 SIOGATE LAND OWNER, LLC
 100 ACRES, T5S, R2W, S16
 100 ACRES, T5S, R2W, S16

APPLICANT:
 TRIP LIGHT & ASSOCIATED
 100 ACRES, T5S, R2W, S16

PREPARED BY:
 W.J. McKEEVER, INC.
 100 ACRES, T5S, R2W, S16



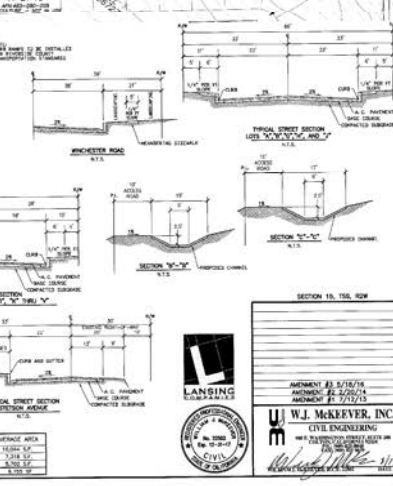
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2	0.12	STATE OF CALIFORNIA	2	0.12	STATE OF CALIFORNIA	2	0.12	STATE OF CALIFORNIA
3	0.12	STATE OF CALIFORNIA	3	0.12	STATE OF CALIFORNIA	3	0.12	STATE OF CALIFORNIA
4	0.12	STATE OF CALIFORNIA	4	0.12	STATE OF CALIFORNIA	4	0.12	STATE OF CALIFORNIA
5	0.12	STATE OF CALIFORNIA	5	0.12	STATE OF CALIFORNIA	5	0.12	STATE OF CALIFORNIA
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8	0.12	STATE OF CALIFORNIA	8	0.12	STATE OF CALIFORNIA	8	0.12	STATE OF CALIFORNIA
9	0.12	STATE OF CALIFORNIA	9	0.12	STATE OF CALIFORNIA	9	0.12	STATE OF CALIFORNIA
10	0.12	STATE OF CALIFORNIA	10	0.12	STATE OF CALIFORNIA	10	0.12	STATE OF CALIFORNIA

LEGAL DESCRIPTION:
 BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

NOTES:

1. CONVEYOR'S TITLE EXAMINER: 08-03-00 & 02.
2. RECORDING INSTRUMENT: 08-03-00 & 02.
3. RECORDING INSTRUMENT: 08-03-00 & 02.
4. RECORDING INSTRUMENT: 08-03-00 & 02.
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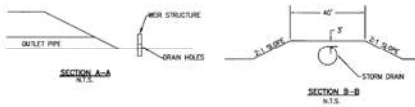
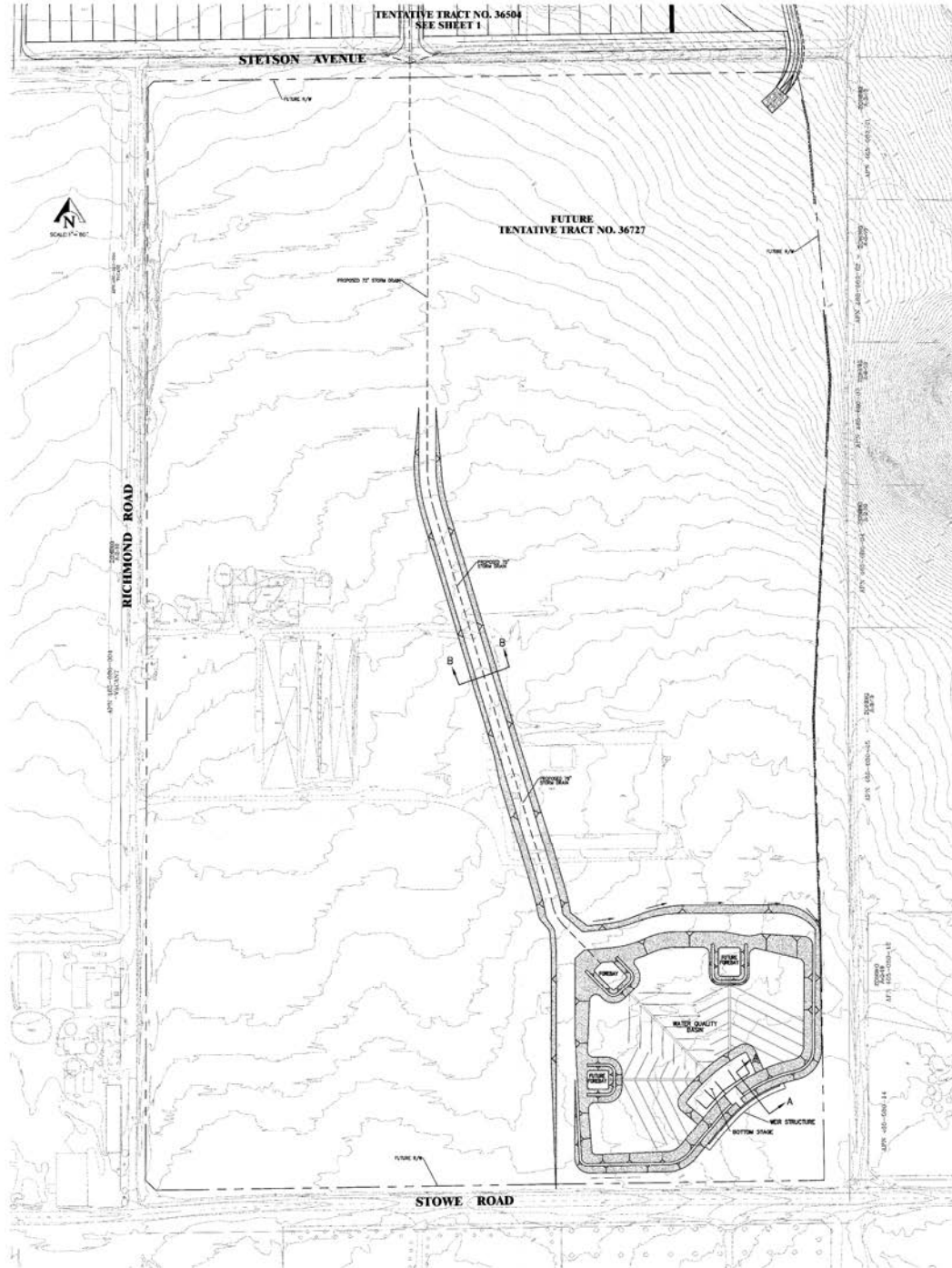
LANSING
 CIVIL ENGINEERING

AMENDMENT #1 5/15/14
 AMENDMENT #2 2/25/14
 AMENDMENT #3 7/27/13

W.J. McKEEVER, INC.
 CIVIL ENGINEERING

TENTATIVE TRACT NO. 36504

BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5
SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.
SECTION 15, T56, R2W



SECTION 15, T56, R2W	
AMENDMENT #1 5/18/11	
AMENDMENT #2 5/20/11	
AMENDMENT #3 7/12/13	
W.J. MCKEEVER, INC. CIVIL ENGINEERING 1000 S. GARDEN AVENUE, SUITE 100 P.O. BOX 1000 SAN BERNARDINO, CALIFORNIA 92404	

Tract No. 36504
The Villages
North

Conceptual Design Manual

Riverside County, California

April 2017

CONCEPTUAL DESIGN MANUAL
FOR
The Villages - North
(TR 36504)

Submitted to
County of Riverside, California
April 2017

APPLICANT/PROPERTY OWNER(S)

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W. J. McKeever
4/21/17

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1.0 PURPOSE

The purpose of this Conceptual Design Manual is to describe the overall design concept for Tentative Tract Map 36504 (The Villages - North) and outline the design details that will be incorporated into the final design decisions. This manual includes both design standards and guidelines. Variations to either the design standards or guidelines may be considered by the Planning Commission. The guidelines in this document will lay out both functional and aesthetic design concepts as an overall strategy to be followed at the time of development. The primary objective is to establish a consistent theme throughout the project. This document will establish the conceptual architectural styles, overall theme, wall and fence concepts, and pedestrian connectivity to be used in the future build out of this tract. This Conceptual Design Manual is being processed in conformance with Riverside County Zoning Ordinance No. 348, Article VIII, Section 8.95b.

2.0 PROJECT BACKGROUND & DESCRIPTION

The Villages - North consists of approximately 160 acres and is located at the Northeast corner of the intersection of Winchester Road and Stetson Avenue in the Winchester area of Riverside County (Refer to **Exhibit A – Vicinity Map**). The project proposes to subdivide 151 acres into 527 single-family lots. The lots will consist of 5,000, 6,000 & 7,200 square foot single-family detached lots.

The proposed project is consistent with Riverside County's R-4 Zone, which allows for minimum lot sizes of 3,500 square feet and an average lot size of 6,000 square feet. The Villages - North project contains minimum lot sizes of 5,000 square feet and an average lot size of 6,755 square feet. In order to ensure the quality and cohesiveness of projects zoned R-4, Riverside County requires additional design details during planning stages. The requirement for these conceptual design details helps ensure that County design objectives are met. By implementing the following design points, this project meets the County's design objectives for the properties zoned R-4:

- Providing transition and buffer zones to ensure that the project blends into and is sensitive to the surrounding area.
- Ensuring that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- Providing a sense of privacy and personal space for each residential unit.

3.0 EXISTING CONDITIONS

The property is currently raw land that is vacant. The easements that affect the property consist of road rights-of-way for Winchester Road and Stetson Avenue and power line easements for service lines.

The topography of the site is varied. The site falls generally from North to South with a rocky hill in the northeast corner and another in the middle of the southerly portion of the site (see **Exhibit “B” – USGS Topographic Map**).

The majority of the site is located within Flood Zone “X” (areas determined to be outside of the 100-year and 500-year Flood Plain) and the southwest corner of the site. Approximately 8.2 acres are located within Flood Zone “A” (areas determined to be within the 100-year Flood Plain – no base flood elevations determined)(refer to **Exhibit C – FIRM Map No. 06065C2080G dated August 28, 2008**).

Per the RCIP, the property currently has land use designations of Medium Density Residential (MDR) and the site is currently zoned Rural Residential (R-1) (Refer to **Exhibit D – General Plan** for the current land use designation and **Exhibit E – Existing Zoning** for a depiction of the zoning).

Transportation corridors and area circulation will be developed in conformance with the County’s General Plan.

4.0 RELATIONSHIP TO SURROUNDING PROPERTIES

The surrounding properties in the area include vacant land and various agricultural operations. Some agricultural uses continue to operate in the area, primarily to the east.

The surrounding General Plan land use designations are as follows:

- North: Medium Density Residential (MDR)
- South: Medium Density Residential (MDR)
- East: Medium Density Residential (MDR)
- West: Medium Density Residential (MDR)

The surrounding zoning districts are as follows:

- North: Single-Family Residential (R-R)
- South: Single-Family Residential (A210)
- East: Light Agricultural (A210)
- West: Light Agricultural (R-R)

5.0 PRELIMINARY DEVELOPMENT PLAN

The Villages - North development is intended as a planned residential community, which includes various residential mixes. In addition the development will include open space a park and a common community design identity.

The density proposed for The Villages - North project is 3.25 units per acre, which conforms to the existing General Plan designation of Medium Density Residential (2-5 dwelling units per acre).

The residential uses within The Villages - North development consist of single-family lots. Residential land uses for single-family within The Villages - North will be subject to the requirements in Ordinance 348, Article VIII of the County of Riverside's zoning ordinance.

The Villages - North development plan implements one type of housing product, traditional single-family lots.

5.1.1 Single Family Residential

The residential area has been planned in a vibrant and sustainable manner to set forth a safe, effective, and attractive pedestrian-friendly environment that encourages connectivity and interaction.

Riverside County Minimum R-4 Standards

R-4 Minimum Yard Requirements	
Minimum Lot Size	3,500 S.F.
Average Lot Size	6,000 S.F.
Minimum Lot Width	40'
Minimum Lot Depth	80'
Maximum Building Height	40'
Minimum Front Yard Setback	20'
Interior Side Yard	5'
Corner Lot Side Yard	10'
Minimum Rear Yard Setback	10'

5.2 Entry Monuments, Walls & Project Theme

Monumentation features and entry landscaping. The primary entry for the community will be located at the West side on Winchester Road and the South side on Stetson Avenue. (Refer to **Appendix B – Major Entry Monument and Block Wall Enlargement and Details**)

Perimeter and other wall materials, designs, and colors, will carry on the project's theme established by the project's monument signage and landscaping. View walls will be used at the discretion of individual builders. Wall and fence heights will be limited to a maximum height of six (6) feet. Decorative pillars and pedestals may extend up to an additional sixteen (16) inches above the maximum wall heights. Materials, colors, and construction methods for theme, view and accent walls are subject to some variation, so long as the proposed character and theme of the walls is preserved and per the approval of the Planning Department.

View walls may be used in areas where noise attenuation is not necessary and view opportunities exist.

5.2.1 General Guidelines

- No fence should exceed six feet in height unless required for noise attenuation
- All walls and fences should end in a pilaster. The design of the pilaster should reflect the shape of the supports used in the entry monuments and use similar materials
- When changes in pad elevation occur, the wall or fence should be stepped in equal vertical intervals. No step should exceed twelve inches (12") in height
- Side yard gates are required on one side of the front yard and shall be constructed of wrought iron, wood, or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other materials of similar appearance, maintenance and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability.

5.3 Front Yard Landscaping

Front yard landscaping is required for all homes and unless approved by the Planning Department, will be provided by the developer/home builder. Front yard landscaping provided by the developer/builder or their representative must be installed within one month of closing. The Planning Department may extend installation times for homeowner installed or custom landscaping improvements for individual lots. Front yard landscape packages offered by developers/builders shall be subject to the review and approval of the Planning Department and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided; front yard landscaping designs with berming, river run features, courtyards, lighting, or other creative features shall be offered for standard landscape designs.

5.4 Private Open Space

Private Open Space is land within each residential lot that is available for private use. This private open space is typically considered yard area that is available for private recreation. Each residence must have adequate private outdoor open space that can be an effective extension of the indoor living space and be used for passive outdoor activities such as gardening, reading, eating and barbequing. **For Landscaping Areas and Specifications refer to Appendix B .**

5.5 Park

Lot 528 of Tract No. 36504 is an 8.54-acre park. This park will be an active park operated and maintained by Valley Wide Recreation and Park District.

The improvements within the park will consist of picnic areas, tot lot, picnic shelter, half-court basketball court, lighted ball field, 2 soccer fields and a 50 space parking lot. **See Appendix B for Park Layout.**

The park is being provided for the benefit of both the Villages North and Village South Projects. **For the Park Plan refer to Appendix B.**

5.6 Natural Public Open Space

Lot 530 of Tract No. 36504 consists of 17.8-acres of Public Open Space. The nature of this area is mostly a natural rocky outcrop. There is an existing natural drainage course located within the westerly portion of the area that will drain into a channel that will be maintained by the Riverside County Flood Control and Water Conservation District. Improvements within this area will be limited to hiking trails.

This open space area is being provided for the benefit of both The Villages North and Villages South Projects. **See Appendix B "Maintenance Plan" for maintenance responsibilities.**

EXHIBITS

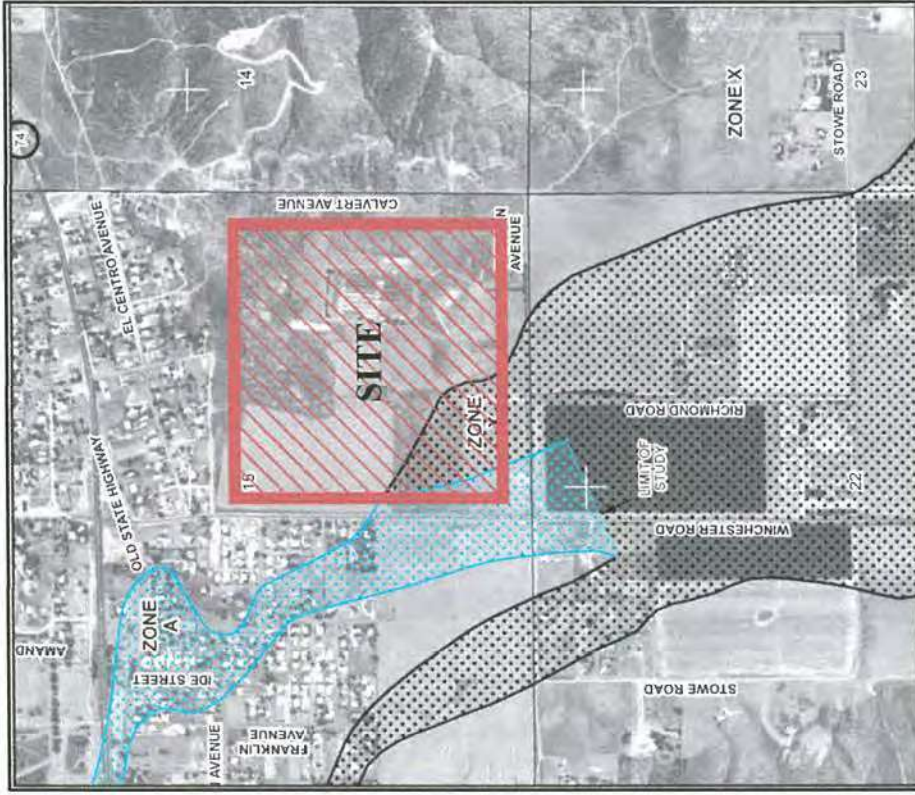


VICINITY MAP

THE VILLAGES NORTH

RIVERSIDE COUNTY, CALIFORNIA









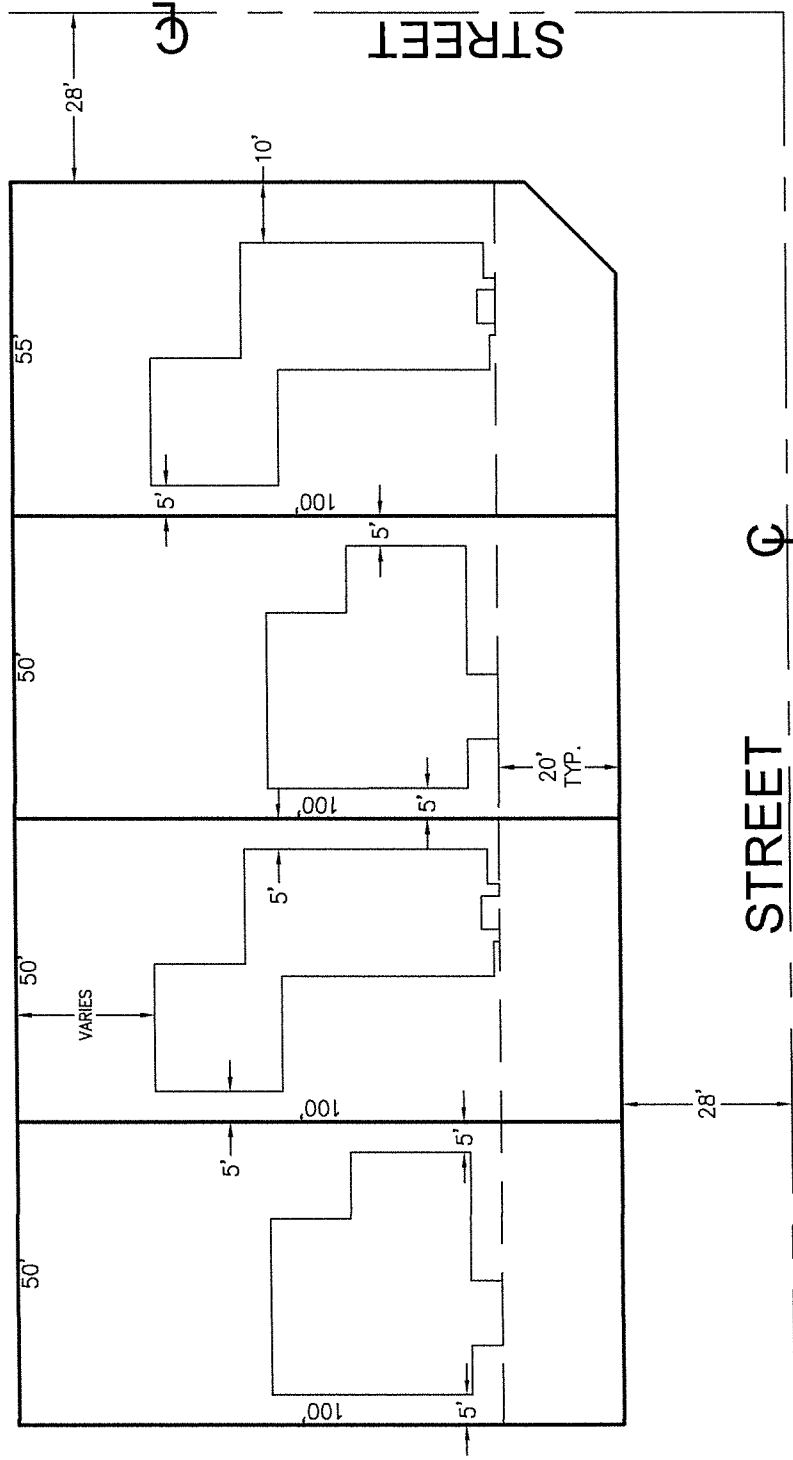
Riverside County TLMA GIS

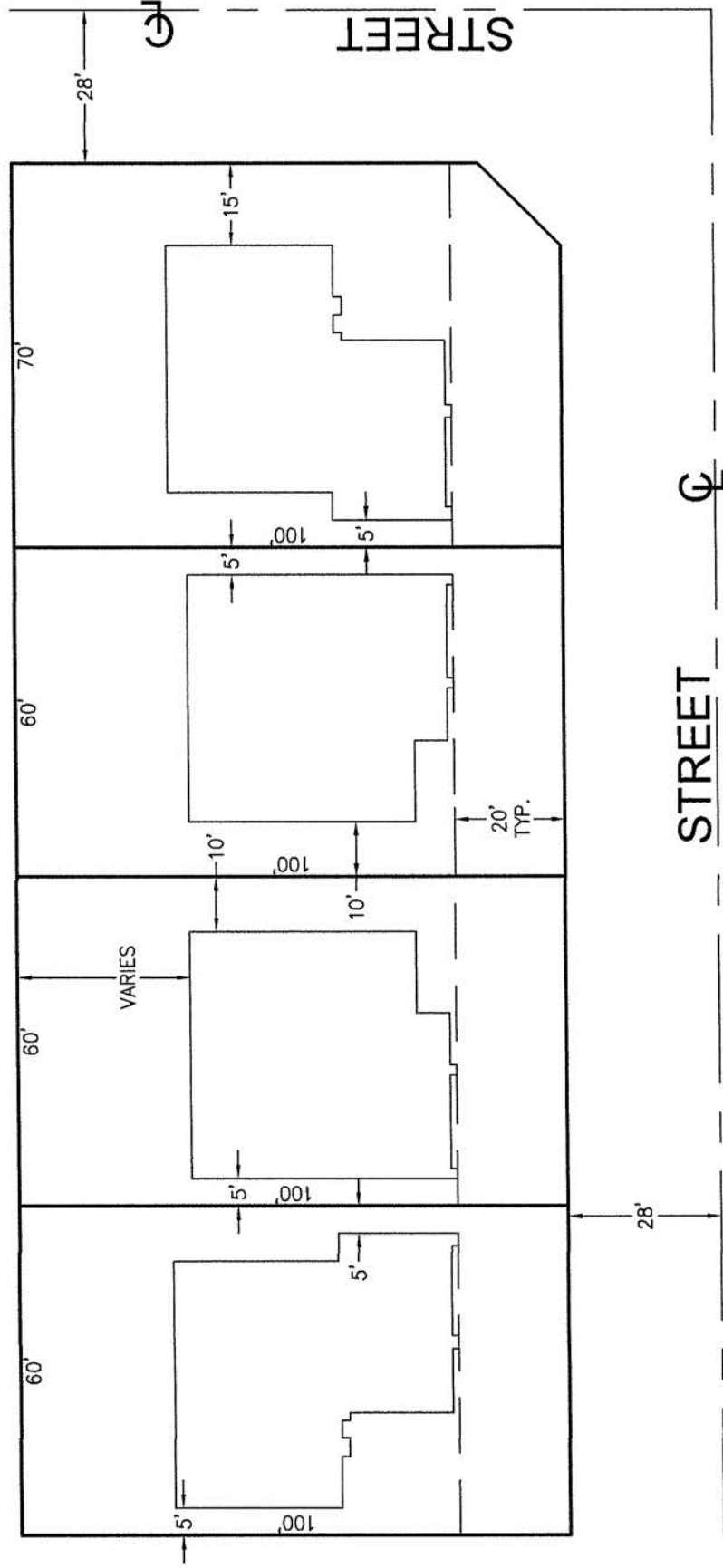
ZONING

THE VILLAGES NORTH

RIVERSIDE COUNTY, CALIFORNIA



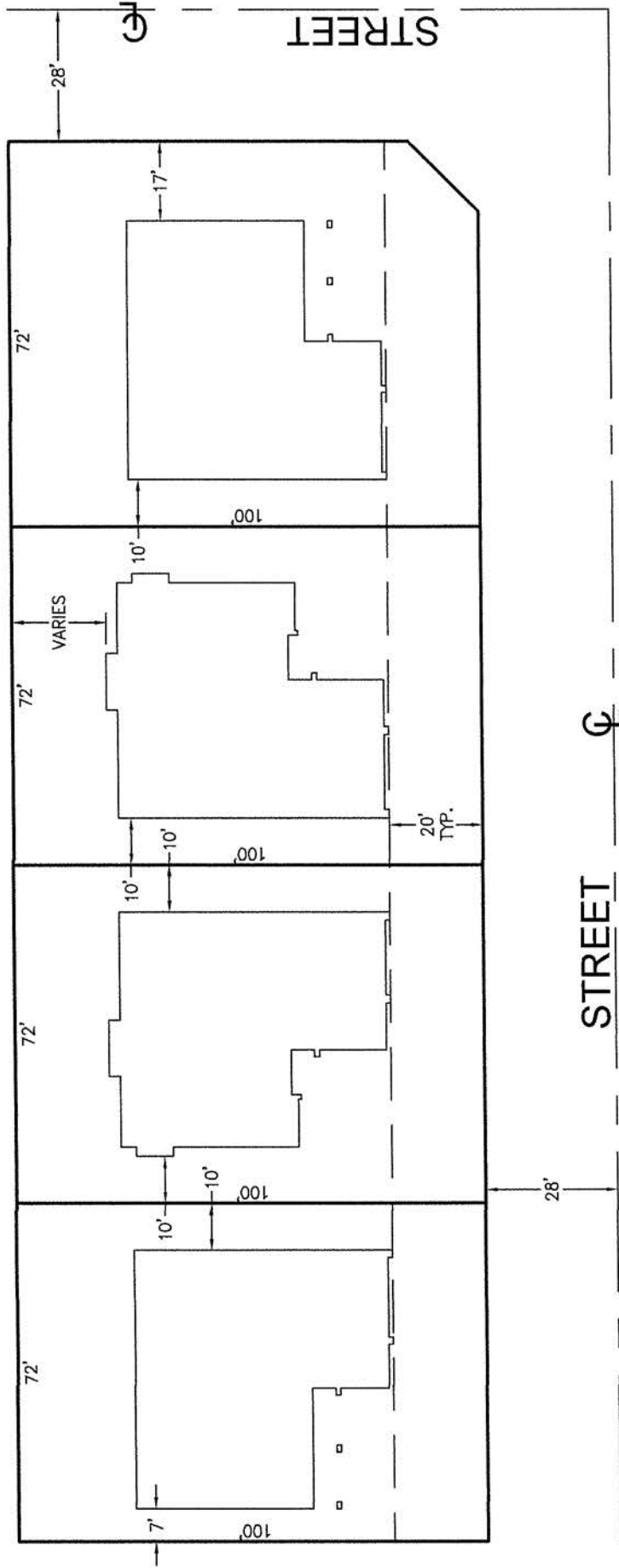




TYPICAL 6000 SF - LOT DETAIL
THE VILLAGES NORTH

RIVERSIDE COUNTY, CALIFORNIA





6.0 ARCHITECTURE

The architectural guidelines in this manual have been developed to ensure architectural continuity and compatibility throughout the project; to promote a distinctive architectural theme; and to avoid a mundane repetition of too similar architectural design elements. These guidelines will provide a set of basic concepts for development but are not meant to limit future creativity in design.

These styles and concepts should be incorporated to provide a variety of quality housing types.

6.1 General Guidelines

The following general guidelines should be considered in the designing and layout of the project:

- A common set of design style and design elements should be included throughout the project.
- Long unarticulated building facades should be avoided
- Natural building materials should be varied throughout the project, avoiding long stretches of similar street scene
- Offset roof planes, columns, vertical and horizontal articulation or other projecting architectural features shall occur on those facades of the residence that are visible from the street or open space
- The visual impact of garages shall be reduced to the maximum extent practicable

6.2 Architectural styles

Four architectural styles have been set forth in this design manual for the project so as to begin to identify and illustrate the intent and objective of these design guidelines in terms of architectural style and variety. California Ranch, Craftsman, Mediterranean, and Monterey architectural styles are discussed in the following pages and depicted in **Figures 1-4** so as to establish the types and level of architectural detail, which will assist in achieving the project, design objectives. It should be noted that the ultimate builder will be required to come back before the Planning Commission with a detailed Design Manual that will identify the specific design features that will be incorporated into the implementation process. Discussions of each of these styles as well as illustrations of typical elevations and features are located on the following pages.

It should also be noted that these design guidelines can be modified during the formal minor permit review process initiated by the builder, at the discretion of the Planning Department.

6.2.1 California Ranch

The general of California Ranch style is derived from the Mediterranean, Bungalow, and 1940's Ranch styles. It consists of one and two story volumes with hip and gable roofs. Roof pitches vary from 4:12 to 5:12 with moderate to broad roof overhangs or eaves. Typical exterior wall cladding includes clapboard (horizontal boards), board and batten (vertical boards), shingles and stucco. Indoor-outdoor relationships are accentuated by such elements as: large areas of glass, sheltered porches, greenhouse rooms and corner windows. Exposed beam ends and deep fascias are used with columns and piers to create strong shadow patterns. Private gardens, patios and pot shelves are typical.

Features typical of the California Ranch style include:

- Louvered shutters at windows
- Arched patios
- Low pitched roof line
- Often contains a variation of materials on façade (wood siding, brick or stone)

6.2.2 Craftsman

The Craftsman style of the early twentieth century residential architecture was very popular. This popularity can be attributed to the Craftsman design on the harmony of indoor and outdoor life. Influenced by the earlier Mission aesthetic, the Arts & Crafts architects designed homes which were well-crafted and used materials left as close as possible to their natural state such as cobblestones and rough hewn beams. Wherever possible, aesthetic and functional interiors are integrated in simple living spaces. These asymmetrical, gabled and stuccoed works of art are a large part of Southern California's architectural heritage.

The primary wall form relies on a simple "box" orientation adorned with detailing such as wall articulation, unique window locations, large eave overhangs and porches. Typical building materials include wood, stone and stucco. The limitless combinations of these elements can enhance the street scene and create a unique residential identity. Creative use of these design features will promote a varied yet unified architectural "feel" to the neighborhood while avoiding the "cookie-cutter" approach where virtually all residences appear the same without any individual identity.

The Craftsman idea is broad enough to include all types and uses of buildings. However the Craftsman bungalow style of dwelling has received more attention than any other. Southern California is ideally suited for the bungalow. The mild climate permits a

thorough integration of a house with its immediate surroundings. For example, living space may open onto a screened or open-air porch, which may adjoin a blooming garden.

Features typical of the Craftsman style include:

- Thick tapered porch posts
- Exposed roof rafters
- Recessed porches
- Natural materials such as stone and wood
- Varied textures
- Exterior use of stone or stone veneer

6.2.3 Mediterranean

The Mediterranean architectural style is typically characterized by the use of stuccoed walls, heavy arches, deep-set windows and S-tile roof materials. This style is generally characterized by two story homes, occasionally including a courtyard, with low-pitched roofs. Long narrow porches and balconies and stuccoed chimney tops are common accents. Exposed beams, balconies with wrought iron railing are also an important

Features typical of the Mediterranean style include:

- Typically light body color with dark or contrasting trim
- Arched windows and entries
- Wrought iron accents
- Heavy wood doors
- Stucco siding

6.2.4 Monterey

During the early colonization of the Southwest, the Spaniards built simple homes with low roofs, thick walls and small windows. Later, in the mid 19th century, homes took on more of the characteristics of the English Colonials' homes. Their houses became more complex, two-storied structures with narrow second floor balconies. The Spanish heritage was jealously preserved in many Southwestern communities.

Santa Barbara, California is one example that can be observed of this effect. After an earthquake destroyed a large number of the structures in the city in 1925, the city planning commission that was subsequently appointed required that all new structures be Spanish in design. In Santa Fe, New Mexico, a city ordinance mandated that all new buildings in the historic area of town be constructed in the Pueblo Style. In each of the above-mentioned circumstances, a unique style developed that took on the names of their respective cities. Therefore, today you will find homes called Santa Barbara style, or Santa Fe style respectively.

Monterey Style homes built in California in the 1920s are another example of unique styles that evolved from previous examples. Monterey, California made this style famous, with their two-story Spanish homes that featured a porch tacked on the front. One could also find porches on the main floor tucked under the roof, reminiscent of the French Creole style homes.

Features typical of the Monterey style include:

- Tiled or wooden shake roofs
- Porches on the second floor, often spanning the entire width of the house
- Single-hung windows
- Symmetrical design
- Shutters on the windows
- Recessed first floor porches

7.0 UTILITIES

Currently the site is undeveloped and, the site does contain some existing perimeter overhead electrical lines as well as water and sewer lines located in Leon Rd. All existing and new onsite utilities that will serve the subject site will be placed underground except as approved by Public Works. Operation and maintenance of all utilities and facilities will be managed by the appropriate operating entity upon approval and completion of construction. Sewer facilities, water facilities, street lights, and fire hydrants will be provided according to the appropriate agency's guidelines, per the recommendations of Public Works and Riverside County Fire Departments and other governmental regulations applicable to the construction of various facilities.

Utility Providers

Services	Provider	Location
Electrical	Southern California Edison	At site
Telephone	Verizon	TBD
Cable	Time Warner Cable	TBD
Natural Gas	Southern California Gas Company	TBD
Water	Eastern Municipal Water District	At site
Sanitary Sewer	Eastern Municipal Water District	4,000' +/- South
Fire & Emergency	County of Riverside Fire District	TBD

8.0 COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S)

Common areas within The Villages - North will be maintenance by County Service Area #146. However, perimeter landscaping and common areas within the individual units in Planning Area 3, will require maintenance by a Home Owners Association (HOA). The HOA will be established in conjunction with development of Planning Area 3. CC&R's for The Villages - North that include language for the establishment of a HOA and provision for creation of liens in conjunction with the HOA for maintenance funding will be provided prior to recordation of the final map.

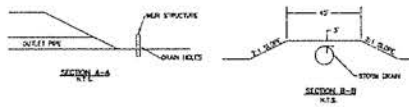
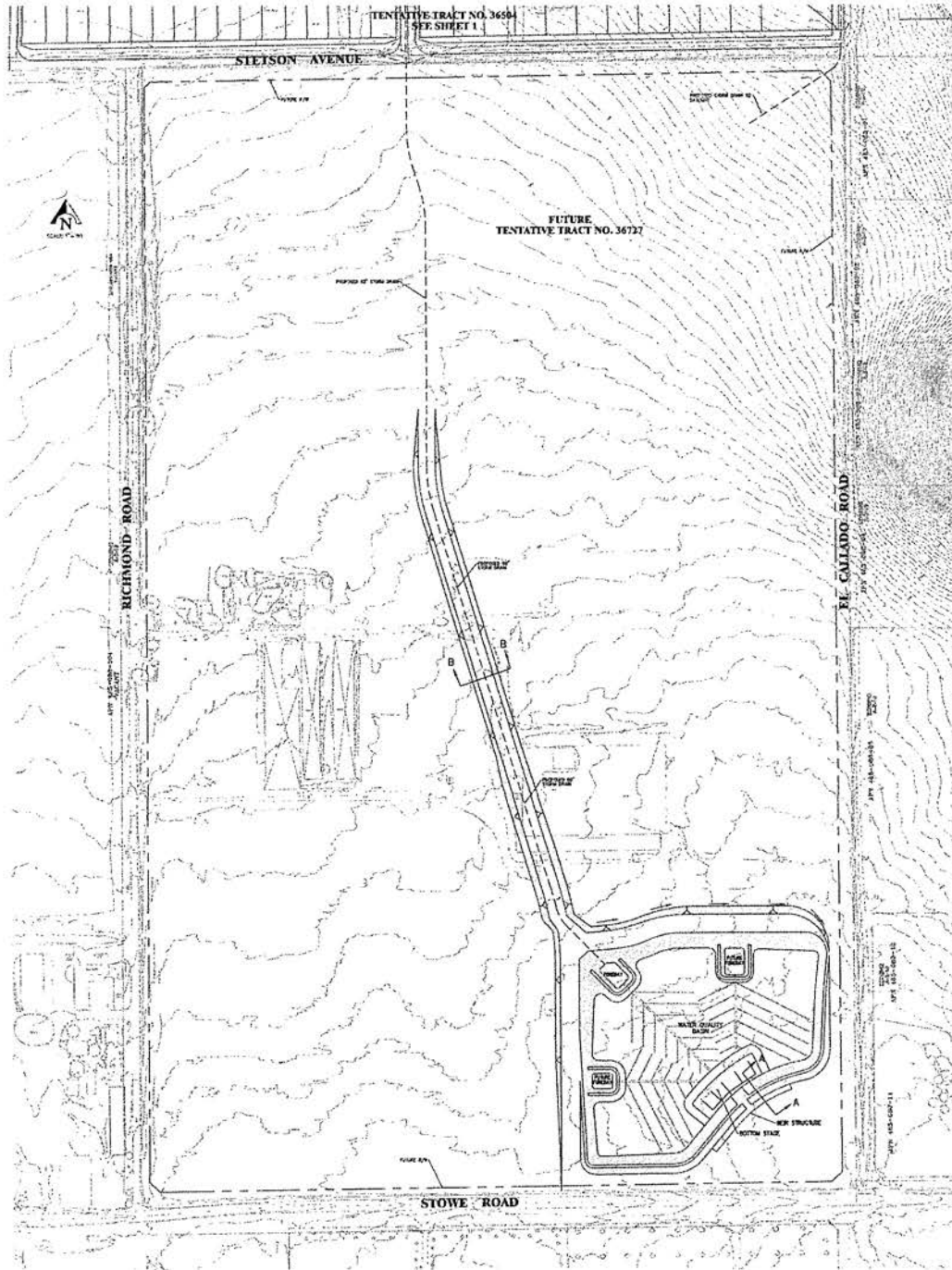
APPENDIX "A"

**TENTATIVE
TRACT 36504**

TENTATIVE TRACT NO. 36504

BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 5
SOUTH, RANGE 2 WEST, SALT RIVERLANDS MERIDIAN,
SECTION 15, T15, R2W
PLAT 2
JANUARY 2

SHEET 2 OF 2



SECTION 15, T15, R2W
PLAT 2
JANUARY 2
W.J. McKEEVER, INC.
ENGINEERING
1015 S. 10TH ST.
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APPENDIX "B"

LANDSCAPE MASTER PLAN

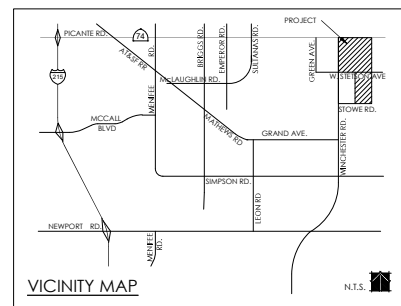
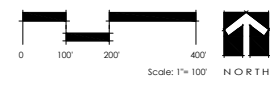


MAJOR ENTRY SEE SHEET 3

BOTANICAL NAME	COMMON NAME	SIZE	WILDCOLS WATER USAGE	SPACING
WINCHESTER ROAD				
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	MEDIUM	40' O.C.
STETSON AVE				
FRAXINUS A. 'RAYWOOD'	RAYWOOD ASH	24" BOX	LOW	40' O.C.
INTERNAL STREET TREES				
ORNAMOMMUM CAMPHORA	CAMPHOR TREE	24" BOX	MEDIUM	1 PER LOT
MAGNOLIA ST. MARY'S	SOUTHERN MAGNOLIA	24" BOX	MEDIUM	1 PER LOT
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	MEDIUM	1 PER LOT
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	24" BOX	MEDIUM	1 PER LOT
PODOCARPUS GRAECOLOR	FERN FINE	24" BOX	MEDIUM	1 PER LOT
QUERCUS SEX	HOLLY OAK	24" BOX	LOW	1 PER LOT
PARKING LOT TREES				
ORNAMOMMUM CAMPHORA	CAMPHOR TREE	24" BOX	MEDIUM	AS SHOWN
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	MEDIUM	AS SHOWN
ULMUS PARVIFLORA 'DRAKE'	EVERGREEN ELM	24" BOX	MEDIUM	AS SHOWN
LOCAL / ENTRY / ACCIDENT TREES				
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	MEDIUM	AS SHOWN
OLEA EUROPAEA	OLIVE	36" BOX	LOW	AS SHOWN
FRAXINUS C. 'ARBORESCENS'	PURPLE LEAF ALBUM	36" BOX	MEDIUM	AS SHOWN
QUERCUS AGROFOLIA	COAST LIVE OAK	36" BOX	LOW	AS SHOWN
COURTYARD TREES				
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GALLON	MEDIUM	AS SHOWN
LAGERSTRÖMIA INDICA	CRABE WHELK	24" BOX	MEDIUM	AS SHOWN
MAGNOLIA ST. MARY'S	SOUTHERN MAGNOLIA	24" BOX	MEDIUM	AS SHOWN
FRAXINUS C. 'ARBORESCENS'	PURPLE LEAF ALBUM	24" BOX	MEDIUM	AS SHOWN
LANDSCAPE AND SLOPE TREES				
QUERCUS PARVIFLORA	AUSTRIAN WILLOW	15 GALLON	MEDIUM	25'-40' O.C. MAX.
LIQIDAMBER STRACHILIA	SWEET GUM	15 GALLON	MEDIUM	25'-40' O.C. MAX.
PISTACHIA CHINENSIS	CHINESE PISTACHE	15 GALLON	MEDIUM	25'-40' O.C. MAX.
PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	15 GALLON	MEDIUM	25'-40' O.C. MAX.
PLATANUS KACIANDORA	CALIFORNIA Sycamore	15 GALLON	MEDIUM	25'-40' O.C. MAX.
QUERCUS AGROFOLIA	COAST LIVE OAK	15 GALLON	LOW	25'-40' O.C. MAX.
QUERCUS ENGELMANNII	ENGLISH OAK	15 GALLON	LOW	25'-40' O.C. MAX.
RHUS LANCEA	AFRICAN SUMAC	15 GALLON	LOW	25'-40' O.C. MAX.
** SHRUBS				
ADAPANTHUS AFRICANUS	LYL-OF-THE-IBILE	1 GALLON	MEDIUM	2' O.C.
ARGENTANTHUS FLAVUS	KANGAROO PAW	1 GALLON	LOW	2' O.C.
CISSUS PURPUREA	ROSCOE'S	1 GALLON	LOW	4' O.C.
DIETES VEGETA	ROSEHIGHT LILY	1 GALLON	MEDIUM	3' O.C.
DIODONIA 'P. PURPUREA'	PURPLE HOPBIRD	1 GALLON	MEDIUM	4' O.C.
ELCYNIA JAPONICA	EVERGREEN EUCALYPTUS	1 GALLON	MEDIUM	4' O.C.
REJDA BELLOMANA	PHENAPPE GUAVA	1 GALLON	MEDIUM	4' O.C.
ORNYLIA INDICA	ORNYLIA	1 GALLON	LOW	4' O.C.
HELECTROCHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW	18' O.C.
HEMERICALLIS FRIBRO	DANIEL	1 GALLON	MEDIUM	4' O.C.
USUBRAM JAPONICUM	PHIWE	1 GALLON	MEDIUM	4' O.C.
MIRUS EDOMARUS 'COMPACTA'	COMPACT MIRTE	1 GALLON	MEDIUM	4' O.C.
HEANDRA DOMESTICA	HEANDRA BAMBINO	1 GALLON	MEDIUM	4' O.C.
PHODIA FRAXER	RED TOP PHODIA	1 GALLON	MEDIUM	6' O.C.
PHITISORBUS TOMBA	PHITISORBUS TOMBA	1 GALLON	MEDIUM	4' O.C.
RAMPHOLIPS INDICA	INDIA HAW THORN	1 GALLON	LOW	6' O.C.
RHUS OVATA	SUGAR BUSH	1 GALLON	LOW	6' O.C.
ROSMARINUS OFFICINALIS	ROSEMARY	1 GALLON	LOW	4' O.C.
SAVIA LEBUCANTINA	MEXICAN SAGE	1 GALLON	LOW	4' O.C.
VERBENA JAPONICA	SPRING DOUGLASS VERBENA	1 GALLON	MEDIUM	6' O.C.

BOTANICAL NAME	COMMON NAME	SIZE	WILDCOLS WATER USAGE	SPACING
** VINES				
GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	5 GALLON	MEDIUM	10' O.C.
PAETHINOCISSUS	BOSTON IVY	5 GALLON	MEDIUM	10' O.C.
TRICUSPIDATA	STAR JASMINE	5 GALLON	MEDIUM	10' O.C.
TRACHESIOFIBRUM JASMINOIDES	JASMINE	5 GALLON	MEDIUM	10' O.C.
GROUNDCOVERS				
BACCHARIS P. 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GALLON	LOW	36" O.C.
CEANDORHIS O. HIRONDEALIS	CARIBBEAN CREEPER	1 GALLON	LOW	36" O.C.
CITRUS SAUVAGEUS	SAGELEAF ROSEHEDGE	1 GALLON	LOW	36" O.C.
GAZANIA SP.	GAZANIA	FLATS	MEDIUM	12" O.C.
LONICERA JAPONICA 'TALLIANA'	HALLS HONEYBUCKLE	FLATS	LOW	12" O.C.
MICROPERLA PARSIFOLIA	MYRTOPHILA	1 GALLON	LOW	24" O.C.
ROSMARINUS O. PROSTRATUS	PROSTRATE ROSEMARY	1 GALLON	LOW	24" O.C.
TALL FESCUE (TURF SEED MIX SHALL BE 'TEAM CREST' AVAILABLE THROUGH CREATIVE HYDROSEED (PS) 461-9143 1000 S.F.)	TURF (FUNCTIONAL USE)	SEED	BOX OF 50s	15 LBS / 40-9143 1000 S.F.
WATER QUALITY BASIN				
HYDRO-SEED MIX	LEBSACKE			
ELYNIS GLAUCUS	15			
DIPTERIS SPECIOLA	8			
BRUNELLA MEXICANA	3			
LEPNUS TRICOCEDUS	6			
MELICA IMPERFECTA	5			
MULHEBERGIA RUBENS	6			

BELOW ARE VALLEY WIDE AND COUNTY BUILDING AND SAFETY REQUIREMENTS FOR PLANT QUANTITIES
 ** (I) IS GALLON PER PER 700 LBS. OF LANDSCAPE
 ** (II) IS GALLON PER PER 40 LBS. OF LANDSCAPE
 ** (III) IS GALLON PER PER 50 LBS. OF LANDSCAPE (SEE LIST ON COMPOUND SHEETS)



LANDSCAPE MASTER PLAN TR. 36504 OVERALL LANDSCAPE PLAN

LANSING STONE STAR, LLC Villages of Winchester North

County of Riverside

SHEET 1

Dorland REALTY ASSOCIATES INC.
 951 | 296 | 3430
 www.dorlandrealty.com
 03.08.17

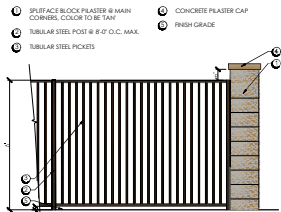


COMMUNITY PARK

Scale: 1" = 30'

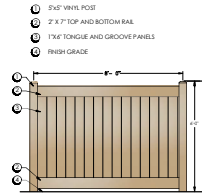


MAJOR ENTRY MONUMENT

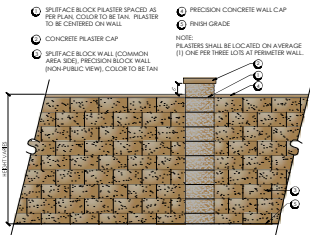


TUBULAR STEEL VIEW FENCE

Scale: 1/2" = 1'-0"

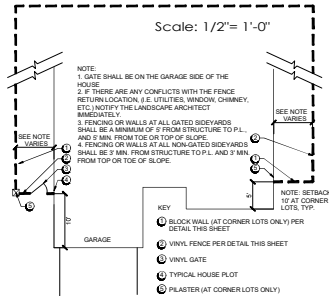


VINYL FENCE



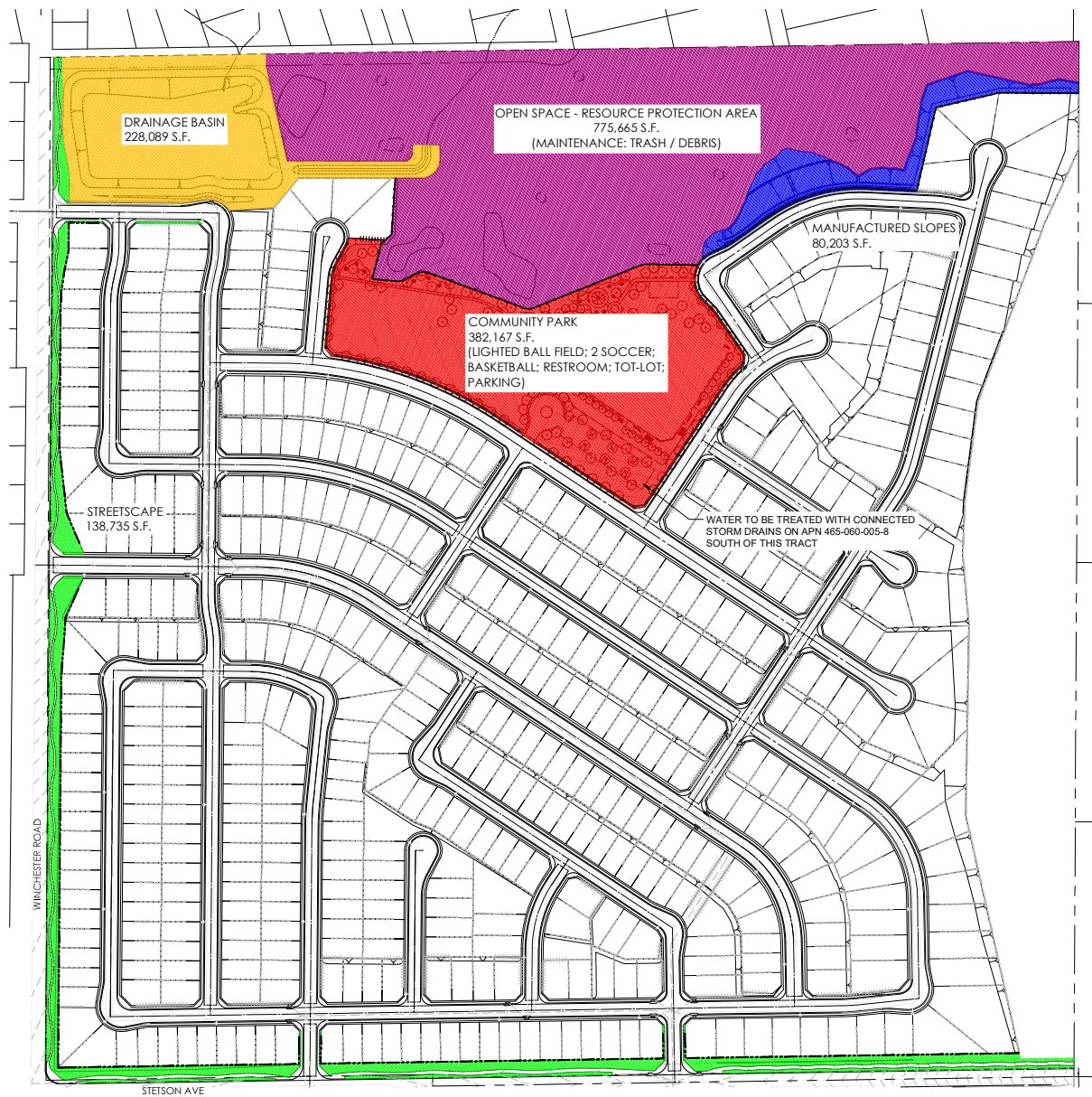
BLOCK WALL

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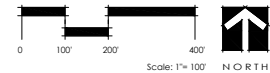
FRONT YARD TYPICAL FENCE LAYOUT

Scale: 1" = 8'



MAINTENANCE LEGEND	
	VALLEY WIDE RECREATION - LANDSCAPE 138,735 S.F.
	VALLEY WIDE RECREATION - PARK 382,167 S.F.
	VALLEY WIDE RECREATION - SLOPE 80,203 S.F.
	VALLEY WIDE RECREATION - OPEN SPACE 775,665 S.F.
	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT 228,089 S.F.

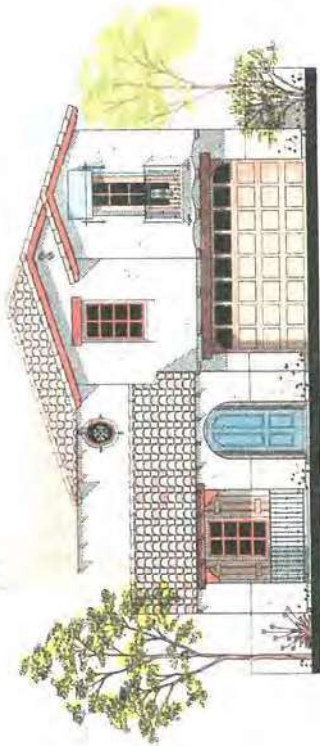
VALLEY WIDE WALL AND FENCE LEGEND	
	6' HIGH PERIMETER BLOCK WALL (SPLIT FACE BLOCK, TAN) 4760 L.F.
	5' HIGH BLOCK WALL (ONE SIDED SPLIT FACE BLOCK, TAN) 72 L.F.
	TUBULAR STEEL VIEW FENCE (COLOR TO BE BLACK) 2356 L.F.
	3-RAIL FENCE (COLOR TO BE WHITE) 1902 L.F.



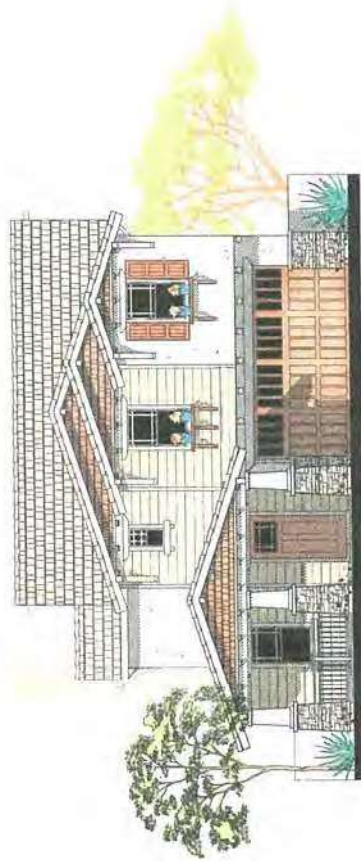
APPENDIX "C"

ARCHITECTURE

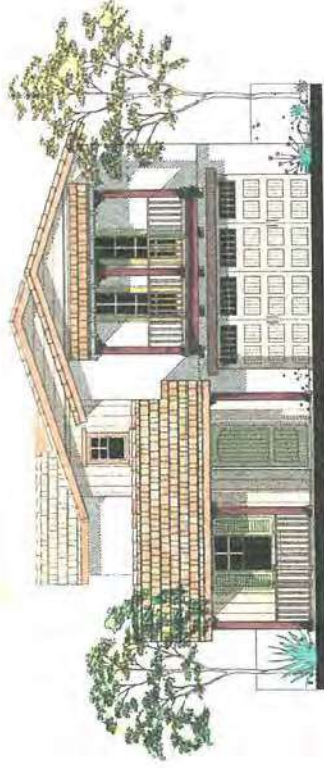
PLAN 1



California Ranch



Craftsman



Monterey

Plan 1
Front Elevations
50' x 100' Lots

Scale: 1/4" = 1'-0"

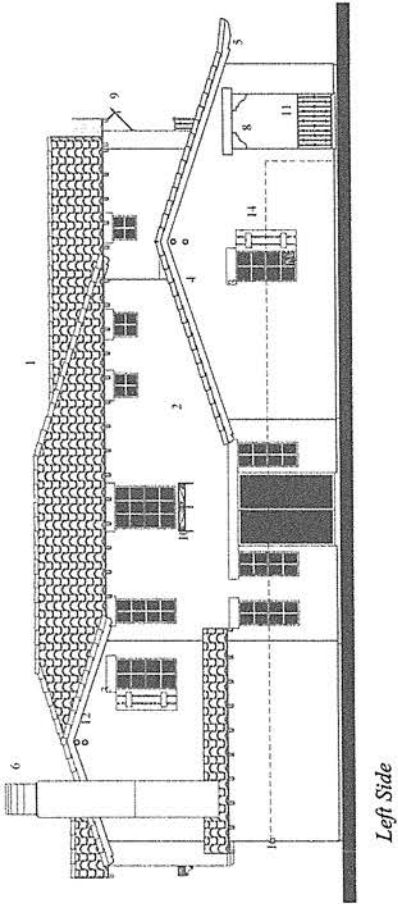
Villages North
 Tract # 36504
 Riverside County, CA

Lansing Stone Star, LLC

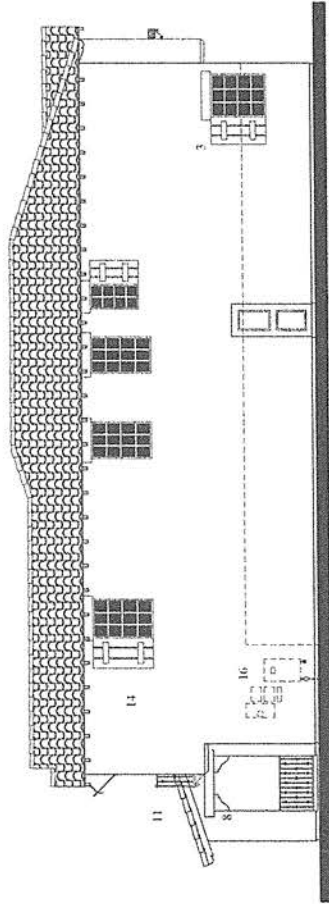


PEKAREK-CRANDELL, Inc.
 architecture - planning

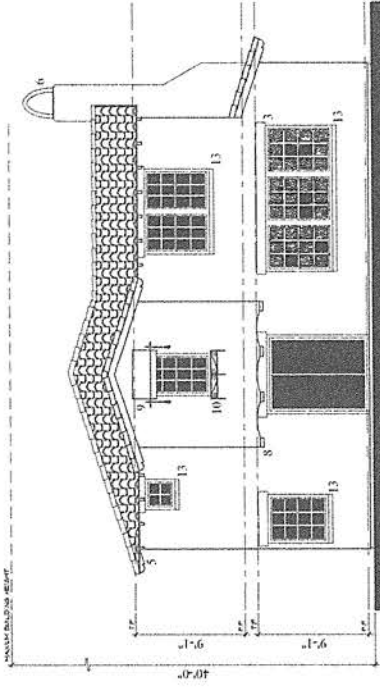
314511 Camino Capistrano, Suite 300 949-487-2300
 San Juan Capistrano, CA 92675 fax: 949-487-2321
 3-28-17 #16-05



Left Side



Right Side



Rear

Exterior Materials-California Ranch

- 1 Concrete S/Reef Tile
- 2 Stucco
- 3 Stucco over Foam Trim
- 4 Tight Rake
- 5 Exposed Wood Rafter Tails
- 6 Metal Chimney Shroud
- 7 Entry Door Per Builder
- 8 Stucco over Foam Cotel
- 9 Fabric Awning w/Metal Holders
- 10 Decorative Metal Posts/elf
- 11 Decorative Metal Railing
- 12 False Clay Tile Vents
- 13 Recessed Window with Sloping Sill
- 14 Shutter
- 15 Metal Roll-up Garage Door
- 16 Line of Fence

Plan 1
Elevations
California Ranch
50' x 100' Lots

Scale: 1/4" = 1'-0"

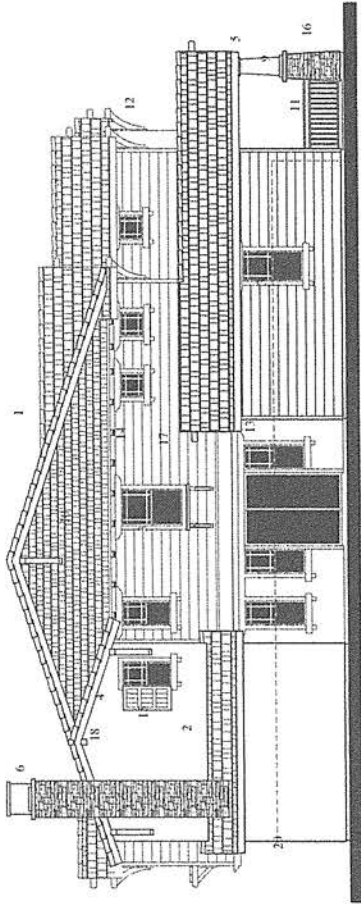


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architecture - planning

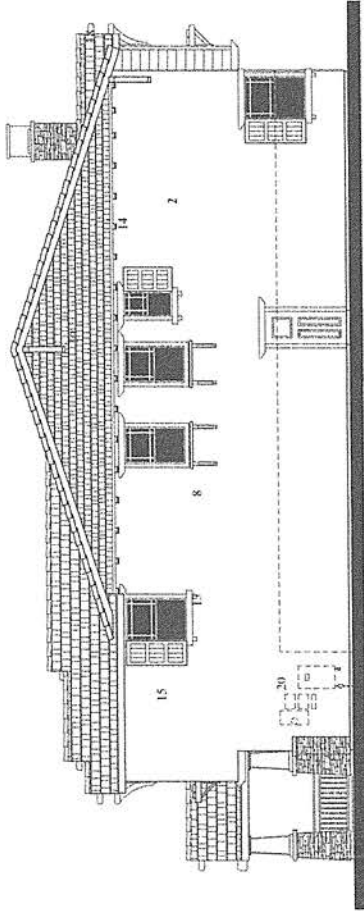
31411 Camino Capistrano, Suite 300 949-497-2320
San Juan Capistrano, CA 92675 fax 949-497-2321
3-28-17 #16-015

Villages North
Tract # 36504
Riverside County, CA

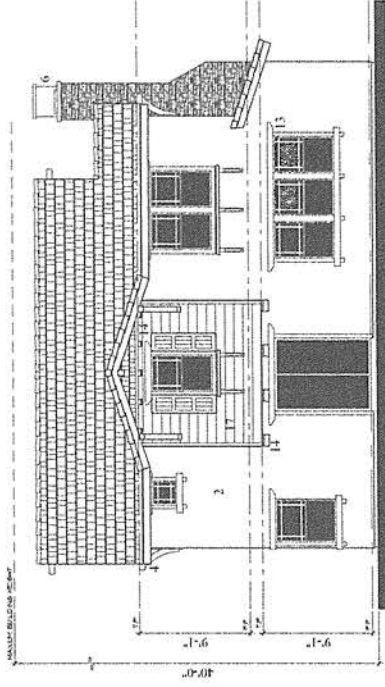
Lansing Stone Star, LLC



Left Side



Right Side



Rear

Exterior Materials-Craftsman

- 1. Concrete Flat Roof Tile
- 2. Stucco
- 3. Wood Trim
- 4. Wood Fascia/Barge
- 5. Exposed Wood Rafter Tails
- 6. Metal Chimney Sillboard
- 7. Entry Door Por Builder
- 8. Wood Post/rafter with Wood Braces
- 9. Tapered Column
- 10. Accent Shingle Siding
- 11. Wood Railings
- 12. Wood Kicker
- 13. Stucco over Foam Trim
- 14. Wood Cobble
- 15. Shutter
- 16. Synthetic Stone Veneer
- 17. Horizontal Siding
- 18. Wood Chalkboard
- 19. Metal Sliding Garage Door
- 20. Line of Fence

Plan 1
Elevations
Craftsman
50' x 100' Lots

Scale: 1/4" = 1'-0"

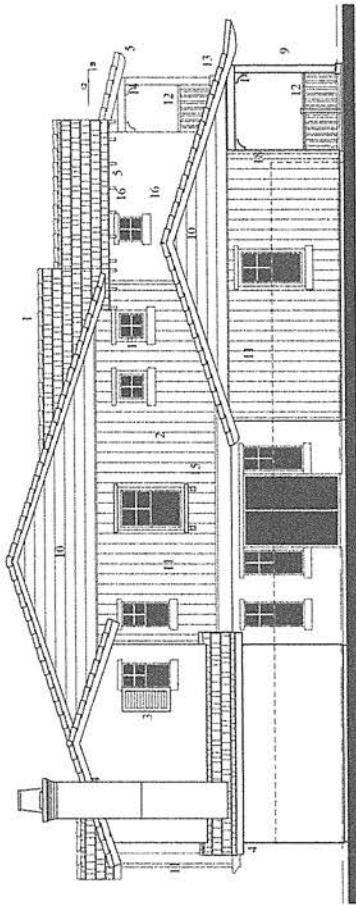


PEKAREK-CRANDELL, Inc.
architecture - planning

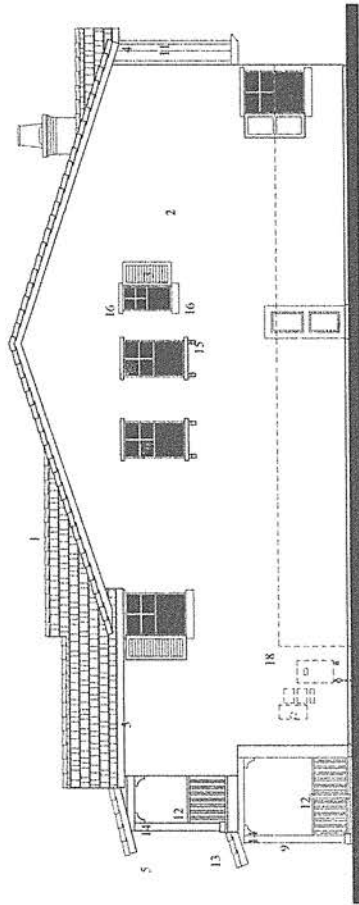
31411 Camino Capistrano, Suite 300 949-487-2320
San Juan Capistrano, CA 92675 fax 949-487-2321
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Villages North
Tract # 36504
Riverside County, CA

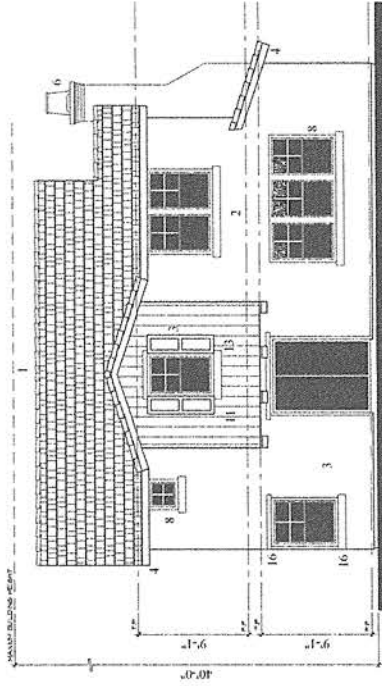
Lansing Stone Star, LLC



Left Side



Right Side



Rear

Exterior Materials-Monterey

- 1. Concrete Flat Roof Tile
- 2. Shutter
- 3. Shutter
- 4. Wood Fascia/Barge
- 5. Exposed Wood Feather Tails
- 6. Metal Chimney Sheath
- 7. Entry Door Per Builder
- 8. Recessed Window
- 9. Wood Post
- 10. Accent Horizontal Siding
- 11. Vertical Siding
- 12. Wood Railing
- 13. Wood Trim
- 14. Wood Corbel
- 15. Wood Posts
- 16. Stucco over Foam Trim
- 17. Metal Finish Garage Door
- 18. Lute of Fence

**Plan 1
Elevations
Monterey
50' x 100' Lots**

Scale: 1/4" = 1'-0"

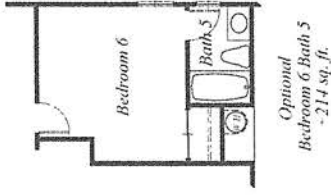
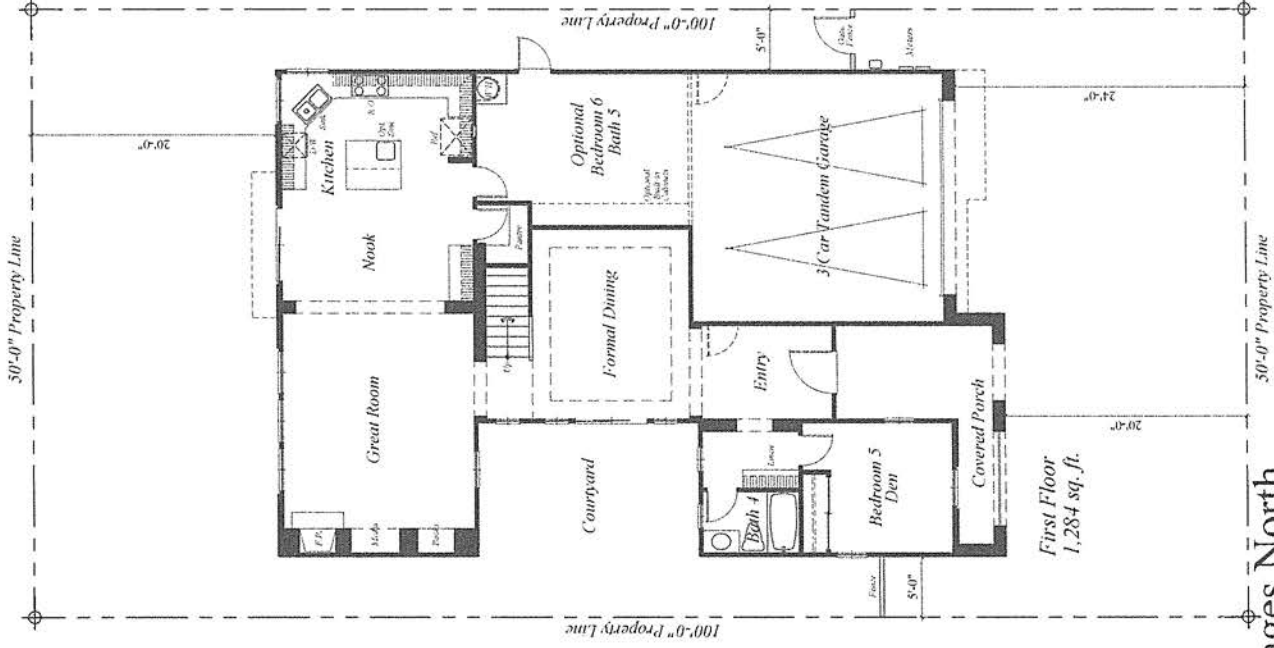


PEKAREK-CRANDELL, Inc.
architecture - planning

31411 Camino Capistrano, Suite 300 949/487-2320
San Juan Capistrano, CA 92675 fax 949/487-2321
3-28-17 #16-05

Villages North
Tract # 36504
Riverside County, CA

Lansing Stone Star, LLC



Plan 1

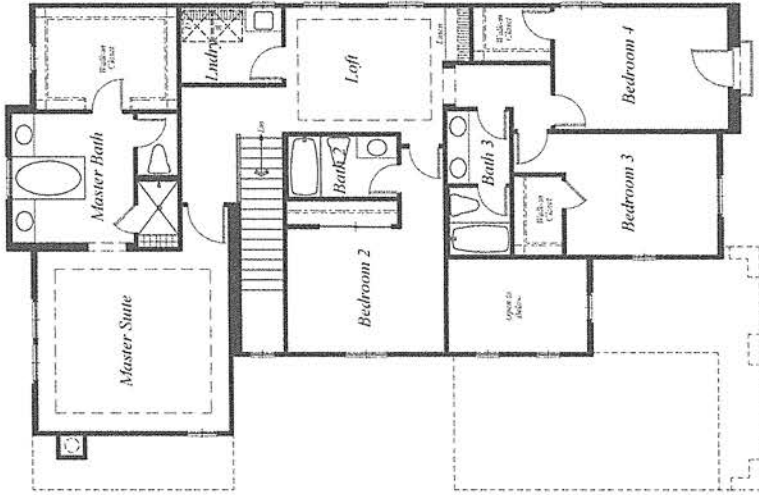
2,832 Sq. Ft.
50' x 100' Lots

Scale: 1/4" = 1'-0"



PEKAREK-CRANDELL, Inc.
architecture - planning

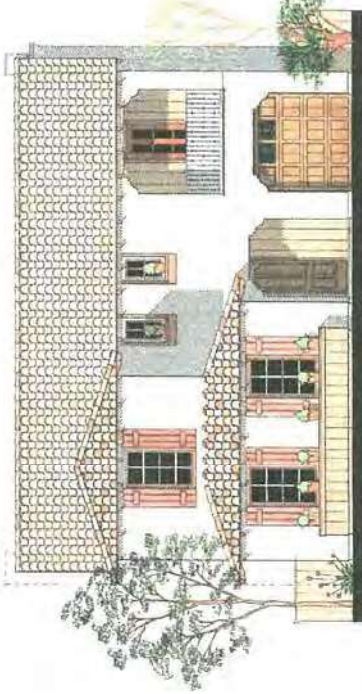
31411 Camino Capistrano, Suite 300
San Juan Capistrano, CA 92675
949 497-2350
949 497-2351
3-2847 911-0-05



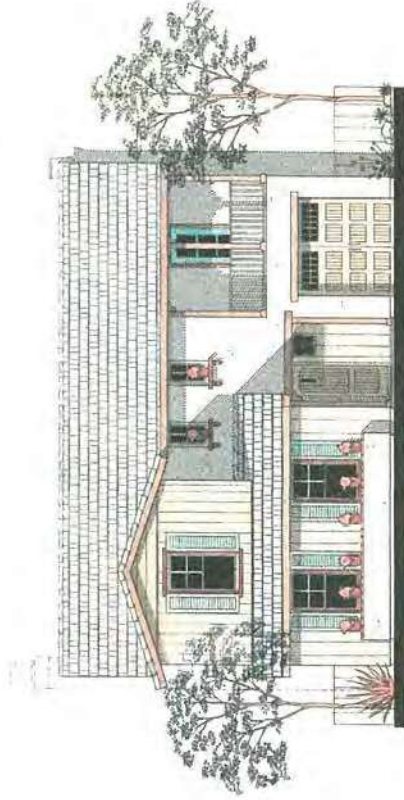
Villages North
Tract # 36504
Riverside County, CA

Lansing Stone Star, LLC

PLAN 2



California Ranch



Monterey



Mediterranean

Plan 2
Front Elevations
50' x 100' Lots

Scale: 1/4" = 1'-0"

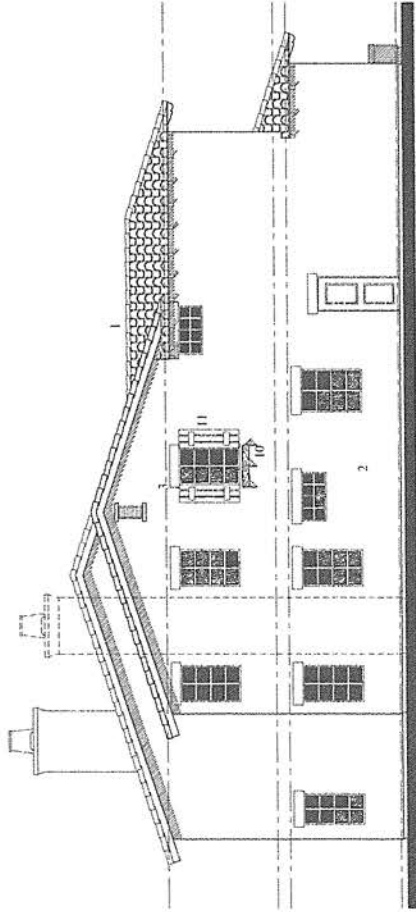
Villages North
 Tract # 36504
 Riverside County, CA

Lansing Stone Star, LLC

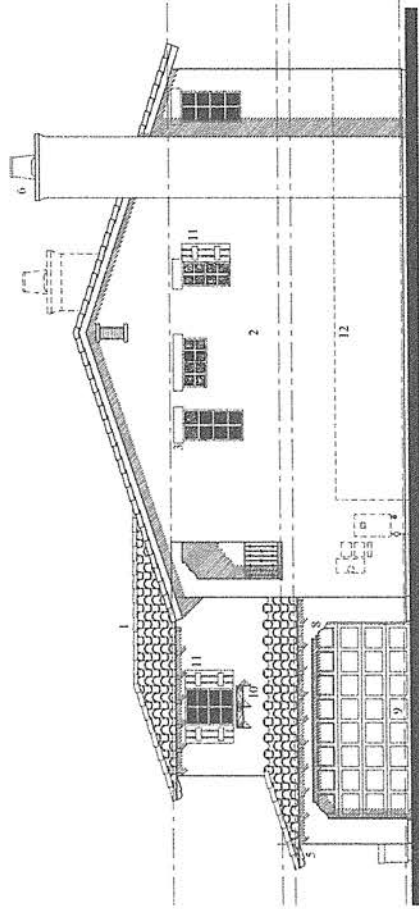


PEKAREK-CRANDELL, Inc.
 architecture - planning

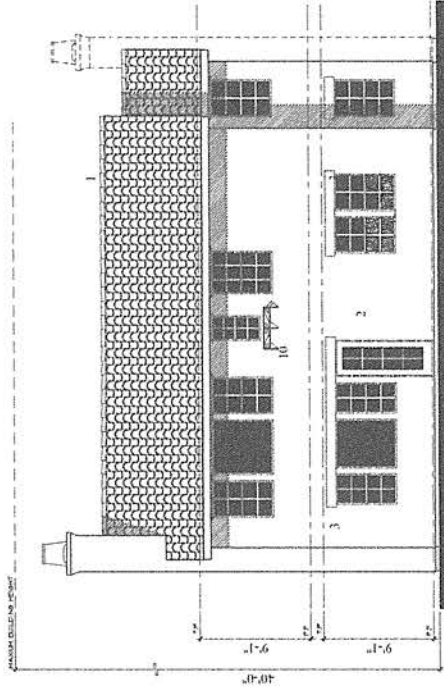
31411 Camino Capistrano, Suite 300 San Jose, CA 95134
 San Juan Capistrano, CA 92675 Fax: 949.497.2321
 949.497.2321
 © 1998



Left Elevation



Right Elevation



Rear Elevation

Exterior Materials-Calif. Ranch

- 1. Concrete S-Roof Tile
- 2. Stucco
- 3. Stucco over Foam Trim
- 4. Recessed Window with Sloping Sill
- 5. Exposed Wood Rafter Tails
- 6. Metal Chimney Shroud
- 7. Entry Door Per Builder
- 8. Stucco over Foam Corbel
- 9. Metal Roll-up Garage Door
- 10. Decorative Metal Porch
- 11. Shutter
- 12. Line of Fence

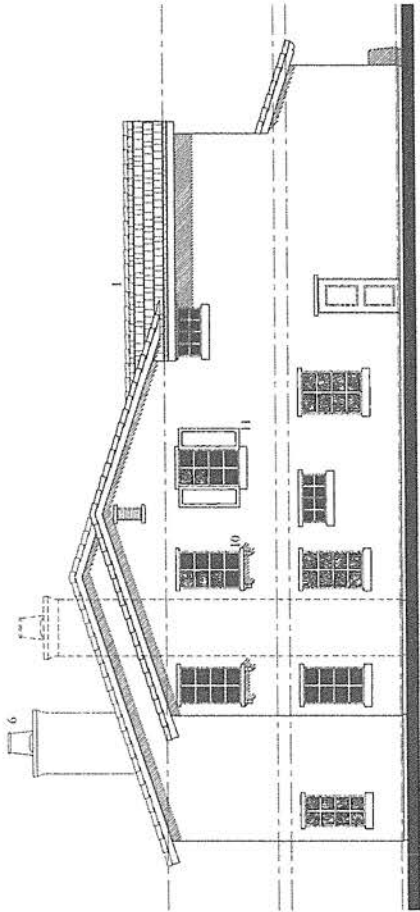
Plan 2
Elevations
California Ranch
50' x 100' Lots

Scale: 1/4" = 1'-0"

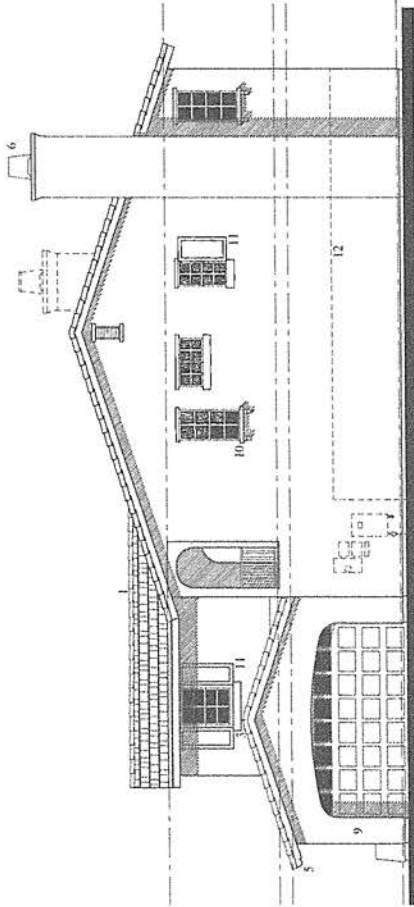


Villages North
Tract # 36504
Riverside County, CA

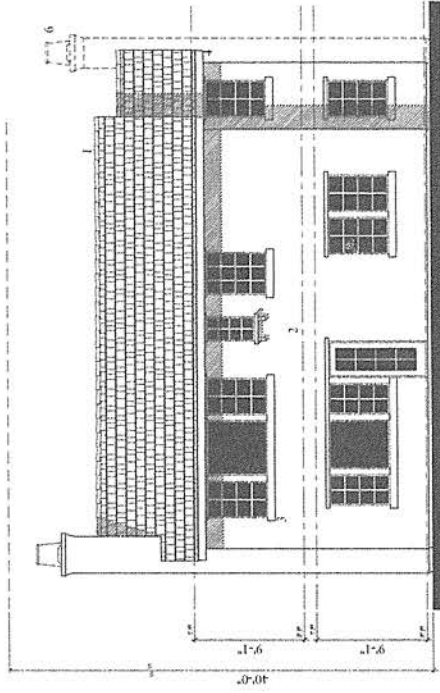
Lansing Stone Star, LLC



Left Elevation



Right Elevation



Rear Elevation

Exterior Materials-Mediterranean

- 1. Concrete Flat Roof Tile
- 2. Stucco
- 3. Stucco over Foam Trim
- 4. Wood Fascia/Barge
- 5. Exposed Wood Rafter Tails
- 6. Metal Chimney Slimid
- 7. Entry Door Per Builder
- 8. Stucco over Foam Corbel
- 9. Metal Roll-up Garage Door
- 10. Wood Postshell
- 11. Shutter
- 12. Line of Fence

Plan 2
Elevations
Mediterranean
50' x 100' Lots

Scale: 1/4" = 1'-0"

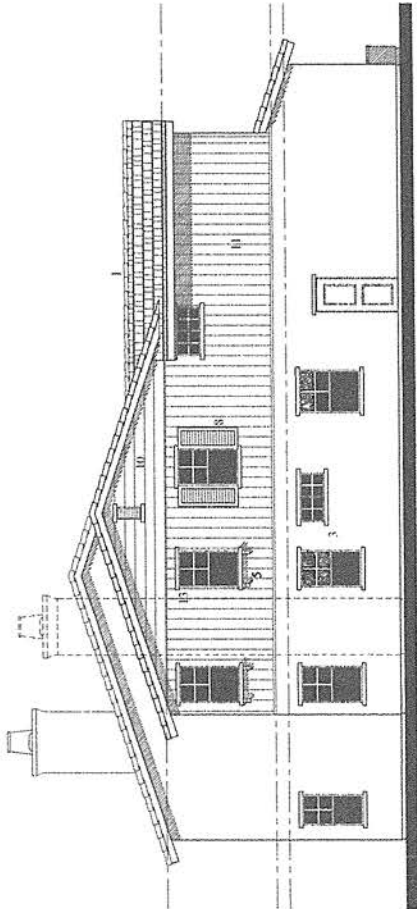


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architecture - planning

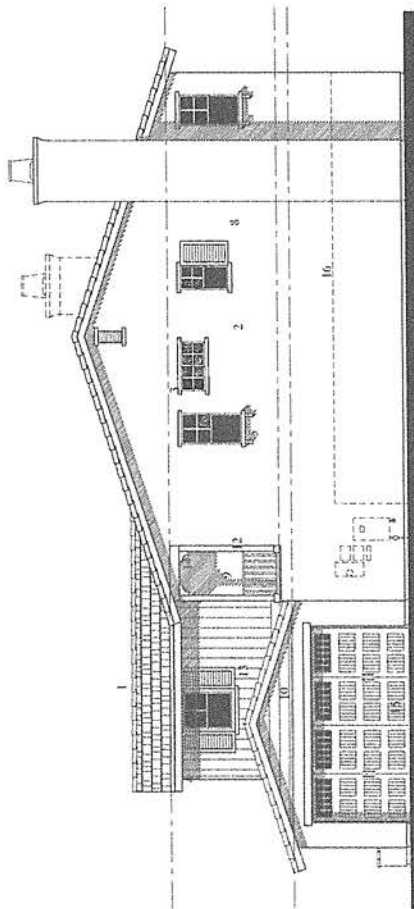
31411 Camino Capistrano, Suite 300
San Juan Capistrano, CA 92675
949/487-2930
949/487-2931
3-38-17 #16-05

Villages North
Tract # 36504
Riverside County, CA

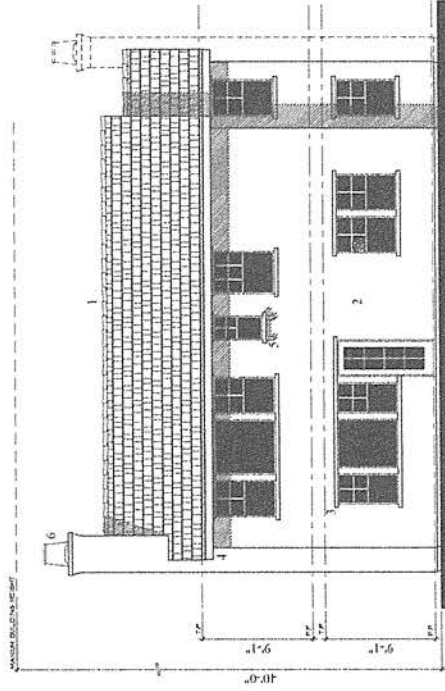
Lansing Stone Star, LLC



Left Elevation



Right Elevation



Rear Elevation

Exterior Materials-Monterey

- 1. Concrete Flat Roof Tile
- 2. Shingle
- 3. Shuoco over Foam Trnn
- 4. Wood Fascia/Brngs
- 5. Wood Polishelf
- 6. Metal Chimney: Shroud
- 7. Entry Door Per Builder
- 8. Shutter
- 9. Wood Post
- 10. Accent Horizontal Siding
- 11. Vertical Siding
- 12. Wood Railing
- 13. Wood Trnn
- 14. Wood Corbel
- 15. Metal Roll-up Garage Door
- 16. Line of Fence

Plan 2
Elevations
Monterey
50' x 100' Lots

Scale 1/4" = 1'-0"

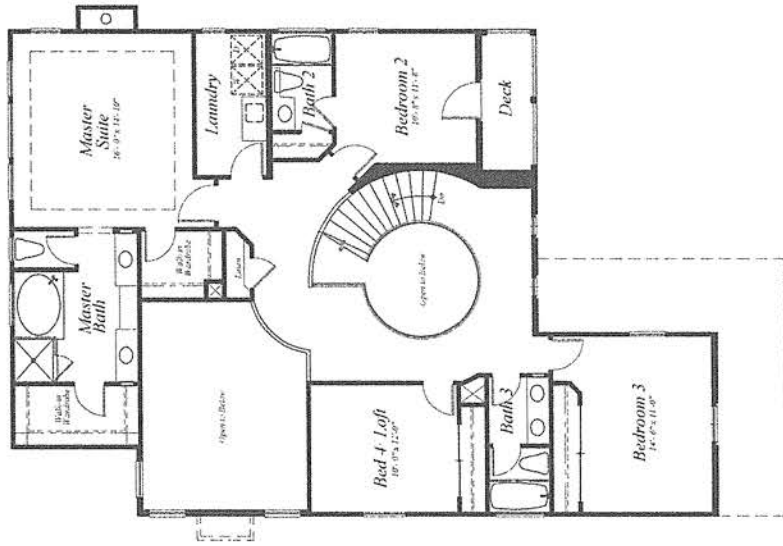
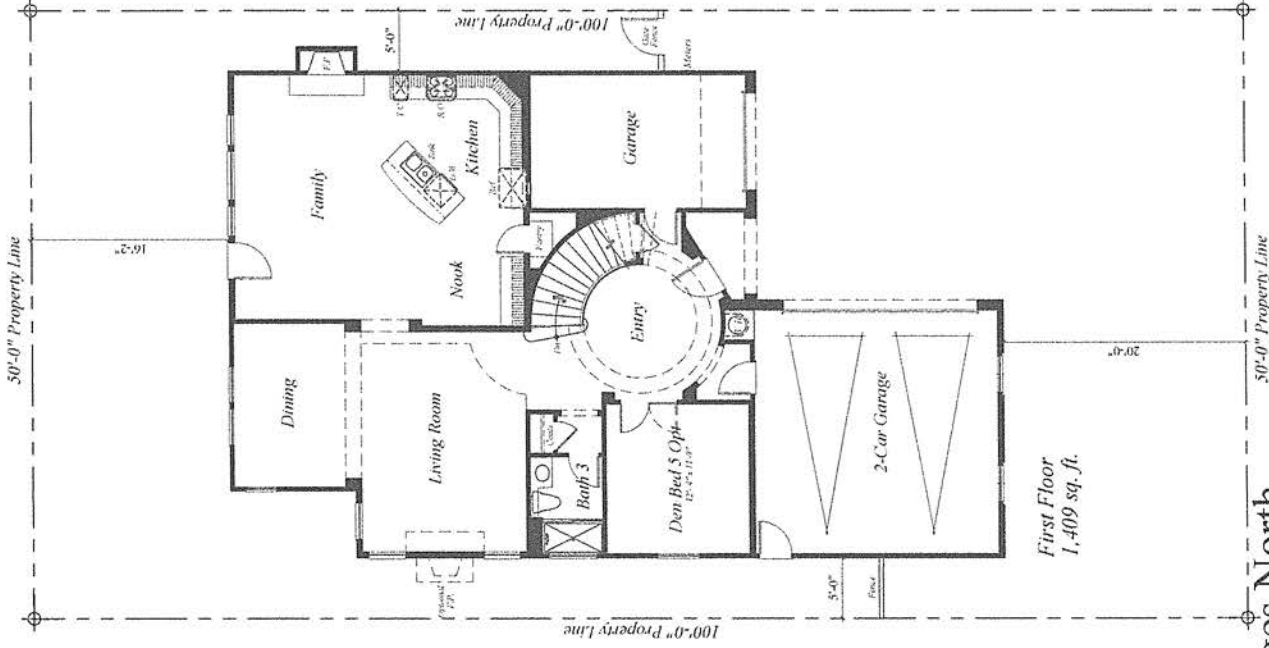


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San Juan Capistrano, CA 92675
949.487.2320
949.487.2321
3-28-17 #16-05

Villages North
Tract # 36504
Riverside County, CA

Lansing Stone Star, LLC



Plan 2
2,900 Sq. Ft.
50' x 100' Lots

Scale: 1/4" = 1'-0"



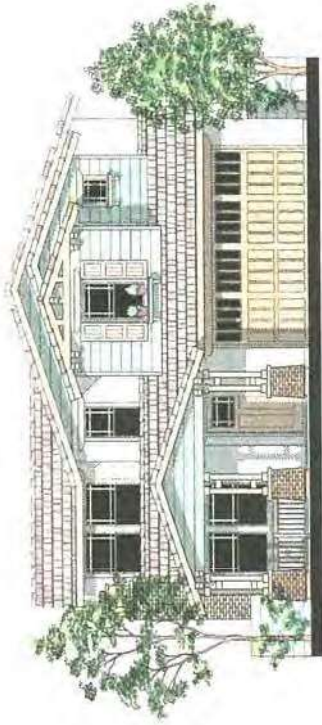
PEKAREK-CRANDELL, Inc.
 architecture - planning

31411 Camino Capistrano, Suite 300 San Juan Capistrano, CA 92675
 (949) 487-2820 Fax: (949) 487-2821
 1-28-17 9/16-05

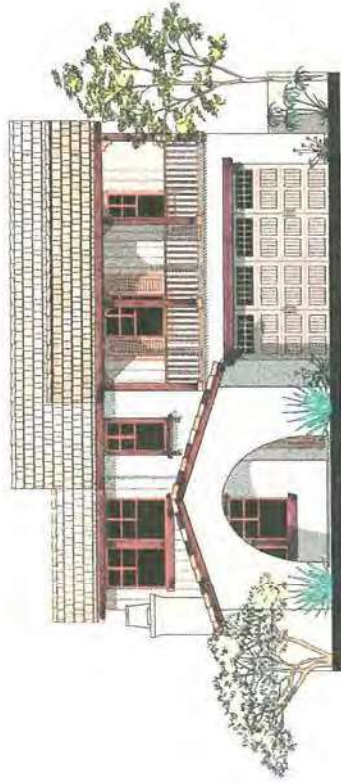
Villages North
 Tract # 36504
 Riverside County, CA

Lansing Stone Star, LLC

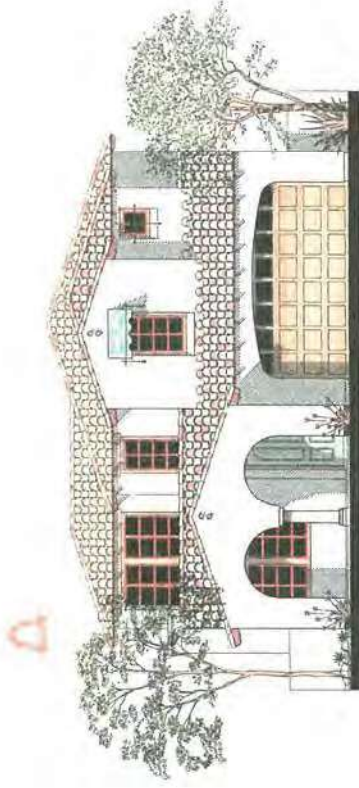
PLAN 3



Craftsman



Monterey



California Ranch

Plan 3
Front Elevations
50' x 100' Lots

Scale: 1/4" = 1'-0"

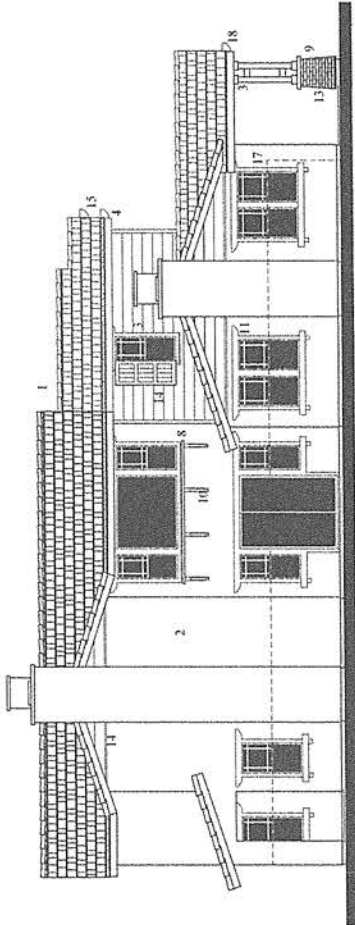
Villages North
 Tract # 36504
 Riverside County, CA

Lansing Stone Star, LLC

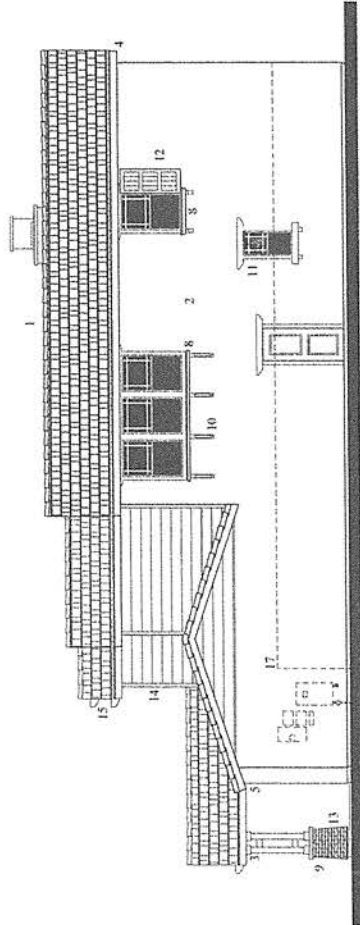


PEKAREK-CRANDELL, Inc.
 architecture - planning

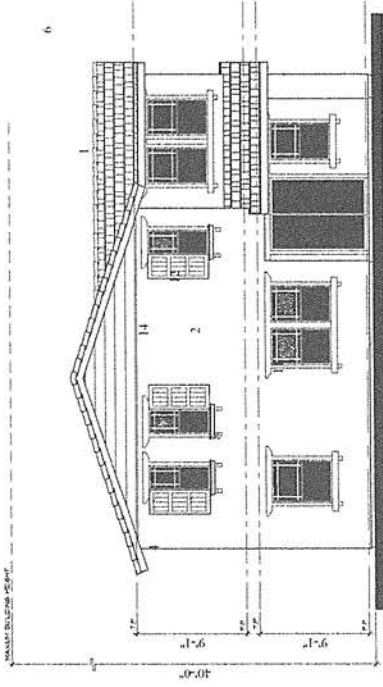
31411 Camino Capistrano, Suite 300 949.487.2336
 San Juan Capistrano, CA 92675 fax 949.487.2321
 4-26-17 #16645



Left Side



Right Side



Rear

Exterior Materials-Craftsman

- 1. Concrete Flat Roof Tile
- 2. Stucco
- 3. Wood Trim
- 4. Wood Fascia/Barge
- 5. Exposed Wood Rafter Tails
- 6. Metal Chimney Shroud
- 7. Entry Door Por Finialer
- 8. Wood Pegboard with Wood Braces
- 9. Tapered Column
- 10. Wood Kicker
- 11. Stucco over Foam Trim
- 12. Shutter
- 13. Synthetic Stone Veneer
- 14. Horizontal Siding
- 15. Wood Outlooker
- 16. Metal Roll-up Garage Door
- 17. Line of Fence

Plan 3
Elevations
Craftsman
50' x 100' Lots

Scale: 1/4" = 1'-0"

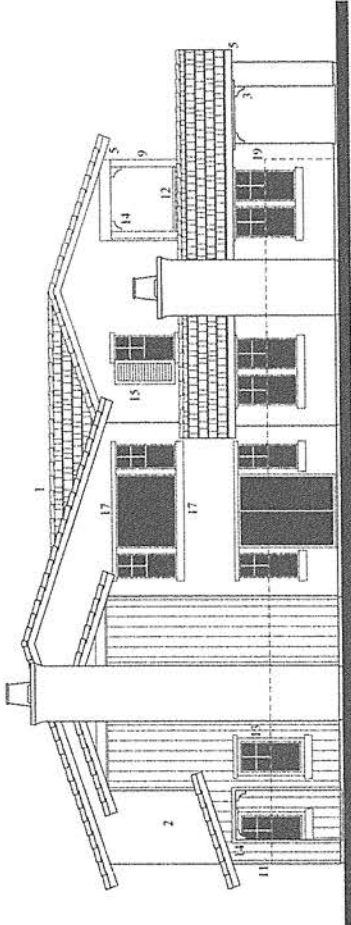


PEKAREK-CRANDELL, Inc.
 architecture · planning

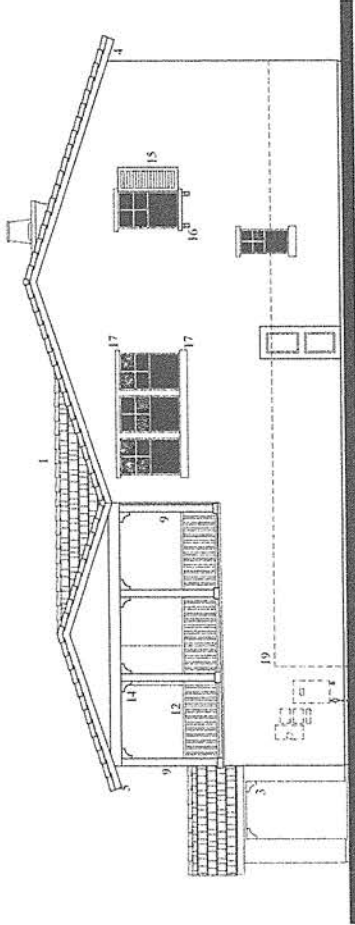
94111 Camino Capistrano, Suite 300 949-487-2320
 San Juan Capistrano, CA 92675 fax 949-487-2321
 3-28-17 #11-45

Villages North
 Tract # 36504
 Riverside County, CA

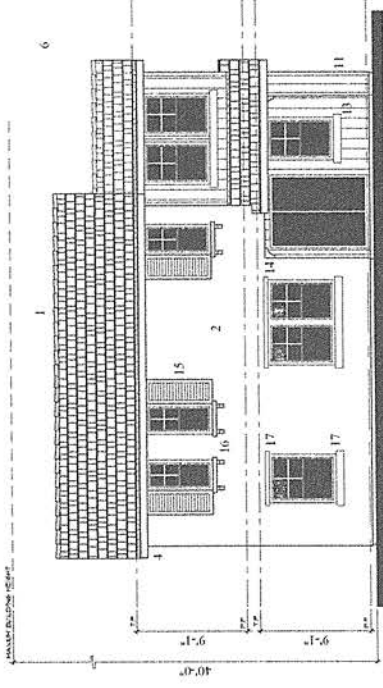
Lansing Stone Star, LLC



Left Side



Right Side



Rear

Exterior Materials-Monterey

- 1. Concrete Flat Roof Tile
- 2. Stucco
- 3. Stucco over Foam Corbel
- 4. Wood Fascia/Barge
- 5. Exposed Wood Rafter Tails
- 6. Metal Chimney Shroud
- 7. Entry Door Per Builder
- 8. Recessed Window
- 9. Wood Post
- 10. Accent Horizontal Siding
- 11. Vertical Siding
- 12. Wood Railings
- 13. Wood Trim
- 14. Wood Corbel
- 15. Shutter
- 16. Wood Picketfence
- 17. Stucco over Foam Trim
- 18. Metal Roll-up Garage Door
- 19. Line of Fence

Plan 3
Elevations
Monterey
50' x 100' Lots

Scale: 1/4" = 1'-0"

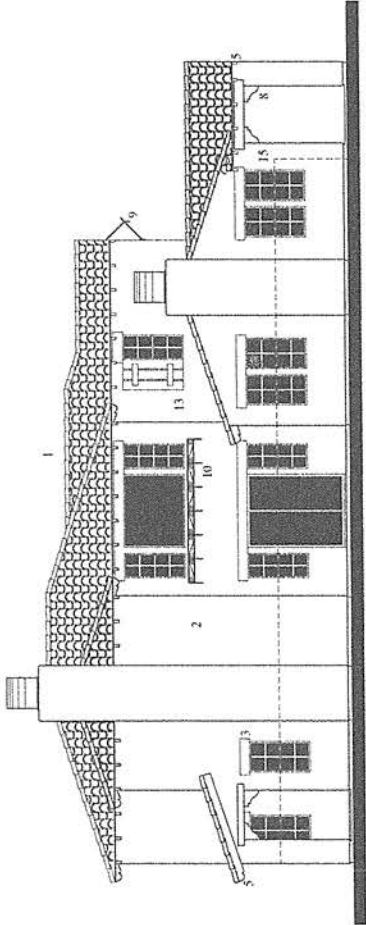


PEKAREK-CRANDELL, Inc.
architecture - planning

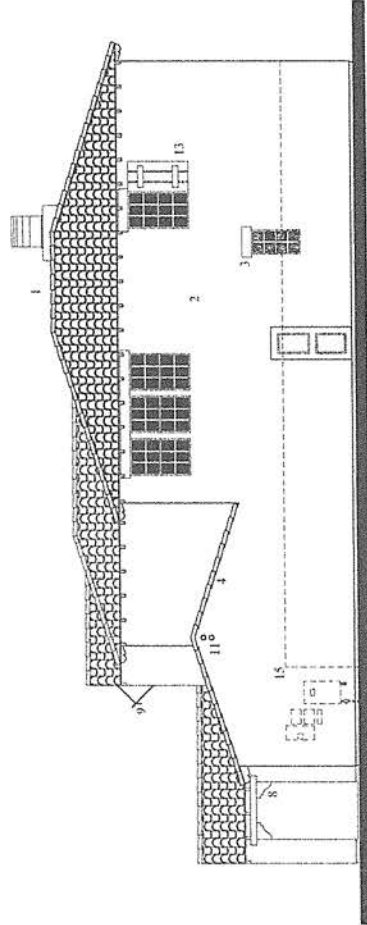
31411 Camino Capistrano, Suite 300 Redwood City, CA 94061
Tel: 650.497.2321 Fax: 650.497.2321
www.pekarckrandell.com #16-05

Villages North
Tract # 36504
Riverside County, CA

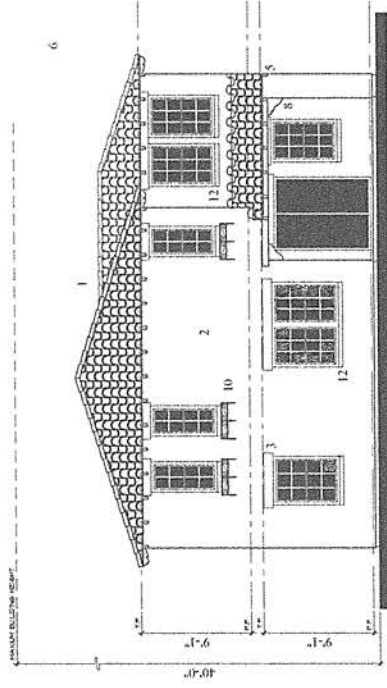
Lansing Stone Star, LLC



Left Side



Right Side



Rear

- Exterior Materials-California Ranch**
- 1. Concrete S/Reef Tile
 - 2. Stucco over Foam Board
 - 3. Stucco over Foam Trim
 - 4. Tight Rake
 - 5. Exposed Wood Rafter Tails
 - 6. Metal Chimney Shroud
 - 7. Entry Door Per Builder
 - 8. Stucco over Foam Cobble
 - 9. Fabric Awning w/Metal Holders
 - 10. Decorative Metal Posts
 - 11. False Clay Tile Vents
 - 12. Recessed Window with Sloping Sill
 - 13. Shutter
 - 14. Metal Roll-up Garage Door
 - 15. Line of Fence

Plan 3

Elevations

California Ranch

50' x 100' Lots

Scale: 1/4" = 1'-0"

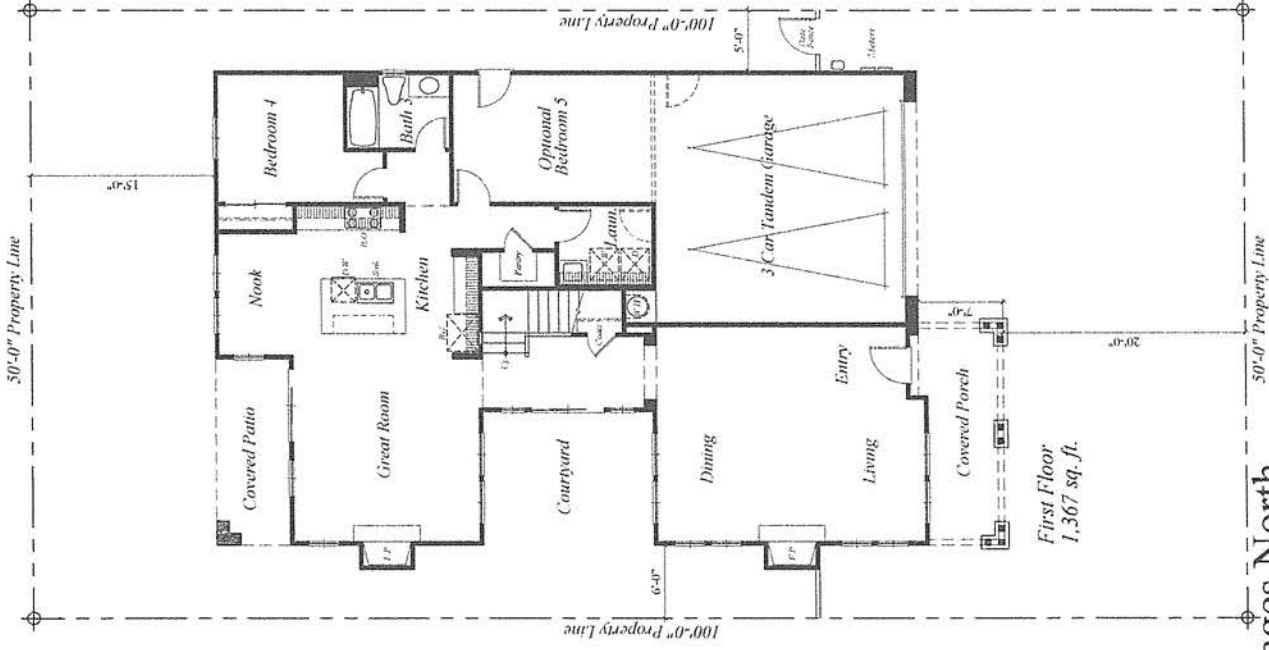


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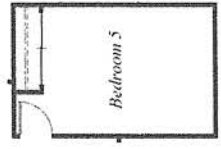
31411 Camino Capistrano, Suite 200 949.487.2320
San Juan Capistrano, CA 92675 Fax 949.487.2321
#16-05

Villages North
Tract # 36504
Riverside County, CA

Lansing Stone Star, LLC



First Floor
1,367 sq. ft.



Optional Bedroom 5
~187 sq. ft.



Second Floor
1,303 sq. ft.

Plan 3
2,670 Sq. Ft.
50' x 100' Lots

Scale: 1/4" = 1'-0"



PEKAREK-CRANDELL, Inc.
architecture - planning
31411 Camino Capistrano, Suite 300, San Juan Capistrano, CA 92675
949.487.2323
949.487.2321
fax 949.487.2321
3-28-17 #16-05

Villages North

Tract # 36504
Riverside County, CA

Lansing Stone Star, LLC

**EXTERIOR
COLOR SCHEMES**

Lansing Stone Star, LLC

Village North Riverside County

Exterior Color Schemes

Monterey

Scheme 1:

1. Rooftile: Eagle Roofing Products 50% 50% blend of #4678 & #4686N or MonierLifetile #ILSCS 1132R Slate Charcoal Brown Blend
2. Stucco: Merlex Stucco # P-879 Humbolt
3. Recessed Stucco Surrounds: Sherwin Williams Paint #SW 7036 Accessible Beige
4. Trim/Fascia/Wood Railing/Braces/Posts/ Potshelves: Sherwin Williams Paint # SW 7035 Aesthetic White
5. Garage Door/ Accent Horizontal Siding: Sherwin Williams Paint # SW 6150 Universal Khaki
6. Entry Door/Shutters/Metal Chimney Cap: Sherwin Williams Paint # SW 7033 Brainstorm Bronze

Scheme 2:

1. Rooftile: Eagle Roofing Products #4602 or MonierLifetile #ILSCS 4598R Slate Forest Green
2. Stucco/ Recessed Stucco Surrounds: Merlex Stucco #P-40 Alabaster
3. Trim/Fascia/Wood Railing/Braces/Posts/ Potshelves: Sherwin Williams Paint # SW 7045 Intellectual Gray
4. Garage Door: Sherwin Williams Paint #SW 7016 Mindful Gray
5. Entry Door/Accent Horizontal Siding/ Metal Chimney Cap: Sherwin Williams Paint # SW 7046 Anonymous
6. Shutters: Sherwin Williams Paint #SW 7048 Urbane Bronze
7. Stone Veneer: Elderado Stone "York Limestone"- raked gout, standard gray
8. Finial: Sherwin Williams Paint # SW 7044 Amazing Gray

Scheme 3:

1. Rooftile: Eagle Roofing Products #4687 or MonierLifetile #1LSCS 3233R Slate Brown Blend
2. Stucco/ Recessed Stucco Surrounds: Merlex Stucco #P-105 Oatmeal
3. Trim/Fascia/Wood Railing/Braces/Posts/Potshelves: Sherwin Williams Paint #SW 6151 Quiver Tan
4. Garage Doors/Entry Door: Sherwin Williams Paint #SW 6150 Universal Khaki
5. Accent Horizontal Siding/ Metal Chimney Cap: Sherwin Williams Paint #SW 6143 Basket Beige
6. Shutters: Sherwin Williams Paint #SW 7054 Suitable Brown

Craftsman

Scheme 4:

1. Rooftile: Eagle Roofing Products #5686N or MonierLifetile #1LSCS 1132R Charcoal Blend Brush
2. Stucco: Merlex Stucco #P-525 Navajo White
3. Trim/Fascia/Trellis/Beams/Tapered Columns/Potshelves/Outlookers/Railing: Sherwin Williams Paint #SW 7044 Amazing Gray
4. Garage Doors/Accent Shingle Siding: Sherwin Williams Paint #SW 2820 Downing Earth
5. Entry Door/Shutters/ Metal Chimney Cap: Sherwin Williams Paint #SW 7046 Anonymous
6. Stone Veneer: Eldorado Stone “Sierra Mountain Ledge” –drystack

Scheme 5:

1. Rooftile: Eagle Roofing Products #5501 or MonierLifetile #1LSCS 3233R Shake Brown Blend Brush
2. Stucco: Merlex Stucco #P-450 Café Mocha
3. Trim/Fascia/Trellis/Beams/Tapered Columns/Potshelves/Outlookers/Railing: Sherwin Williams Paint #SW 7011 Natural Choice

4. Garage Doors/Entry Door: Sherwin Williams Paint #SW 6144 Dapper Tan
5. Accent Shingle Siding/Shutters/ Metal Chimney Cap: Sherwin Williams Paint #SW 6158 Sawdust
6. Stone Veneer: Eldorado Stone “Yukon Mountain Ledge” –drystack

Scheme 6:

1. Rooftile: Eagle Roofing Products #5678 or MonierLifetile #1LSCS 3156 Shake Desert Breeze Brushed
2. Stucco: Merlex Stucco #P-107 Champagne
3. Trim/Fascia/Trellis/Beams/Tapered Columns/Potshelves/Outlookers/Railing: Sherwin Williams Paint #SW 7032 Warm Stone
4. Garage Doors: Sherwin Williams Paint #SW 6106 Latte
5. Entry Door/Shutters/ Metal Chimney Cap: Sherwin Williams Paint #SW 6061 Tanbark
6. Accent Shingle Siding: Sherwin Williams Paint #SW 7028 Incredible White
7. Stone Veneer: Eldorado Stone “Saratoga Rustic Ledge” –drystack

California Ranch

Scheme 7:

1. Rooftile: Eagle Roofing Products 50%/ 50% blend of #3615 & #3645 or MonierLifetile #1BCCS 6169 Barcelona Casa Grande Blend
2. Stucco: Merlex Stucco #P-100 Glacier White
3. Accent Stucco/Recessed Stucco Surrounds: Sherwin Williams Paint #SW 6106 Kilim Beige
4. Stucco Over Foam Lintels & Trim: Sherwin Williams Paint #SW 6103 Tea Chest
5. Fascia: Sherwin Williams Paint #SW 6104 Kaffee
6. Entry Door/Garage Door/Metal Chimney Cap: Sherwin Williams Paint #SW 6102 Portabello
7. Shutters: Sherwin Williams Paint #SW 2848 Roycroft Pewter

8. Decorative Metal/Metal Railing/Metal Potshelves: Sherwin Williams Paint #SW 6994 Greenblack
9. Finial: Sherwin Williams Paint #SW 6107 Nomadic Desert

Scheme 8:

1. Rooftile: Eagle Roofing Products #3604 or MonierLifetile #1BCCS 6160
Barcelona Autumn Blend
2. Stucco: Merlex Stucco #P-891 Wrightwood
3. Accent Stucco Base/Recessed Stucco Surrounds: Sherwin Williams Paint #SW 6143 Basket Bridge
4. Fascia/Stucco Over Foam Lintels & Trim: Sherwin Williams Paint #SW 6103 Tea Chest
5. Garage Door: Sherwin Williams Paint #SW 2827 Colonial Revival Stone
6. Entry Door/Shutters/Metal Chimney Cap: Sherwin Williams Paint #SW 6159 High Tea
7. Decorative Metal/Metal Railing/Metal Potshelves: Sherwin Williams Paint #SW 6160 Best Bronze
8. Finial: Sherwin Williams Paint #SW 6142 Macadamia

Scheme 9:

1. Rooftile: Eagle Roofing Products #3605 or MonierLifetile #1BCCS 6460
California Mission Blend
2. Stucco: Merlex Stucco #P-92 Praline
3. Accent Stucco Base/Recessed Stucco Surrounds: Sherwin Williams Paint #SW 6094 Sensational Sand
4. Fascia/Stucco Over Foam Lintels & Trim: Sherwin Williams Paint #SW 6097 Sturdy Brown
5. Garage Door/Entry Door: Sherwin Williams Paint #SW 6096 Jute Brown
6. Shutters/Metal Chimney Cap: Sherwin Williams Paint #SW 6062 Rugged Brown

7. Decorative Metal/Metal Railing/Metal Potshelves: Sherwin Williams Paint #SW 7041 van Dyke Brown
8. Finial: Sherwin Williams Paint #SW 6101 Sands of Time

Mediterranean

Scheme 10:

1. Rooftile: Eagle Roofing Products #3578 or MonierLifetile #1BCCS 7954
Barcelona Camelot
2. Stucco: Merlex Stucco #P-171 Flintridge
3. Accent Stucco/Stucco Eave Detail: Sherwin Williams Paint #SW 6145 Thatch
Brown
4. Stucco Over Foam Trim/Garage Door/Entry Door/Metal Chimney Cap: Sherwin
Williams Paint #SW 7039 Virtual Taupe
5. Fascia/ Stucco Over Foam Lintels: Sherwin Williams Paint #SW 7040
Smokehouse
6. Shutters: Sherwin Williams Paint #SW 2837 Aurora Brown

Scheme 11:

1. Rooftile: Eagle Roofing Products #3646 or MonierLifetile #1BCCS 6160
Barcelona Autumn Blend
2. Stucco: Merlex Stucco #P-192 Carmelo
3. Accent Stucco Base/Stucco Eave Detail: Sherwin Williams Paint #SW 6106
Kilim Beige
4. Stucco Over Foam Trim/Garage Door/Entry Door: Sherwin Williams Paint #SW
6109 Hopsack
5. Fascia/ Stucco Over Foam Lintels: Sherwin Williams Paint #SW 6111 Coconut
Husk
6. Shutters/Metal Chimney Cap: Sherwin Williams Paint #SW 2846 Roycroft
Bronze Green

Scheme 12:

1. Rooftile: Eagle Roofing Products #3680 or MonierLifetile #1BCCS 3940
Barcelona Cliffside
2. Stucco: Merlex Stucco #P-174 Desert Beige
3. Accent Stucco Base/Stucco Eave Detail: Sherwin Williams Paint #SW 6101
Sands of Time
4. Stucco Over Foam Trim/Garage Door/Entry Door: Sherwin Williams Paint #SW
6125 Craft Paper
5. Fascia/ Stucco Over Foam Lintels: Sherwin Williams Paint #SW 6146 Umber
6. Shutters/Metal Chimney Cap: Sherwin Williams Paint #SW 6152 Superior
Bronze



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.
Assistant TLMA Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7833, Tentative Tract Map No. 36504

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

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

COMPLETED/REVIEWED BY:

By: Russell Brady Title: Project Planner Date: January 12, 2018

Applicant/Project Sponsor: Stone Star Riverside, LLC Date Submitted: September 17, 2012

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Russell Brady at (951) 955-3025.

\\agency\AgencyDFS\Plan\FILES\Planning Case Files-Riverside office\TR36504\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42549 ZCFG05925

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42549
Project Case Type (s) and Number(s): Tract Map Subdivision TR36504, Zone Change No. 07833
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite, Contract Planner
Telephone Number: 951-955-8631
Applicant's Name: Stone Star Riverside, LLC; c/o Greg Lansing, Lansing Industries, Inc.
Applicant's Address: 12671 High Bluff Drive, Suite 150, San Diego, California, 92130
Engineer's Name: W.J. McKeever Inc.
Engineer's Address: 900 E Washington St. STE 208, Colton CA 92324

I. PROJECT INFORMATION

A. Project Description:

Tentative Tract Map No. 36504 proposes a Schedule 'A' subdivision of 162.05 acre gross area into 527 single-family residential lots. In addition to 527 residential lots, the subdivision also includes an 8.54 acre lot for a park, a 4.7 acre lot for a detention/debris basin, and an approximately 18 acre open space lot. Offsite drainage improvements are proposed on the parcel south of the subdivision area south of Stetson Avenue which consist of an underground 72" storm drain which would connect to a proposed water quality basin at the southeast corner of the offsite area at the corner of Stowe Road and Stueber Lane/El Callado.

Change of Zone No. 7833 proposes to change the zoning of the 162.05 acre subdivision area from a mix of Light Agriculture, ten-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Residential Agricultural, twenty acre minimum (R-A-20), and Rural Residential (R-R) to Planned Residential (R-4).

The overall project, including the offsite improvements, is located east of Winchester Road,/SR-79 and north of Stowe Road and the subdivision and change of zone area is located east of Winchester Road/SR-79 and north of Stetson Avenue.

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

C. Total Project Area: 162.05 gross acres

Residential Acres:	162.05	Lots:	527	Units:	527	Projected No. of Residents:	1,581
Commercial Acres:		Lots:		Sq. Ft. of Bldg Area:		Est. No. of Employees:	
Industrial Acres:		Lots:		Sq. Ft. of Bldg Area:		Est. No. of Employees:	
Other:							

D. Assessor's Parcel No(s): 458-250-012, 458-250-013

E. Street References: Northerly of Stetson Avenue, southerly of Catlin Avenue, easterly of Winchester Road (SR-79), and westerly of the incomplete Calvert Avenue.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 15, Township 5 South, Range 2 West.

G. Brief description of the existing environmental setting of the project site and its surroundings:

There are currently ongoing farming operations on-site. Past use on the property included a possible chicken ranch as observed in aerial photos and evidenced by wire cages and feeding troughs located in the central portion of the site. Concrete slabs associated with the former egg-laying houses and staff quarters remain on-site. Miscellaneous wood, piping and fencing materials remain in the locations of the former egg-laying houses.

A residential structure was previously located on the prominent hilltop in the southeast portion of the property. An Eastern Municipal Water District sewer lift station is located in the southwest corner of the property. This structure is the potable water booster station that protects the water supply from accidental chlorine releases. A power line runs parallel to Stetson Avenue and crosses the central portion of the property. The site is bounded on the north by residents, on the south by vacant land, on the east by vacant land, and on the west by vacant land currently undergoing development of single-family residential uses. The north-northeastern portion of the property consists of a small hill containing numerous granitic boulder outcrops. Native vegetation within the project area, found primarily on the hillside, consists of buckwheat, brittle brush, wild mustard, datura, foxtails, and small grasses and brush. Landscaping trees have been planted around the former poultry farm, including salt cedar, eucalyptus, and pepper.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Harvest Valley/Winchester Area Plan of the County of Riverside General Plan. The Project site is currently designated for "Medium Density Residential" (CD:MDR) land uses by the General Plan and the Harvest Valley/Winchester Area Plan, which allows for single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre.
2. **Circulation:** The proposed project will add overall trips to the area. The Department of Transportation has reviewed the Traffic Study submitted for this project and determined that with the incorporation of mitigation measures, required levels of service can be maintained. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP); however, it is not located in a criteria area. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located partially in a flood zone. The proposed project is in an area designated as having low potential for liquefaction and susceptible to subsidence. The project is within an area designated as Moderate and High Fire Hazard. The project is not located within a Fault Zone. The proposed project meets all other applicable Safety element policies.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project is for a residential development and noise levels associated with the proposed project are not anticipated to be substantial. The proposed project meets all other applicable Noise element policies.

6. **Housing:** The proposed project shall create 527 residential lots. The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.
8. **Healthy Communities:** The proposed project meets all applicable Healthy Community policies.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (MDR)

E. Overlay(s), if any: Not Applicable

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

G. Adjacent and Surrounding:

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

2. **Foundation Component(s):** Rural Community to the north, south and west. Community Development to the east, west, and south.

3. **Land Use Designation(s):** Rural Community: Low Density Residential (RC-LDR) to the north and west, Rural Community: Estate Density Residential (RC-EDR) to the south, Low Density Residential (LDR) to the east, Medium Density Residential (MDR) to the west and south.

4. **Overlay(s), if any:** Not Applicable

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Light Agriculture, ten-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Residential Agricultural, twenty acre minimum (R-A-20), and Rural Residential (R-R)

J. Proposed Zoning, if any: Planned Residential (R-4)

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the north and west, Heavy Agriculture, ten acre minimum (A-2-10) to the east and south, One Family Dwellings, 20,000 square foot minimum (R-1-20000) to the west, One Family Dwellings (R-1) to the south.

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

III. 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

Russell Brady

Printed Name

Date

For Charissa Leach, P.E. Assistant TLMA
Director

IV. 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) There is one State Eligible Scenic Highway in the planning area. State Route 74 (SR-74) from the Orange County border to the western edge of the San Bernardino National Forest has been designated as an Eligible State Scenic Highway. The project site is located approximately .18 miles south of SR-74. Views of the Project site from SR-74 are not possible due to existing development and intervening topography. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The Project site consists of 162 acres of undeveloped, disturbed land. Under existing conditions, the overall site has a variable topography with the western and southern portions being relatively flat to gently sloping in a southerly direction. The northern and eastern portions have irregular topography with several prominent rocky hills within the northern property and a significant hillside bounding the eastern side of the overall site. Elevations across the site range from approximately 1,500 mean Sea Level (MSL) along the southern boundary to approximately 1,650 MSL in the northeast corner. (Leighton, 2014, pp.2)

Visible man-made features that exist on the property include an unused chicken ranch as observed in aerial photos and evidenced by wire cages and feeding troughs located in the central portion, an abandoned concrete driveway that led to a residential structure on a prominent hilltop in the southern central portion of the property, an Eastern Municipal Water District sewer lift station in the southwest corner of the property, and a powerline running parallel to Stetson Avenue that crosses the central portion of the property.

The Project site is a planned residential community that proposes 591 single-family residential lots, a park site, a natural open space lot, and detention basin along with associated site roadway improvements.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features, because no such features exist on the Project site. In addition, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Thus, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 28.83 miles northwest of the Mt. Palomar Observatory, and is therefore not subject to the provisions of Ordinance No. 655. All lighting proposed as part of the Project would be required to comply with the Riverside County Ordinance No. 915 (Regulating Outdoor Lighting) which would serve to minimize impacts associated with project lighting. Because the Project site is located more than 45 miles from the Mt. Palomar Observatory, and because the project would be subject to the provisions of Ord. No. 915, Project lighting would not create or contribute to sky glow that could adversely affect operations at the Observatory, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) All lighting proposed as part of the Project would be required to comply with Riverside County outdoor lighting requirements (Ord. No. 915). Ord No. 915 requires that *“All outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash, or rotate.”* Compliance with Ord. No. 915 would be assured through future County review of building permit applications. In compliance with Ord. No. 915, and typical of a residential community, lighting elements that would be installed as part of the project would be of low intensity and residential in character, and would not result in the exposure of on- or off-site residential property to unacceptable levels. All proposed street lighting on- or off-site also would be required to comply with provisions of the County’s Public Road Standards, which implement the provisions of County ordinance No. 461. The County’s Public Road Standards require that all street lights installed within the following requirement: “Luminaries shall be cut off, high pressure sodium type...” The requirement to provide fully cut off high pressure sodium street lights would ensure that street lights constructed as part of the Project would not create a new source of substantial light or glare which would affect day or nighttime views, and would further ensure that street lights with mandatory compliance with Ord No. 915 and the County’s Public Road Standards, the proposed Project would not create a new source of light or glare which would adversely affect daytime or nighttime views in the area, nor would the Project expose residential property to unacceptable property to unacceptable light levels. Impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-17 “Agricultural Resources,” GIS database and Project Materials; Riverside County GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program “Riverside County”; California Department of Conservation, Riverside County Williamson Act

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the General Plan, the project is located within the Harvest Valley/Winchester Area Plan. The Area Plan indicates that the majority of the region is devoted to Open Space, Agricultural, and Rural designations. The proposed zone change from Heavy Agriculture - 10 Acre Minimum Lot Size (A-2-10), Rural Residential (R-R), Residential Agricultural- 20 Acre Minimum Lot Size (R-A-20), Light Agriculture- 10 Acre Minimum Lot Size (A-1-10) to Planned Residential (R-4) will not result in converting any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The change allows for limited animal keeping and agricultural uses. The project will not significantly alter or affect the overall agricultural identity of the County. Therefore, impacts related to the zone change will be less than significant.

b) According to the County GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The property surrounding the project site is zoned Heavy Agriculture - 10 Acre Minimum Lot Size (A-2-10) to the south and west, Rural Residential (R-R) to the north and west, Light Agriculture- 10 Acre Minimum Lot Size (A-1-10) to the south, One Family Dwelling (R-1) to the west, and Open Area Combining Zone Residential Developments (R-5) to the west. The zone change from Heavy Agriculture - 10 Acre Minimum Lot Size (A-2-10), Rural Residential (R-R), Residential Agricultural- 20 Acre Minimum Lot Size (R-A-20), Light Agriculture- 10 Acre Minimum Lot Size (A-1-10) to Planned Residential (R-4) will cause development of non-agricultural uses within 300 feet of agriculturally zoned property. However, this zone change is necessary in order to bring the zoning into compliance with the current General Plan Land Use Designation (MDR). Therefore, impacts related to the zone change will be less than significant.

d) The project proposes to change its existing land use to Planned Residential (R-4) from Heavy Agriculture - 10 Acre Minimum Lot Size (A-2-10), Rural Residential (R-R), Residential Agricultural- 20 Acre Minimum Lot Size (R-A-20), Light Agriculture- 10 Acre Minimum Lot Size (A-1-10). This change is consistent meant to bring the zoning into compliance with the current General Plan land use designation and will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use . Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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"/>

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 OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, "Villages of Winchester North", dated May 5, 2015, prepared by RK Engineering Group.

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The indicators are discussed below:

- *Consistency Criterion No. 1: The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions with standard regulatory requirements would not exceed applicable LST's as shown in section d), and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

- *Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.*

The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes to develop the site with 527 single-family homes on 162.05 acres for a density of 3.25 dwelling units per acre, which is consistent with the Riverside County General Plan land use designation of Medium Density Residential which allows for single-family development between 2 and 5 dwelling units per acre. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan which estimates populations of 18,427 and 34,488 by 2020 and 2035 respectively within the unincorporated area of the Harvest Valley/Winchester Area Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. The proposed Project would result in a density ratio of 3.25 dwelling units per acre, which is within the allowable density range associated with the property's Medium Density Residential land use designation reflected in the adopted Riverside County General Plan of 2 to 5 dwelling units per acre. Because land use intensity would be within the allowable range, the Project is considered to be consistent with the AQMP. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region by being consistent with growth

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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projects and not further impacting CAAQS and NAAQS through adherence to daily emission thresholds, impacts associated with a conflict with applicable air quality plans would be less than significant.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Construction Emissions

Assuming build-out of the site as single-family residences, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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practices in construction and operation activities. Based on the size of this project's disturbance area being less than 50 acres and anticipated to move less than 5,000 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations have been applied to the air quality analysis and are reflected in the emission estimates. Based on the results of the model, maximum daily emissions from the construction of the proposed project would exceed established SCAQMD thresholds without mitigation as shown in the table below titled Unmitigated Maximum Daily Construction Emissions, specifically for NO_x emissions. However, as presented in the following table title Mitigated Maximum Daily Construction Emissions, daily emissions are reduces below SCAQMD thresholds with the incorporation of Mitigation Measures AQ-1 through AQ-6. These Mitigation Measures specifically requires use of Tier 3 engines and level 3 diesel particulate filters as well as more generally requires certain operational procedures that will reduce emission levels during construction.

Unmitigated Maximum Daily Construction Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Site Preparation	11.15	120.01	91.26	0.08	43.11	6.69
Grading	16.75	178.11	140.50	0.14	22.33	14.61
Building Construction	17.42	124.84	115.77	0.18	14.69	9.23
Paving	4.30	40.72	30.77	0.04	2.28	2.19
Architectural Coating	34.42	4.41	7.73	0.01	0.30	0.61
<i>Maximum*</i>	<i>38.72</i>	<i>178.11</i>	<i>140.50</i>	<i>0.18</i>	<i>43.11</i>	<i>14.61</i>
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	Yes	No	No	No	No

Source: RK Engineering Group

*-construction activities are not expected to overlap except during paving and painting; therefore, the maximum emissions represent the largest of each activity alone except for painting and paving which are combined

Mitigated Maximum Daily Construction Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Site Preparation	2.08	31.37	49.22	0.08	14.77	8.14
Grading	5.54	56.87	109.85	0.14	6.42	3.37
Building Construction	7.00	60.34	111.61	0.18	7.96	2.91
Paving	1.58	17.83	35.17	0.04	0.52	0.27
Architectural Coating	34.44	4.39	8.41	1.45	0.31	0.61
<i>Maximum*</i>	<i>36.02</i>	<i>60.34</i>	<i>111.61</i>	<i>1.49</i>	<i>14.77</i>	<i>8.14</i>
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	No	No	No	No	No

Source: RK Engineering Group

*-construction activities are not expected to overlap except during paving and painting; therefore, the maximum emissions represent the largest of each activity alone except for painting and paving which are combined

Operational Emissions

Long-term emissions are evaluated at build-out of a project. Long-term criteria air pollutant emissions will result from the operation of the proposed development. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. Based on the results

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the model, maximum daily emissions from the operation of the proposed project would exceed established SCAQMD thresholds without mitigation as shown in the table titled Unmitigated Maximum Daily Operational Emissions, in particular for VOC and NO_x. However, as presented in the following table title Mitigated Maximum Daily Operational Emissions, daily emissions are reduces below SCAQMD thresholds with the incorporation of Mitigation Measures AQ-7 through AQ-13. These Mitigation Measures generally require improved pedestrian circulation, greater water and energy efficiency, greater recycling, use of low VOC paints, and prohibition of fireplaces.

Unmitigated Maximum Daily Operational Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	40.09	0.57	49.16	0.00	0.98	0.97
Energy Sources	0.59	5.04	2.14	0.03	0.41	0.41
Mobile Sources	19.60	63.94	217.79	0.63	43.37	12.21
Total Emissions	60.27	69.55	269.10	0.66	44.76	13.59
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	Yes	Yes	No	No	No	No

Source: RK Engineering Group

Mitigated Maximum Daily Operational Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	36.60	0.51	43.18	0.00	0.23	0.23
Energy Sources	0.47	4.00	1.70	0.03	0.32	0.32
Mobile Sources	17.90	48.66	171.60	0.46	31.47	8.86
Total Emissions	54.96	53.17	216.48	0.49	32.03	9.42
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No

Source: RK Engineering Group

Therefore, with the incorporated mitigation measures for project construction and operation, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

c) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold as shown in the tables in section b) with the incorporated mitigation below. As required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts are therefore, considered less than significant with the incorporated mitigation.

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. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.

Surrounding land uses within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Winchester Elementary School) is located approximately two miles to the south. The project will not include major transportation facilities, manufacturing uses, or generate significant odors.

Carbon Monoxide Hotspots

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Existing CO concentrations in the immediate project vicinity are not available due to no air quality monitoring stations being present nearby. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9 ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

Localized Significance Threshold Analysis

As part of the SCAQMD’s environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The proposed project is located within the Norco Corona SRA.

The tables below titled Construction LST Emissions and Operational LST emissions identify the emissions during both construction and operation at the nearest residences are well below the SCAQMD thresholds of significance. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

Construction LST Emissions (lbs/day)

Emissions	CO	NO _x	PM ¹⁰	PM ^{2.5}
On-Site Emissions	140.50	178.11	43.1	14.61
LST Threshold	4,282	520	59	16
Potential Impact?	No	No	No	No

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RK Engineering Group

Operational LST Emissions (lbs/day)

Emissions	CO	NO _x	PM ¹⁰	PM ^{2.5}
On-Site Emissions	62.04	9.38	3.7	1.44
LST Threshold	4,282	520	59	16
Potential Impact?	No	No	No	No
Source: RK Engineering Group				

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, agricultural, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation:

- **MM AQ-1** The project shall require that the site preparation and grading contractors limit the daily disturbed area to 5 acres or less.
- **MM AQ-2** The project will be required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD.
- **MM AQ-3** The project shall ensure that during site preparation and grading operations, all contractors shall comply with all applicable measures listed in SCAQMD Rule 403 to control fugitive dust including the application of water to all exposed surfaces a minimum of three times per day.
- **MM AQ-4** The project shall require that the construction contractor use construction equipment that have Tier 3 final engines, level 3 diesel particulate filters (DPF), with oxidation catalyst that impart a 20% reduction.
- **MM AQ-5** The proposed project and its contractors shall ensure that, during construction, site preparation and grading phases do not overlap and that all other construction phases occur after these two construction phases so that construction emissions do not exceed those established by SCAQMD.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- **MM AQ-6** The proposed project and its contractors shall ensure that, during construction, contractors shall turn off all diesel-powered construction when vehicles are not in use and contractors shall prohibit idling of vehicles for longer than three minutes.
- **MM AQ-7** Project shall improve pedestrian network by implementing sidewalks along roadways within the site and provide pedestrian connections off-site. Traffic Calming measures should also be implemented to increase pedestrian safety and walkability.
- **MM AQ-8** Project shall require all faucets, toilets, and showers installed in the proposed structure utilize low-flow fixtures such that indoor water demand is reduced by 20%.
- **MM AQ-9** Project shall require that a water-efficient irrigation system be installed that reduces water demand by at least 6.1%.
- **MM AQ-10** Project shall require that ENERGY STAR appliances be installed in new homes
- **MM AQ-11** Project shall require that a recycling program is implemented that reduces waste to landfills by a minimum of 50 percent [75% by 2020].
- **MM AQ-12** Project shall require to the extent feasible, the use of paints with VOC content lower than SCAQMD Rule 1113 (5 g/l) for application to surfaces of homes within the project site.
- **MM AQ-13** Project shall not allow natural gas fireplaces to be constructed. No wood burning fireplaces or stoves will be permitted.

Monitoring: Mitigation shall be monitored through the conditions of approval by the Planning Department and the Building & Safety plan check process.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident 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,	<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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coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Principe and Associates, Western Riverside County MSHCP Consistency Analysis; California Natural Diversity Database (CNDDB)

Findings of Fact:

a) MSHCP Consistency Analysis: The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Area. Principe and Associates was hired by the applicant to prepare an MSHCP Consistency Analysis on approximately 172 acres of land; 160 acres at the primary project site (APNs 458-250-012 and 458-250-013) and 12 acres at the secondary project site (APN 458-060-050).

The primary project site can be divided into three contrasting areas. The northern portion is characterized by rolling hills with abundant rock and boulder outcrops. The remnant sage scrub vegetation growing in this area is in poor condition, and is being replaced by grassland. The southern and eastern portions are characterized by flat-lying areas covered by dense to sparsely vegetated grasslands. Two isolated hills are present in the south central portion of the site, one of which was previously the site of a single-family residence that was built in 1958 and has since been demolished. The home site was flanked by large chicken coops, barns, farm workshop and storage building sometime in the past. The area located to the east was used for grazing cattle. Only the concrete foundations and wooden frames still remain. An elevated roadway/levee was built to prevent storm water runoff from flooding the developed areas of the site. According to the consistency analysis, it appears these land uses were terminated over ten years ago. The majority of the western portion of the site was previously cleared and used for dry crop farming. This land use continues to this day.

According to the report prepared by Principe and Associates, there are no viable or unique biological resources present on the secondary site (i.e., washes, streams, oak trees, rock outcroppings, etc.). Based a 1969 aerial photograph, the site surface was already cleared of all native vegetation and contour graded. The central portion of the site was developed with a single-family residence and buildings used to facilitate agricultural land uses (i.e., barns, sheds, chicken coops, processing and storage facilities, loading docks, etc.). The single-family residence was constructed in 1966, and remained occupied until sometime between 2004 and 2007. The remainder of the site was an active, in-use agricultural field. Crops were grown, harvested, processed, and shipped from this site for at least 38 years. The northern portion of the site was historically dry-cropped farming, while the southern portion produced irrigated crops. Foundations and a few trees are the only remnants of when the site was developed, occupied and functioning as a working farm. Dry and irrigated crops are still being grown and harvested at the site today.

According to the report prepared by Principe and Associates, based on the final Western Riverside County MSHCP, adopted June 17, 2003, the three parcels of land comprising the project site are "Not A Part" of proposed Conservation Planning Criteria Areas. As such, the site is not located within a Cell, Cell Group, or Subunit of the Harvest Valley/Winchester Area Plan. Therefore, conservation has not yet been described in the MSHCP for this site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In addition, the site is not located within or along the boundaries of Western Riverside County Regional Conservation Agency (RCA) Conserved Lands, MSHCP Conserved Areas, MSHCP Public/Quasi-Public Conserved Lands, or the Santa Rosa Escarpment Boundary. The site is located approximately 2.2 miles west of the RCA Conserved Lands (west side of Warren Road in Hemet Vernal Pools West Subunit). It is also located approximately 1.6 miles north of the MSHCP Public/Quasi-Public Conserved Lands Salt Creek.

Riparian vegetation or habitats associated with blue-line streams, ephemeral drainages, and/or dry washes are not present on site. A dry wash is present in the eastern portion of the site. It was an active ephemeral drainage in the past, but no longer is an area with freshwater flow during all or a portion of the year. Therefore, the biological functions and values of Riparian/Riverine Areas do not exist. Suitable riparian/riverine habitats for the species listed under "Purpose" in Volume 1, Section 6.1.2 of the MSHCP are not present. Other kinds of seasonal aquatic features and perennial aquatic features that could provide suitable habitats for endangered and threatened species are not present on the site. There are irrigation water ponds in the southeast corner of the secondary project site, but these do not provide suitable habitat. Therefore, the project is consistent with Section 6.1.2 of the MSHCP.

Based on Figure 6-1 of the MSHCP, the site is located within Narrow Endemic Plant Species Area 3. The six Narrow Endemic Plant Species listed for Area 3 include Munz's onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), many-stemmed dudleya (*Dudleya multicaulis*), spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), and Wright's trichocoronis (*Trichocoronis wrightii* var. *wrightii*). As required growing habitats for Narrow Endemic Plant Species were discovered to not be present on the site during surveys, a focused survey of Narrow Endemic Plant Species was not required for the site. As such, the project is consistent with Section 6.1.3 of the MSHCP.

The proposed project site has no relationship to the assembly of Proposed Noncontiguous Habitat Block 7. The project is not located along the edge of this noncontiguous habitat block. The project is then not subject to Guidelines Pertaining to the Urban/Wildlands Interface for the management of edge factors such as lighting, urban runoff, toxics, and domestic predators. As such, the project is consistent with Section 6.1.4 of the MSHCP.

Based on Figures 6-2 (Criteria Area Species), 6-3 (Amphibian Species Survey Area), and 6-5 (Mammal Species Survey Area) of the MSHCP, the site is not located in an area where additional surveys are needed for certain species in conjunction with MSHCP implementation.

Based on the Burrowing Owl Survey Instructions of the MSHCP, an independent assessment was made of the presence or absence of burrowing owls and burrowing owl suitable/critical habitats on the site and in a 150-meter buffer zone around the project boundary. The assessment determined that portions of the site (±90 acres) and the buffer zone (±40 acres) were providing suitable burrowing owl habitats consisting of large open expanses of annual grassland and scrublands characterized by low-growing vegetation on gentle rolling and level terrain with active small mammal burrows. Animal signs diagnostic of burrowing owls were also discovered on the site. As such, a Nesting Season Survey was completed at the site between July 19 and August 15, 2014. After a number of surveys were conducted, it was determined that suitable habitat was only present on about 20 acres of the site located along the eastern edge of the property line. Animal signs diagnostic of burrowing owls were concentrated in an area measuring approximately 7.5 acres located in the northeast portion of the site. Only a individual burrowing owl was observed during the surveys in a single burrow. Burrowing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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owls were never observed anywhere else on the site or in the buffer zone. Most of the on-site non-native grasslands were too overgrown to provide suitable nesting and foraging habitats. As the site contains, or is part of an area supporting less than 35 acres of suitable habitat, and as the survey revealed that the site and the surrounding area is supporting on individual owl, that individual owl will be passively or actively relocated following accepted protocols. As such, the project is consistent with Section 6.3.2 of the MSHCP and a less than significant impact will occur.

b-c) It appears that the large site is providing habitat for a moderate abundance and diversity of wildlife species. The majority of the wildlife species were observed inhabiting and foraging in the grasslands habitat, and animal signs were present around the rock outcrops. Three of the 30 species observed during the fourteen surveys conducted at the site are listed as State or Federal Species of Special Concern.

The project will not have a substantial adverse effect on a highly mobile species like the burrowing owl. During the surveys, only one individual burrowing owl was observed during six of the eight protocol surveys conducted at the site, and during the six additional weekly surveys conducted there. Species-specific conservation objectives for this species have been developed in accordance with procedures described in Section 6.3.2 of the MSHCP, and are incorporated herein as Mitigation.

The project will not have a substantial adverse effect on a highly mobile species like the San Diego black-tailed jackrabbit. This species will abandon the site and eliminate that area from its range. Individuals can easily relocate to the grasslands, open scrub and low-intensity agricultural habitats available east of the site.

The project will not have a substantial adverse effect on a less mobile species like the northern red diamond rattlesnake. Only one individual northern red diamond rattlesnake was observed during field surveys. This species is most commonly associated with habitats consisting of heavy brush with large rocks or boulders that are present east of the site. The northern portion of the site provides marginally suitable habitat consisting of sparse sage scrub vegetation with rock and boulder outcrops. Species-specific conservation objectives for this species have been developed in accordance with procedures described in Section 6.3.2 of the MSHCP, and are incorporated herein as Mitigation.

Native soils mapped at the site do not provide required growing habitats for candidate, sensitive or special status plant species that are restricted to clay and/or saline-alkali soils. Seasonal aquatic features that could provide suitable habitats for candidate, sensitive or special status species of fairy shrimp are not present on site. There are a few trees on the site that provide suitable habitats for migratory birds, however mitigation is included herein to address possible impacts to migratory birds through the removal of trees.

To address the potential for impacts to migratory birds, the below requirements shall be implemented for the project. Additionally, the project will be required to pay impact fees for Stephens kangaroo rat consistent with Riverside County Ordinance No. 663.

- Tree removals shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to avoid potential impacts to nesting birds.
- Any construction activities that occur during the nesting season (February 15 to August 31 for songbirds; January 15 to August 31 for raptors) in the trees will require that all potential habitat be thoroughly surveyed for the presence of nesting birds by a qualified biologist before commencement of clearing. If any active nests are detected, then a buffer of at least 300 feet

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(500 feet for raptors) will be delineated, flagged, and avoided until the nesting cycle is complete as determined by the biological monitor to minimize impacts.

Impacts to plant and animal species within the proposed project area will be reduced to less than significant with the standard requirements as noted above.

d) The site is not providing a wildlife movement corridor for migrations, foraging movements, or for finding a mate through this portion of Winchester. The site does not connect two or more larger core habitat areas that would otherwise be fragmented or isolated from one another. It does not contain suitable habitats to support species and facilitate movement within a corridor. Therefore, no impact will occur.

e) Riparian habitat or another sensitive natural community are not present on the site. Field croplands and non-native grasslands are not listed as sensitive natural communities (or natural communities with highest inventory priorities) in the CDFW California Natural Diversity Data Base. The Riversidean sage scrub growing on the site has been reduced to a remnant. It no longer possesses the species composition or habitat functions and values to be considered a sensitive natural community. No impact will occur.

f) Federally protected wetlands are not present on the site. In addition, ACOE, Santa Ana RWQCB or CDFW jurisdictional waters are not present on the site. The project will not result in impacts to ACOE, Santa Ana RWQCB or CDFW jurisdictions. Permit authorizations or certifications from these governing regulatory agencies will not be required to construct the project. No impact will occur.

g) Significant biological resources are not present on the site (i.e., vegetation and habitat, oak trees, wildlife, wildlife movement corridors, waters or wetlands, etc.). Therefore, biological resources meeting the criteria for preservation and/or protection in any local policies or ordinances are not present on the site. Trees meeting the criteria for preservation and/or protection in the County's Tree Management Guidelines are not present on the site. Impacts will not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Site visit, Project Application Materials, CRM TECH.

Findings of Fact:

a-b) A Phase I Archeological Survey was conducted for the site by CRM Tech between February 21-25, 2013 to identify any prehistoric or historic-period cultural resources that may be present within the study area. The entire project area was surveyed along parallel north-south transects spaced 15 meters (approx.. 50 feet apart) to carefully and systematically examine for any evidence of human

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities dating to the prehistoric or historic period. All bedrock outcrops within the project boundaries were closely inspected for manifestation of past cultural modifications. Photographs were taken of the Project site to visually document the general characteristics and current conditions of the property. When archaeological features were encountered within the Project site, their locations were plotted on a USGS map with a GPS unit. Scaled sketch maps and feature drawings were then prepared, and photo-recording was completed. The field data were then compiled into standard site record forms and submitted to the EIC for inclusion in the California Historical Resources Inventory. While the study identified sixteen prehistoric archaeological sites, no buildings, structures, or objects more than 50 years of age were encountered within the Project area. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Cultural Resources Consultant, LEVEL OF SIGNIFICANCE CHECKLIST for Archaeological Resources, April 18, 2013, Phase II Test Excavations for the Villages of Winchester Project

Findings of Fact:

a,b) Sixteen prehistoric archaeological sites, 33-02610 to 33-02612, 33-21504 to 33-21513, and 2677-11 to 2677-13, have been identified within the boundaries of the project area, all consisting of milling slicks on bedrock outcrops occurring on a small hill. The Phase II testing determined that none of the sites are deemed significant resources under CEQA. The reports recommended that grading be monitored by a professional archaeologist and tribal monitor. These standard requirements have been incorporated as conditions of approval and are not considered mitigation pursuant to CEQA. With the incorporation of these conditions of approval, impacts to known and unknown archaeological resources will be less than significant.

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If 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 descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. This condition of approval is not considered a unique mitigation measure pursuant to CEQA. No mitigation is identified or required.

Mitigation: No mitigation measures are required.

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

10. Paleontological Resources

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

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

Findings of Fact:

a) The project is located within a High Sensitivity (High B) area for the presence of paleontological resources as indicated in the General Plan. The Category High B indicates that fossils are likely to be encountered at or below four feet of depth and may be impacted during excavation by construction activities. Should fossil remains be encountered during site development, proper mitigation should be incorporated to ensure that uncovered resources are evaluated, left in place if possible, or curated as recommended by a qualified paleontologist. This is a standard requirement for projects located in High B areas and is therefore not considered mitigation under CEQA. The project impacts will be less than significant with implementation of this standard requirement.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act; Leighton and Associates Inc, *Preliminary Geotechnical Investigation TTM 36504*, May 2014.

Findings of Fact:

a-b) A Preliminary Geotechnical Study dated May 12, 2014 and prepared by Lansing Industries, Inc found that no active or inactive fault traces are known to traverse the Project site or trend directly into the Project site. The Project site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone or County of Riverside Fault Zone. As defined by the California Geologic Survey, an active fault is one that has had surface displacement within the Holocene Epoch (roughly the last 11,000 years). The San Jacinto Valley segment of the active San Jacinto Fault Zone is located approximately 7 miles northeast of the site (Blake, 2000b). The subject site is not included within an Earthquake Fault Zone as created by the Alquist-Priolo Earthquake Fault Zone Act. Due to the lack of previous

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site faulting, the potential for ground rupture to occur at this site is considered very low and no direct seismically-induced rupture impacts would occur.

Through mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures proposed to be constructed on the Project site would be designed and constructed to resist the effects of seismic ground motions. Thus, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction”; Leighton and Associates Inc., *Preliminary Geotechnical Investigation TTM 36504*, May 2014.

Findings of Fact:

a) Liquefaction of cohesionless soils can be caused by strong vibratory motion due to earthquakes. Research and historical data indicate that loose granular soils below a near-surface groundwater table are most susceptible to liquefaction, while the stability of most clayey material is not adversely affected by vibratory motion. When loose to medium dense, saturated granular deposits are subjected to strong seismic shaking of significant duration without substantial dissipation of excess pore water pressure, then soil deposits may liquefy (i.e., behave like a liquid) and lose bearing strength.

Although a Geotechnical Investigation dated May 2014 and prepared by Leighton and Associates did not reveal the presence of groundwater within the maximum depth explored of 51 feet below ground surface (BGS), the potential for liquefaction on the Project site was evaluated based on historic groundwater levels of 36 feet below future pad grades and a peak ground acceleration of 0.51g with a moment magnitude of 7.2 Mw. Based on the subsurface exploration data and laboratory test results, the analysis indicated a potential for liquefaction in sand layers below a depth of 36 feet. The total seismically induced settlement including dry settlement (above groundwater) in the upper 50-feet is estimated to range up to 3.3 inches. However, due to the depth of liquefiable layers and proposed remedial grading, differential settlement is estimated to be relatively low and not to exceed 1-inch over a horizontal distance of 40 feet. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map” and Figures S-13 through S-21 (showing General Ground Shaking Risk); Leighton and Associates Inc, *Preliminary Geotechnical Investigation TTM 36504*, May 2014.

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

Strong ground shaking can be expected at the site during moderate to severe earthquakes in this general region. This is common to virtually all of Southern California. Intensity of ground shaking at a given location depends primarily upon earthquake magnitude, site distance from the source, and site response (soil type) characteristics. According to information in the Preliminary Geotechnical Investigation, the probably peak horizontal ground acceleration would be 0.51g and the maximum credible magnitude would be 7.2 Mw for the site during a seismic event (Leighton, 2014, p.7). The ground motion analysis is contained in Appendix C of the Preliminary Geotechnical Investigation. With mandatory compliance with Section 1613 of the 2013 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

Source: Leighton and Associates Inc, *Preliminary Geotechnical Investigation TTM 36504*, May 2014.

Findings of Fact:

a) According to the *Preliminary Geotechnical Investigation* conducted by Leighton and Associates, no evidence of on-site landslides was observed during field investigation. However, it was noted that the Natural Open Space Lot 601 with its steep, south facing slopes contains many boulders. The potential for rockfall due to either erosion or seismic ground shaking is possible in this area. Current planning depicts a perimeter access road, which will act as a buffer between residential lots and the rocky area. Moreover, remedial measures such as rock removal, catchment areas, rock fences, or setbacks could be considered if design in this area changes to locate residential lots against natural slopes in this area. Current design, however, does not place residential lots against natural slopes. Therefore, the Project site has low potential for risk of landslides and rockfalls.

Deformation due to lateral spreading generally occurs on sloping ground that is underlain by potentially liquefiable soil layers. Assuming that loose, near-surface soils (topsoils/alluvium/colluvium) will be removed and recompacted in accordance with the recommendations of Section 5.0 of this report in the areas of development, the potential for lateral spreading due to the design earthquake event to affect this site is considered very low.

Additionally, the *Preliminary Geotechnical Investigation*, laboratory testing indicated that the onsite soils (colluvium/alluvium) are expected to possess a high collapse potential. With remedial grading to remove and compact the collapse prone soils, the collapsible soils hazard on the Project site is considered very low or non-existent.

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

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: Leighton and Associates Inc, *Preliminary Geotechnical Investigation TTM 36504*, May 2014.

Findings of Fact:

a) Based on geologic mapping, literature review, and aerial photo analysis, the potential for ground rupture and subsidence is unlikely because of the absence of faulting on or near the site. Impacts are considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

16. Other Geologic Hazards

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

Source: Riverside County General Plan, Southwest Plan, Figure 10 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"; Leighton and Associates Inc, *Preliminary Geotechnical Investigation TTM 36504*, May 2014.

a) Due to the Project site's location and lack of nearby open bodies of water, the possibility of the affects due to tsunami is considered nil. Due to the sites location to the Diamond Valley reservoir, the possibility of flooding due to seiches is considered remote; additionally, any flood waters, including mudflows, would flow into Salt Creek, away from the Project site. Additionally, there are no volcanoes in the Project vicinity. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Leighton and Associates Inc, *Preliminary Geotechnical Investigation TTM 36504*, May 2014.

Findings of Fact:

a) The overall site has a variable topography with the western and southern portions being relatively flat to gently sloping in a southerly direction. The northern and eastern portions have irregular topography with several prominent rocky hills within the northern property and a significant hillside bounding the eastern side of the overall site. Elevations across the site range from approximately 1,500 feet Above Mean Sea Level (AMSL) along the southern boundary to approximately 1,650 feet AMSL in the northeast corner.

Development of the site will generally involve cut and fill grading on the order of 10 to 15 feet, except in the southern and northern portions of the site where cuts of up to 50 feet will be required. Cut slopes (2H:1V) of up to 50 feet in height are planned in the northern portion. Fill slopes are not expected to exceed 30 feet in height. All cut and fill activities will be conducted in accordance with standard engineering practices and the recommendations of the project geotechnical report. Impacts will be less than significant.

b) The project will not cut or fill slopes greater than 2:1; however, slopes will reach a maximum height of 30 feet in some places. Less than significant impacts will occur.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Leighton and Associates Inc, *Preliminary Geotechnical Investigation TTM 36504*, May 2014.

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. BMPs are required pursuant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The project Geotechnical Investigation indicates soils tested on site were determined to have a very low expansive soil index. Compliance with the CBC requirements pertaining to residential development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project does not propose the use of septic systems. Sewer connections will be made from residential lots to existing municipal sewer drainage systems. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Leighton and Associates Inc, *Preliminary Geotechnical Investigation TTM 36504*, May 2014.

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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Source: Riverside County General Plan Figure S-8 “Wind Erosion Susceptibility Map”

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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?

Source: County of Riverside Climate Action Plan; “Villages of Winchester North”, dated May 5, 2015, prepared by RK Engineering Group.

Findings of Fact:

a, b) CalEEMod was used to estimate onsite and offsite greenhouse gas emissions for construction and operation of the project, results of which are shown in the below table titled Construction Greenhouse Gas Emissions. The total construction emissions are amortized over a period of 30 years representing the anticipated minimum lifespan of the proposed project.

Construction Greenhouse Gas Emissions

Activity	Emissions (MTCO ₂ E)		
	Onsite	Offsite	Total
Site Preparation	229	11	240
Grading	933	111	1,043
Building Construction	3,788	4,300	8,089
Paving	227	15	242
Coating	51	88	139
Total	5,229	4,524	9,753
Averaged over 30 years	174	151	325

Source: RK Engineering Group

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Operational or long-term greenhouse gas emissions from the project are shown below in the table titled Operational Greenhouse Gas Emissions. This shows that the project's overall operational emissions with the amortized construction emissions would be 8,407 metric tons of CO₂. This exceeds the SCAQMD draft threshold and the Riverside County Climate Action Plan threshold of 3,000 metric tons of CO₂ per year.

Operational Greenhouse Gas Emissions

Emission Source	Emissions (MTCO ₂ E)
Area	9
Energy	2,074
Mobile	5,616
Waste	158
Water	226
Construction (amortized 30 years)	325
Total Emissions	8,407
SCAQMD Threshold	3,000
Exceeds Threshold?	Yes
Source: RK Engineering Group	

Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as recommended by the AB 32 Scoping Plan.

The CEQA guidelines allow for the use of CAP Screening Tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the Screening Tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. The Riverside County Climate Action Plan Screening Tables are set up similar to a checklist with points allocated to certain elements that reduce greenhouse gas emissions. If a project garners 100 points by including enough GHG-reducing elements, then the project is consistent with Riverside County's plan for emissions reductions.

The points earned for the proposed Project are summarized in the table below titled CAP Screening Table. As shown in the table, the Project earns X points with implementation of Project design features, adherence to existing regulation related to energy efficiency, and certain additional mitigation measures. Therefore, the Project will be consistent with the GHG reduction goals and elements of the Riverside County CAP and will not conflict with greenhouse gas reductions planning. Impact will be less than significant.

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CAP Screening Table

Description		Assigned Point Values	Project Points	Evaluation Basis
IMPLEMENTATION MEASURE IM RE1: ENERGY EFFICIENCY FOR NEW RESIDENTIAL				
E1.A Building Envelope				
E1.A.1 Insulation	Baseline standard (walls R-13; roof/attic: R-30)	0	12	The Project will comply with existing regulations. The 2016 Building Energy Efficiency Standards, also known as the 2016 Title 24 standards, do not make it mandatory for anything beyond R-13 insulation for walls, and R-22 for roof/attic insulation; however, the Project will be conditioned to install modestly enhanced insulation for walls, roof, and attic (walls R-13; roof/attic R-38).
	Modestly Enhanced Insulation (walls R-13; roof/attic: R-38)	12		
	Enhanced Insulation (rigid wall insulation R-13; roof/attic: R-38)	15		
	Greatly Enhanced Insulation (spray foam wall insulated walls; R-15 or higher, roof/attic R-38 or higher)	18		
E1.A.2 Windows	Baseline standard (0.57 U-Factor, 0.4 solar heat gain coefficient (SHGC) required)	0	7	The Project will include a mitigation measure to install enhanced windows (0.32 U-factor, 0.25 SHGC).
	Modestly Enhanced Window (0.4 U-Factor, 0.32 SHGC)	6		
	Enhanced Window (0.32 U-Factor, 0.25 SHGC)	7		
	Greatly Enhanced Window Insulation (0.28 or less U-Factor, 0.22 or less SHGC)	9		
E1.A.3 Cool Roofs	Modest Cool Roof (CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance)	10	10	The Project will comply with existing regulations. The Project is located within Climate Zone 10 and will comply with the 2016 Title 24 standards, which requires low-rise residential steep-sloped roofs to have a minimum aged solar reflectance of 0.20 and a minimum thermal emittance of 0.75. A steep-sloped roof is a roof that has a ratio of rise to run of greater than 2.12 (9.5 degrees from the horizontal). The Project will be conditioned for all units to
	Enhanced cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance)	12		
	Greatly Enhanced Cool Roof (CRRC Rated 0.35 aged solar reflectance, 0.75 thermal emittance)	14		

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				install a Modest Cool Roof that has a minimum aged solar reflectance of 0.15 and a minimum thermal emittance of 0.75.
E1.B Indoor Space Efficiencies				
E1.B.1 Heating/Cooling Distribution System	Minimum Duct Insulation (R-4.2 required)	0	7	The Project will comply with existing regulations. The Project is consistent with mandatory requirements for 2016 Title 24 and will install Modest Duct Insulation (R-6) as required.
	Modest Duct Insulation (R-6)	7		
	Enhanced Duct Insulation (R-8)	8		
	Distribution loss reduction with inspection (HERS Verified Duct Leakage or equivalent)	12		
E1.B.2 Space Heating/Cooling Equipment	Baseline VAC Efficiency (SEER 13/60% AFUE or 7.7 HSPF)	0	4	The Project will include installation of improved efficiency HVAC systems (SEER 14/65% AFUE or 8 HSPF).
	Improved Efficiency HVAC (SEER 14/65% AFUE or 8 HSPF)	4		
	High Efficiency HVAC (SEER 15/72% AFUE or 8.5 HSPF)	7		
	Very High Efficiency HVAC (SEER 16/80% AFUE or 9 HSPF)	9		
E1.B.3 Water Heaters	Baseline Efficiency (0.57 Energy Factor)	0	12	The Project will include installation of an improved efficiency water heater (0.675 Energy Factor).
	Improved Efficiency Water Heater (0.675 Energy Factor)	12		
	High Efficiency Water Heater (0.72 Energy Factor)	15		
	Very High Efficiency Water Heater (0.92 Energy Factor)	18		
	Solar Pre-Heat System (0.2 Net Solar Fraction)	4		
	Enhanced Solar Pre-Heat System (0.35 Net Solar Fraction)	8		
E1.B.5 Artificial Lighting	Baseline standard (required)	0	12	The Project will comply with existing regulations. The 2016 Title 24 standards require very high efficiency light bulbs and lighting fixtures be installed. Per 2016 Title 24 standards, all luminaires installed in
	Efficient Lights (25% of in-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt	8		

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	for fixtures >40 watt)			residential construction must qualify as high efficiency luminaires.
	High Efficiency Lights (50% of in-unit fixtures are high efficacy)	10		
	Very High Efficiency Lights (100% of in-unit fixtures are high efficacy)	12		

Implementation Measure IM E2: New Home Renewable Energy

E2.A.1 Photovoltaic	Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power provided augments:		15	Residential solar ready roof Title 24 requirements apply to single family residences and low-rise multi-family buildings. Additionally, the Project will install solar to provide at least 20 percent of the power needs of the Project. Documentation shall be provided to the County prior to issuance of building permits that demonstrate how 20 percent of the power needs will be met by either installation of photovoltaic panels on individual homes or in collective neighborhood arrangements.
	Solar Ready Homes (sturdy roof and electric hookups)	2		
	10 Percent of the power needs of the project	10		
	20 Percent of the power needs of the project	15		
	30 Percent of the power needs of the project	20		
	40 Percent of the power needs of the project	28		
	50 Percent of the power needs of the project	35		
	60 Percent of the power needs of the project	38		
	70 Percent of the power needs of the project	42		
	80 Percent of the power needs of the project	46		
	90 Percent of the power needs of the project	52		
	100 Percent of the power needs of the project	58		

Implementation Measure IM W1: Water Use Reduction Initiative

W1.A.2 Water Efficient Irrigation Systems	Low precipitation spray heads < 0.75"/hour or drip irrigation	2	3	The Project will comply with existing regulations. The Project will comply with Riverside County Ordinance 859.3 and EMWD's standards which require weather based irrigation systems and use of low precipitation spray heads.
	Weather based irrigation control systems or moisture sensors (demonstrate 20% reduced water use)	3		

W1.B Residential Potable Water

W1.B.1	Water Efficient	3	3	The Project will comply with
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Showers	Showerheads (2.0 gpm)			existing regulations. The Project will comply with the California Green Building Code (CalGreen Code) – which requires that indoor potable water use be reduced by 20 percent through the use of water saving fixtures and/or flow restrictors. The 2016 CalGreen Code limits the flow rate to 2.0 gpm.
W1.B.2 Toilets	Water Efficient Toilets (1.5 gpm)	3	3	The Project will comply with existing regulations. The Project will comply with the CalGreen Code – which requires that indoor potable water use be reduced by 20% through the use of water saving fixtures and/or flow restrictors. The 2016 CalGreen Code limits flow rate to 1.28 gallons per flush.
W1.B.3 Faucets	Water Efficient Faucets (1.28 gpm)	3	3	The Project will comply with existing regulations. The Project will comply with the 2016 CalGreen Code – which requires that the maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. However, the 2016 CalGreen Code requires that kitchen faucets not exceed 1.8 gpm at 60 psi; thus, not all faucets installed at the Project site will meet this standard. The Project will install faucets that do not exceed 1.28 gpm.
Implementation Measure IM W2: Increase Reclaimed Water Use				
W2.A.1 Recycled Water	5% of the total project's water use comes from recycled/reclaimed water.	5	5	The Project will comply with existing regulations. The Project will comply with existing requirements. Riverside County Ordinance 859.3 requires provisions for a non-potable water system to be provided in common

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				<p>open space areas in the irrigation design plan, if recycled water is available from the water purveyor (EMWD). The Project's irrigation plans will reflect this requirement. Although recycled water lines will be installed for future recycled water use, recycled water service is not currently available to the Project site. Once non-potable (recycled) water service is available from EMWD, it can be utilized. Based on the Project's Water Supply Assessment, dated June 17, 2015, the Project's water demand for the proposed parks is approximately 9 million gallons (MG) and the water demand for residential uses is 95 MG for a total water demand of 104 MG. Thus, 8.6% of the Project's water use will come from recycled water, once available. (9 MG/104 MG = 8.6%). The points assigned assume provision of recycled water upon project operation.</p>
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Implementation Measure IM T5: Traffic Flow Management Improvements

T5.A.1 Signal Synchronization	Techniques for improving traffic flow include: traffic signal coordination to reduce delay, incident management to increase response time to breakdowns and collisions, Intelligent Transportation Systems (ITS) to provide real-time information regarding road conditions and directions, and speed management to reduce high free-flow speeds.		0	The project is required to install a traffic signal at Winchester Road and Stowe Road. However, due to the spacing of current traffic signals along Winchester Road, signal synchronization is not appropriate or necessary.
	Signal synchronization	1/signal		
	Traffic signals connected to	3/signal		

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	existing ITS			
Implementation Measure IM T6: Bicycle/Pedestrian Infrastructure				
T6.A.1 Sidewalks	Provide sidewalks on one side of the street (required)	0	1	Internal sidewalks will be installed on both sides of the street.
	Provide sidewalks on both sides of the street.	1		
	Provide pedestrian linkage between residential and commercial uses within 1 mile.	3		
Implementation Measure IM T7: Electric Vehicle Use				
T7.A.1 Electric Vehicle Recharging	Provide circuit and capacity in garages of residential units for installation of electric vehicle charging stations.	1	1	The Project will comply with existing regulations. The Project will comply with the 2016 CalGreen Code, which requires each dwelling unit to have a listed raceway installed to accommodate a dedicated 208/240 volt branch circuit.
	Install electric vehicle charging stations in the garages of residential units.	8		
Implementation Measure IM SW2: Construction and Demolition Debris Diversion Program				
SW2.A.1 Recycling of Construction/ Demolition Debris	50% of construction waste recycled (required)	0	4	The Project will comply with existing regulations. The 2016 CalGreen Code requires that a minimum of 65% of the non-hazardous construction and demolition waste be recycled and/or salvaged for reuse.
	Recycle 55% of debris	2		
	Recycle 60% of debris	3		
	Recycle 65% of debris	4		
	Recycle 70% of debris	5		
	Recycle 75% of debris	6		
Total Points Earned by Project			102	

Source:

Mitigation:

The following mitigation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Residential Screening Tables. The following measures may be replaced with other measures as listed in the table, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

- **MM GHG-1** Prior to building permit issuance, all residential building permits shall note the installation of enhanced windows (0.32 U-factor, 0.25 SHGC).
- **MM GHG-2** Prior to building permit issuance, all residential building permits shall note the installation of an improved efficiency HVAC system (SEER 14/65% AFUE or 8 HSPF).
- **MM GHG-3** Prior to building permit issuance, all residential building permits shall note the installation of an improved efficiency water heater (0.675 Energy Factor).
- **MM GHG-4** Prior to building permit issuance, associated with the final site of development, a plan shall be submitted to show how the project overall and/or individually will install solar power systems to provide at least 20 percent of the power needs of the project. Subsequently, prior to

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building permit issuance, all residential building permits shall note the installation of solar panels or other equipment consistent with the plan to achieve 20 percent of the project's power needs.

- **MM GHG-5** Prior to building permit issuance, all residential building permits shall note the installation of all faucets (including kitchen faucets) that do not exceed 1.28 gallons per minute.
- **MM GHG-6** Prior to building permit issuance, final landscape plans shall show the use of recycled water and confirm the project's use of a minimum of 5% recycled water of the project's overall water demand.

Monitoring: Mitigation shall be monitored through the conditions of approval by the Planning Department and the Building & Safety plan check process.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Riverside County General Plan, Project Review, "Phase I Environmental Site Assessment Report, GA 79, 26774 & 26960 Richmond Road, Hemet, California", dated 1/25/06, prepared by SECOR and "Phase II Environmental Site Assessment Report, GA 79, 26774 & 26960 Richmond Road, Hemet, California", dated 1/25/06, prepared by SECOR International Incorporated.

Findings of Fact:

a) The proposed residential project will not create a substantial hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

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b) Based on project materials, site surveys, and the Environmental Site Assessments (ESAs) submitted, it is not anticipated that any past use on the site would have resulted in the presence of any hazardous materials on the site. The site has been used for agricultural purposes in the past, which may result in pesticide residues in the soil on the site. Due to this, the Phase II ESA was performed to determine the presence and concentration of pesticide on the site. The Phase II ESA determined that pesticides are present in soils, but at levels below remediation levels. Therefore, impacts are anticipated to be less than significant.

c) The project includes adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No Impacts will occur.

d) The proposed project is not located within one-quarter mile of an existing or proposed school. The nearest school to the project site is Winchester Elementary School, located at 28751 Winchester Road, and is approximately 1.85 miles southwest of the project site. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

e) The site is not 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, its development would not create a significant hazard to the public or the environment. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

Source: Riverside County General Plan Figure S-19 “Airport Locations”; Riverside County General Plan, Harvest Valley/Winchester Area Plan, Figure 5 “Hemet-Ryan Airport Influence Policy Area”; GIS database

a) The project site is not located in the immediate vicinity of any public or private airport. The closest airport to the project site is the Hemet-Ryan Airport, approximately 2.2 miles to the east. According to the Area Plan, the proposed project is located outside of the airport influence policy area. Therefore, the project could not result in an inconsistency with an Airport Master Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. No impact will occur.

c) The project is not located within an airport land use plan and will not result in a safety hazard for people residing or working in the project area.

d) The project is not within the immediate vicinity of a private airstrip, or heliport and will not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

Source: Riverside County General Plan, Harvest Valley/Winchester Area Plan, Figure 12 “Wildfire Susceptibility”; GIS database

Findings of Fact:

a) According to the Area Plan, the proposed project site is located in an area designated as High and Moderate Fire Hazard Severity Zones (FHSZ) for wildfire susceptibility. The project will be required to adhere to Riverside County Ordinance No. 787 and the California Building Code, which contain provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

c) Substantially deplete groundwater supplies or 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)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas; PRELIMINARY DRAINAGE STUDY TENTATIVE TRACT NO. 36504 DETENTION/DEBRIS BASIN SIZING, January 16, 2015.

Findings of Fact:

a) The western portion of the site is generally flat with moderate slope with higher slopes in the eastern and northern portion of the site. Runoff generally enters the site from the hills to the east and north of the project and dissipate across the site which generally directs the flows to the south. The proposed project would generally allow this drainage pattern to remain. Improvements proposed by the project will collect drainage as it enters the site on the north and east sides via basins or channels and direct it through the project and downstream. In particular this includes a 4.7 acre detention/debris basin at the northwest corner of the site to collect flows entering from the north. The project is not anticipated to 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. On site flows would be collected via surface and storm drains and directed to an offsite basin that is proposed as part of the project at the corner of Stowe Road and Stueber Lane/El Callado. The proposed detention basin will attenuate any increased flows generated from the construction of impervious surfaces on the site to not increased flows on- or off-site that could potentially result in increased erosion. Therefore, this impact is considered less than significant.

b) The California Porter-Cologne Water Quality Control Act (Section 13000 (“Water Quality”) et seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Jacinto Valley Watershed and is within the jurisdiction of the California Regional Water Control Board, Santa Ana Region.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project’s SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation is required.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project’s proposed storm drain system is designed to route flush runoff to the proposed water quality basin. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, with mandatory compliance with the Project’s WQMP, water quality impacts associated with post-development activities would be less than significant and no mitigation is required.

c) The Project site is located within the Eastern Municipal Water District (EMWD) service area. EMWD has identified the water district’s anticipated future demands for potable water resources and the plans for meeting those demands. EMWD obtains its water from Northern California, through the Metropolitan Water District. Additionally, due to the project size, the project was required to obtain a Water Supply Assessment (WSA) from Eastern Municipal Water District. The WSA determined that the project’s estimated water demand at 318 acre feet per year and that this demand is in line with the medium density residential project the district’s 2010 Urban Water Management Plan projections. Thus, the Project’s demand for domestic water service would not substantially deplete groundwater supplies such that there would be a net aquifer volume or a lowering of the local groundwater table level, and impacts would be less than sufficient.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would

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occur in the landscaped areas as well as the proposed water quality basin. The bottom of basin would also function to mitigate any potential increase runoff and for water quality treatment. Therefore, with incorporation of the basin and regional management efforts for groundwater resources, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

d) The proposed Project will include catch basins and underground storm drains to collect all runoff and discharge the flows into the proposed water quality basin. The basin and other on-site drainage facilities are proposed to outlet to the off-site proposed drainage facilities, including basin at the corner of Stowe Road and Stueber Lane/El Callado which provides adequate flood protection from the 100-year frequency storm event on site as well as provides and adequate outlet in accordance with Riverside County Flood Control District requirements as analyzed in the project's drainage study. Additionally, with required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of polluted runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, impacts would be less than significant and no mitigation is required.

e) The project is located partially within a mapped 100-year Zone A FEMA floodplain. Tentative Tract Map 30351, located west of the site constructed Winchester Master Drainage Plan Line B as part of its improvements. The channel has been accepted by the Flood Control District for maintenance and as of September 2017 a Letter of Map Revision (LOMR) has been submitted to FEMA to update the mapped 100-year Zone A FEMA floodplain. This update would officially remove the portion of the site currently within a floodplain from it although functionally the site is already removed from the floodplain as a result of exiting improvements constructed by Tentative Tract Map 30351. As a result of the pending LOMR, the proposed project would not be within a flood hazard area and would not 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. Therefore, there is no impact.

f) As noted previously in subsection e), the proposed project will not be located within a flood hazard area and will not place structures within a 100-year flood hazard area which would impede or redirect flood flows. Therefore, there is no impact.

g) Mandatory compliance with the BMP's specified in the Project's WQMP would ensure that the proposed Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that would result in the substantial degradation of water quality beyond what is described above. Thus, no impact would occur.

h) The proposed water quality basin designed to filter the Project's stormwater is strategically placed at the downstream point of the Project site's drainage areas. Runoff from the Project site would be collected in the basin and filtered to remove water pollutants before being discharged into offsite facilities. The water quality BMP's are designed to drain within a maximum of 72 hours, which would preclude the attraction of vectors and odors associated with standing water. The detention basin is an inherent part of the Project's design and, as such, the environmental effects associated with the construction and operation of the Project's BMP's are evaluated throughout this environmental assessment, and where necessary, mitigation has been identified to address any impacts associated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with their construction and operation. Accordingly, the Project would not include any new or retrofitted stormwater BMPs that could result in significant environmental effects, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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-16 “Inventory of Dam Locations” and Figure S-10 “Dam Failure Inundation Zones”; Project Application Materials; PRELIMINARY DRAINAGE STUDY TENTATIVE TRACT NO. 36504 DETENTION/DEBRIS BASIN SIZING, January 16, 2015

Findings of Fact:

a) The proposed grading by the Project would generally maintain the site’s existing topographic conditions. The proposed basin and drainage facilities would provide adequate flood protection on-site and to downstream properties from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. As such, the Project would not alter the site’s drainage pattern in a manner that would lead to flooding on-site or off-site, and impacts would be less than significant.

b) Development of the Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. A portion of the Project site is proposed to be landscaping and infiltration would occur over these areas. Additionally, the Project proposes a water quality basin. The bottom of the basin would be unlined, which would provide an opportunity for infiltration. The basin would function to mitigate any potential increase runoff and for water quality treatment. Based on the foregoing analysis, the Project would not result in changes in absorption rates or the rate and amount of surface runoff that could result in significant environmental effects and impacts would be less than significant.

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c) The General Plan designates the project site is outside an area subject to dam inundation. There are no levees in vicinity of the project. No impact will occur.

d) The Project site's existing drainage patterns would generally be maintained under the proposed Project. Although the Project's proposed water quality basin would reduce peak flows from the site, the Project would not affect the total amount of flows from the site. Thus, the Project has no potential to result in changes in the amount of surface water in any water body, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Harvest Valley/Winchester Area Plan

Findings of Fact:

a) The project site is currently vacant land designated as Medium Density Residential. The project will result in the subdivision of the project site into 527 individual lots for single-family residential development. This constitutes a substantial alternation to the present land use of the area. However it is consistent with the General Plan's vision for the area, which is for a shift from currently primarily rural character to a more urban/suburban area. Therefore impacts will be less than significant.

b) The project site is located in the unincorporated Riverside County and is not within a city boundary or city sphere of influence. The project is consistent with surrounding land uses. Therefore, the project will not affect land uses within a city sphere of influence or within adjacent city or county boundaries; impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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established community (including a low-income or minority community)?

Source: Riverside County General Plan Land Use Element; Riverside County General Plan; Harvest Valley/Winchester Area Plan

Findings of Fact:

a-d) The project is currently zoned Heavy Agriculture - 10 Acre Minimum (A-2-10), Rural Residential (R-R), Residential Agricultural- 20 Acre Minimum (R-A-20), and Light Agriculture- 10 Acre (A-1-10). The proposed development includes a Change of Zone which will be processed concurrently to change the current zoning to Planned Residential (R-4) which would be highly consistent with the current General Plan Land Use since Planned Residential (R-4) allows for primarily single-family residential that would typically fall within the Medium Density Residential density range of 2 to 5 dwelling units per acre. This would also be consistent with the One Family Dwelling (R-1) and Open Area Combining Zone, Residential Developments (R-5) zone immediately west of the project site, which primarily allow for residential uses or open space uses which are compatible with the project's proposed residential and open space uses. Additionally, this project is consistent with the General Plan's vision for the Harvest Valley Winchester Area , which is for a shift from currently primarily rural character to a more urban/suburban area. Therefore the impact will be less than significant.

e) The project is surrounded by Residential to the north and west, and Vacant Land to the east, and south. Therefore the project will not disrupt or divide any existing community and no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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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"/>
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Source: Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is located in an area that has not been studied for the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Therefore, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that will be of value to the region or the residents of the State. The project will not 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. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

a) For a project located within an airport land use plan 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, Harvest Valley/Winchester Area Plan, Figure 5 "Hemet-Ryan Airport Influence Policy Area"

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the project site to excessive noise levels. The nearest airport is the Hemet-Ryan Airport, located 2.2 miles east of the project site. No impact will occur.

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b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan, Southwest Area Plan, Local Circulation Policies, "Rail Transit"

Findings of Fact:

There are no railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: Riverside County General Plan, Circulation Element, VILLAGES OF WINCHESTER TENTATIVE TRACT MAP 36504 NOISE IMPACT STUDY, dated July 24, 2013.

Findings of Fact:

Traffic noise along Winchester Road (SR-79), Florida Avenue (SR-74), will be the main source of highway noise impacting the project site and the surrounding area. Other non-highway traffic noise is analyzed more specifically in section 34 below.

The project is anticipated to increase the existing traffic noise levels with the traffic generated by the project. Noise levels are expected to increase by approximately 0.3 to 0.5 dBA CNEL on State Route 74 and by approximately 1.3 to 1.4 dBA CNEL as a result of the project, as detailed in the project noise impact study. This increase in noise is generally defined as not perceptible and would therefore result in less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials

Findings of Fact:

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No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input 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, Noise Element, VILLAGES OF WINCHESTER TENTATIVE TRACT MAP 36504 NOISE IMPACT STUDY, dated July 24, 2013

Findings of Fact:

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

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CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

L_{DN} (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own.

With the additional approximately trips to the surrounding roadways, noise would be anticipated to increase on Stetson Road east of Winchester Road from 38.1 to 55.5 dBA CNEL, a 17.4 dBA CNEL increase. Although this is a notable increase that will be perceptible to the immediate surrounding area, the resulting noise levels still fall below the 65 dBA CNEL exterior level established by the Riverside County General Plan. Increases in other area roadways that currently accommodate larger amounts of traffic (i.e. Winchester Road) would result in a lower increase in ambient levels of noise since the same level of traffic added to these roads represents a lower proportion of the existing traffic and resulting noise levels. Since the increase in ambient noise would be below the typical accepted threshold of 3 dBA to be barely perceptible, the impact to ambient noise levels would be less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Operationally, the project will result in noise sources typical of residential uses such as landscaping activities. These activities are common in the project area do not represent a substantial increase in periodic noise in the project vicinity. Periodic operational noise increase will be less than significant.

The project will result in temporary construction-related noise increases to on-site ground disturbing and construction activities. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA L_{max} between the hours of 7:00 AM and 10:00 PM or 45 dBA L_{max} between the hours of 10:00 PM and 7:00 AM. However, construction is exempt from Ordinance 847 as long as it is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May (Sec 2.i.1,2). Project construction will comply with Ordinance 847. Noise levels associated with the various construction phases could reach 95 dBA to 50 feet. Temporary construction-related noise impacts will be less than significant with the implementation of existing regulations.

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c) Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 dBA CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design. As noted previously, the existing and proposed noise levels from traffic generated by the project is not anticipated to exceed 65 dBA CNEL to existing or planned sensitive residential areas along Stetson Road or would not result in a substantial perceptible increase in noise on Winchester Road or State Route 74. Other operational noise is not anticipated to substantially increase noise in the surrounding area. Also as noted previously, temporary noise impacts from construction are exempt from noise standards provided it occurs within the limited hours. Therefore, the project is not anticipated to expose people to noise levels in excess of standards established in the local general plan and impacts would be less than significant.

d) Vibration is the movement of mass over time. It is described in terms of frequency and amplitude, and unlike sound there is no standard way of measuring and reporting amplitude. Groundborne vibration can be described in terms of displacement, velocity, or acceleration. Each of these measures can be further described in terms of frequency and amplitude. Displacement is the easiest descriptor to understand; it is simply the distance that a vibrating point moves from its static position. The velocity describes the instantaneous speed of the movement and acceleration is the instantaneous rate of change of the speed.

Although displacement is fundamentally easier to understand than velocity or acceleration, it is rarely used for describing groundborne vibration, for the following reasons: 1) human response to groundborne vibration correlates more accurately with velocity or acceleration; 2) the effect on buildings and sensitive equipment is more accurately described using velocity or acceleration; and, 3) most transducers used in the measurement of groundborne vibration actually measure either velocity or acceleration. For this study velocity is the fundamental measure used to evaluate the effects of groundborne vibration.

Common sources of vibration within communities include construction activities and railroads. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Vibration with high enough amplitudes can also damage structures (such as crack plaster or destroy windows). Structural damage is generally only of concern where large construction equipment is necessary to complete a development project (e.g. large bulldozers, vibratory pile drivers), where blasting is required, or where very old buildings are involved (e.g. ancient ruins). Groundborne vibration generated by construction projects is generally highest during pile driving or rock blasting. Next to pile driving, grading activity has some potential for structural vibration impacts if large bulldozers, large trucks, or other heavy equipment are used where very old structures are present. Construction of the project does not require rock blasting or pile driving. Grading activities will require use of heavy construction equipment.

Operation of the proposed project does not include uses that cause vibration. Furthermore, the project does not require pile driving or blasting to complete, there are no ancient structures in the project

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vicinity, and no research medical facilities in the vicinity that could be using sensitive medical or scientific equipment. Potential impacts related to temporary construction activities is discussed below.

The most vibration-causing piece of equipment that will likely be used onsite as part of the proposed project is a vibratory roller. This machine can cause vibration levels of up to 0.021 PPV at 100 feet. The closest sensitive receptor is located an average of 350 feet from the center of the project site that would generate an average level of 0.007 PPV. Continuous vibration is perceptible at 0.01 PPV; therefore this level of vibration will not be readily perceptible to area residents. Furthermore, this level of vibration will not exceed the continuous threshold of 0.30 PPV that could damage older residential structures. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project				
35. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Housing Element

Findings of Fact:

- a) The project site is currently vacant. The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project will have no impact.
- c) The project will not displace any people, necessitating the construction of replacement housing elsewhere because the project is currently vacant. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e-f) The project will generate approximately 43 residents within the unincorporated portion of the Riverside County. According to the growth forecasts from Southern California Association of Governments (SCAG), a population of 349,100 was recorded in 2008 and an anticipated population of 710,600 is projected for 2035 in unincorporated areas of Riverside County. This total is within the growth projections and impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

The project will result in the subdivision into 527 residential lots, which would create an incremental increased demand for fire services. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County Sheriff's Department

Findings of Fact:

The project will result in the subdivision of 162 acres into 527 residential lots, which would create an incremental increased demand for sheriff services. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Hemet Unified School District

Findings of Fact:

The project site is located within the Hemet Unified School District (HUSD). The nearest school to the project site is Winchester Elementary School, located at 28751 Winchester Rd in Winchester, and is approximately 2.5 miles south. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The closest library to the project site is the Romoland Library, located at Romoland Library, 26001 Briggs Road in Sun City, approximately 4.9 miles to the northwest of the site. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

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

The closest health center to the project site is Menifee Valley Medical Center located at 28400 McCall Blvd in the city of Menifee, approximately 7 miles west of the site. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. 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, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact:

a-c) The project will result in the subdivision of 527 individual lots from the original 162 acre lot. The nearest public park to the project site is Winchester Park, located in Winchester, approximately 1.8 miles south. The project also includes an approximately 8.5 acre recreation area which is included in all of the relevant analysis included herein. Project implementation will not require the construction or expansion of recreational facilities that can cause adverse physical effects on the environment. Additionally, the project is subject to park fees to support existing and future public recreation efforts pursuant to Ordinance No. 659 to offset any incremental impacts created by the project on area recreational facilities as well as Quimby fees to be paid to Valley-Wide Recreation and Parks District not covered by the onsite 8.5 recreation area. The payment of fees is not considered unique mitigation pursuant to CEQA. Therefore, a less than significant impact is anticipated and no mitigation measures are needed.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Harvest Valley/Winchester Area Plan Figure 9 “Trails and Bikeways System”

Findings of Fact:

According to the Harvest Valley/Winchester Area Plan, a community trail runs along Stetson Avenue. The proposed project includes this community trail along the northern side of Stetson Avenue via a 10 foot wide trail within the parkway and right-of-way for Stetson Avenue. With the inclusion of this trail as designated by the General Plan, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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, Circulation Element, The Villages of Winchester (TTM 36504) Traffic Impact Study, Updated 06/09/14

Findings of Fact:

a-b)

Thresholds of Significance

The definition of an intersection deficiency as defined by the Riverside County General Plan as used in the Traffic Impact Study prepared in 2014 is level of service (LOS) C on all County-maintained roads and conventional State Highways. As an exception, LOS D may be allowed in Community Development areas at intersections of any combination of Secondary Highways, Major Highways, Urban Arterial Highways, Expressways, or conventional State Highways pursuant to General Plan Circulation Element Policy C 2.1. Since the preparation of the Traffic Impact Study in 2014, the applicable policy from the Riverside County General Plan (C 2.1) has been updated for LOS D to be acceptable within certain Area Plans, including the Harvest Valley/Winchester Area Plan, regardless of intersection and roadway designations. However, the traffic study prepared for the project and the analysis included herein conservatively utilizes the pre-existing standard based on intersection and roadway designations which typically allows for LOS C and exceptions for Community Development areas at intersections of any combination of Secondary Highways, Major Highways, Urban Arterial Highways, Expressways, or conventional State Highways to allow LOS D.

The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. The nearest identified CMP facility to the Project site is SR-79, which in its current alignment is Winchester Road bordering the project site, as well as SR-74. The CMP adopted LOS threshold is E.

Existing Conditions

The table below title Intersection Analysis for Existing Conditions shows the general existing improvements and LOS at the intersections analyzed in the project traffic study. As shown in the table, two intersections (Menifee Road at SR-74 and Briggs Road at SR-74) currently operate at unacceptable LOS during the AM peak period, with all other intersections operating at an acceptable LOS.

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

Intersection Analysis for Existing Conditions

Intersection	Traffic Control ³	Intersection Approach Lane(s) ¹												Delay ² (Seconds)		Level of Service	
		Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
		L	T	R	L	T	R	L	T	R	L	T	R				
Menifee Road (NS) at: 1. SR-74 (EW)	TS	0.5	0.5	1.0	0.0	1!	0.0	1.0	1.5	0.5	1.0	1.5	0.5	53.5	23.4	F ⁴	C
Briggs Road (NS) at: 2. SR-74 (EW)	TS	1.0	0.5	0.5	1.0	0.5	0.5	1.0	2.0	1.0	1.0	1.5	0.5	58.3	22.3	E	C
Juniper Flats Road (NS) at: 3. SR-74 (EW)	TS	0.0	1!	0.0	0.5	0.5	1.0	1.0	1.5	0.5	1.0	1.5	0.5	11.2	10.8	B	B
Leon Road (NS) at: 4. Domenigoni Parkway (EW)	TS	1.0	1.0	1.0	1.0	1.0	1.0	1.0	3.0	1.0	1.0	3.0	1.0	13.4	12.8	B	B
Winchester Road (NS) at: 5. SR-74 (EW)	TS	0.5	0.5	1.0	1.0	1.0	1.0	1.0	2.0	1.0	1.0	1.5	0.5	16.7	19.6	B	B
6. Project Access 1 (EW)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
7. Project Access 2 (EW)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
8. Stetson Road (EW)	CSS	0.0	1!	0.0	0.0	1!	0.0	0.0	1!	0.0	0.0	1!	0.0	11.9	16.3	B	C
9. Simpson Road (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	20.3	19.8	C	B
10. Domenigoni Parkway (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	2.0	3.0	1.0	2.0	3.0	1.0	32.3	43.2	C	D
Project Access 3 (NS) at: 11. Stetson Road (EW)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Project Access 4 (NS) at: 12. Stetson Road (EW)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Warren Road (NS) at: 13. Florida Avenue (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	22.0	24.3	C	C
Cawston Avenue (NS) at: 14. Florida Avenue (EW)	TS	1.0	1.5	0.5	1.0	1.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	18.4	19.2	B	B
Sanderson Avenue (NS) at: 15. Florida Avenue (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	24.5	31.3	C	C
Kirby Street (NS) at: 16. Florida Avenue (EW)	TS	1.0	1.5	0.5	1.0	1.5	0.5	1.0	2.0	1.0	1.0	2.0	1.0	16.0	17.4	B	B
Lyon Avenue (NS) at: 17. Florida Avenue (EW)	TS	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.5	0.5	1.0	2.0	1.0	14.9	15.8	B	B

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. Where "0" is indicated for the right or left turn, the movement is either non-existent or may be shared with the through movement.

L = Left; T = Through; R = Right; 1! = Left/Thru/Right; > = Right Turn Overlap; >> = Free Right Turn; **bold** = Improvements

² Analysis Software: Traffix, Version 8.0. Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all-way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ TS = Traffic Signal
CSS = Cross Street Stop

⁴ Volume to Capacity ratio (V/C) greater than 1; therefore Level of Service is unacceptable.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project Trip Generation and Distribution

Trip generation represents the amount of traffic that is attracted to and produced by a development project. Determining traffic generation for a specific project is based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses proposed for a given development utilizing the Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition. The traffic study was based on an earlier project design that had 591 total dwelling units. The project now proposes 527 units. The decrease in the number of units would be expected to decrease the number of trips to the surrounding area and therefore the potential impacts of the project. However, the analysis included herein represents a conservative approach based on a greater number of dwelling units. The trip generation used for the analysis is shown below in the table titled Project Trip Generation which shows a total of 5,626 total average daily trips for the project.

Project Trip Generation

Land Use	Quantity	Units ¹	Peak Hour						Daily
			AM			PM			
			In	Out	Total	In	Out	Total	
Single Family Detached	591	DU	111	332	443	372	219	591	5,626
Total			111	332	443	372	219	591	5,626

¹ DU = Dwelling Unit

Trip distribution is the process of identifying the probable destinations, directions, or traffic routes that would be utilized by project generated traffic. The potential interaction between the planned land uses and surrounding regional access routes are considered to identify the routes where project traffic would distribute. The project trip distribution assigns 40% of trips to head south on Winchester Road/SR-79 and the remaining 60% of trips to head north on Winchester Road/SR-79. From here the southern bound trips split into 15% of the total trips heading west on Domenigoni Parkway and 15% of the total trips continuing further south on Winchester Road/SR-79. Of the northbound trips, 25% of the total trips head west on SR-74 and 35% of the total trips head east on SR-74. Smaller percentages branch out before or after these primary trip distribution routes. The total trip generation is divided out based on these distribution percentages to determine the impact levels based on different analysis scenarios.

Analysis Scenarios

The project traffic studied analyzed 3 different scenarios as listed below. The Existing Plus Project Scenario assumes the project is constructed with exactly the same traffic conditions as were collected for the traffic study. The Existing Plus Project Completion (2020) adds to the prior analysis with assumptions included based on normal ambient growth in traffic. The Existing Plus Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Completion (2020) with Cumulative further expands by incorporating specific known developments at the time of preparation of the traffic study and incorporating their projected trips and improvements.

- Existing Plus Project
- Existing Plus Project Completion (2020)
- Existing Plus Project Completion (2020) with Cumulative

Impact Analysis

The Existing Plus Project traffic conditions shown in the following table titled Intersection Analysis for Existing Plus Project shows the level of service both without and with recommended improvements at Menifee Road at SR-74 and Briggs Road at SR-74. With the recommended improvements, adequate LOS would be achieved. The Existing Plus Project Completion (2020) conditions are shown further following in the table titled Intersection Analysis for Project Completion (Year 2020) again both without and with recommended improvements at Menifee Road at SR-74 and Briggs Road at SR-74 as well as at Winchester Road at Stetson Road and Winchester Road at Domenigoni Parkway. The Existing Plus Project Completion (2020) with Cumulative conditions are shown further following in the table titled Intersection Analysis for Project Completion (Year 2020) with Cumulative again both without and with recommended improvements at Menifee Road at SR-74; Briggs Road at SR-74; Winchester Road at Stetson Road; and Winchester Road at Domenigoni Parkway as well as at Winchester Road at SR-74 and Sanderson Avenue at Florida Avenue. For each scenario, with the recommended improvements, adequate LOS would be achieved. The improvements recommended for each identified intersection are listed below for each scenario.

- Menifee Road at SR-74:
 - Existing Plus Project: install northbound left turn lane, install southbound left turn lane
 - Existing Plus Project Completion (Year 2020): same as previous plus install northbound right turn overlap phase, and install eastbound right turn lane
 - Existing Plus Project Completion (Year 2020) with Cumulative: same as previous
- Briggs Road at SR-74:
 - Existing Plus Project: install northbound shared left turn and thru lane, install northbound right turn lane
 - Existing Plus Project Completion (Year 2020): same as previous plus install eastbound right turn overlap phase and install westbound right turn lane
 - Existing Plus Project Completion (Year 2020) with Cumulative: same as previous plus install northbound left turn lane
- Winchester Road at SR-74:
 - Existing Plus Project: same as existing
 - Existing Plus Project Completion (Year 2020): same as existing
 - Existing Plus Project Completion (Year 2020) with Cumulative: install northbound and southbound protected left turn phase, install northbound right turn overlap phase, and install westbound left turn lane
- Winchester Road at Stetson Avenue:
 - Existing Plus Project: same as existing
 - Existing Plus Project Completion (Year 2020): install traffic signal
 - Existing Plus Project Completion (Year 2020) with Cumulative: same as previous
- Winchester Road at Domenigoni Parkway:
 - Existing Plus Project: same as existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Existing Plus Project Completion (Year 2020): install northbound right turn overlap phase
- Existing Plus Project Completion (Year 2020) with Cumulative: same as previous
- Sanderson Avenue at Florida Avenue:
 - Existing Plus Project: same as existing
 - Existing Plus Project Completion (Year 2020): same as existing
 - Existing Plus Project Completion (Year 2020) with Cumulative: install additional eastbound left turn lane

The recommended improvements will be accomplished through a combination of direct construction, fair share contribution to improvements, as well as payment towards the Transportation Uniform Mitigation Fee (TUMF) program. The project will be directly responsible for the design and construction of the traffic signal at Winchester Road at Stetson Avenue and the modification to the existing traffic signal at Winchester Road at Domenigoni Parkway as these are direct impacts from the project as shown in the Intersection Analysis for Project Completion (Year 2020) table. The level of service and recommended improvements for Menifee Road at SR-74 and Briggs Road at SR-74 reflect existing traffic levels and the project itself generates a minimal amount of trips that would impact the existing condition of these intersections. The remaining improvements will be accommodated via fair share and/or TUMF since the impacts from the project would occur as a result of cumulative conditions and will be addressed on a cumulative manner. With the improvements and fair share contributions included as mitigation, impacts to level of service as established by the Riverside County General Plan and the applicable Congestion Management Plan would be less than significant.

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

Intersection Analysis for Existing Plus Project

Intersection	Traffic Control ³	Intersection Approach Lane(s) ¹												Delay ² (Seconds)		Level of Service			
		Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM		
		L	T	R	L	T	R	L	T	R	L	T	R						
Menifee Road (NS) at:																			
1. SR-74 (EW)	TS	0.5	0.5	1.0	0.0	1!	0.0	1.0	1.5	0.5	1.0	1.5	0.5	56.2	24.9	F ⁴	C		
- With Recommended Improvements	TS	1.0	1.0	1.0	1.0	0.5	0.5	1.0	1.5	0.5	1.0	1.5	0.5	41.0	21.6	D	C		
Briggs Road (NS) at:																			
2. SR-74 (EW)	TS	1.0	0.5	0.5	1.0	0.5	0.5	1.0	2.0	1.0	1.0	1.5	0.5	62.1	22.6	E	C		
- With Recommended Improvements	TS	1.5	0.5	1.0	1.0	0.5	0.5	1.0	2.0	1.0	1.0	1.5	0.5	47.0	20.0	D	B		
Juniper Flats Road (NS) at:																			
3. SR-74 (EW)	TS	0.0	1!	0.0	0.5	0.5	1.0	1.0	1.5	0.5	1.0	1.5	0.5	11.1	11.0	B	B		
Leon Road (NS) at:																			
4. Domenigoni Parkway (EW)	TS	1.0	1.0	1.0	1.0	1.0	1.0	1.0	3.0	1.0	1.0	3.0	1.0	13.1	12.6	B	B		
Winchester Road (NS) at:																			
5. SR-74 (EW)	TS	0.5	0.5	1.0	1.0	1.0	1.0	1.0	2.0	1.0	1.0	1.5	0.5	19.6	28.0	B	C		
6. Project Access 1 (EW)	CSS	0.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	0.5	0.0	0.5	12.3	13.7	B	B		
7. Project Access 2 (EW)	CSS	0.0	1.0	1.0	1.0	1.0	0.0	0.0	0.0	0.0	0.5	0.0	0.5	12.0	13.7	B	B		
8. Stetson Road (EW)	CSS	0.0	1!	0.0	0.0	1!	0.0	0.0	1!	0.0	0.0	1!	0.0	17.8	31.3	C	D		
9. Simpson Road (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	19.6	19.0	B	B		
10. Domenigoni Parkway (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	2.0	3.0	1.0	2.0	3.0	1.0	31.9	42.5	C	D		
Project Access 3 (NS) at:																			
11. Stetson Road (EW)	CSS	0.0	0.0	0.0	0.5	0.0	0.5	0.5	0.5	0.0	0.0	0.5	0.5	9.0	8.8	A	A		
Project Access 4 (NS) at:																			
12. Stetson Road (EW)	CSS	0.0	0.0	0.0	0.5	0.0	0.5	0.5	0.5	0.0	0.0	0.5	0.5	8.6	8.5	A	A		
Warren Road (NS) at:																			
13. Florida Avenue (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	22.1	25.1	C	C		
Cawston Avenue (NS) at:																			
14. Florida Avenue (EW)	TS	1.0	1.5	0.5	1.0	1.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	18.4	20.2	B	C		
Sanderson Avenue (NS) at:																			
15. Florida Avenue (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	25.0	32.8	C	C		
Kirby Street (NS) at:																			
16. Florida Avenue (EW)	TS	1.0	1.5	0.5	1.0	1.5	0.5	1.0	2.0	1.0	1.0	2.0	1.0	15.9	17.8	B	B		
Lyon Avenue (NS) at:																			
17. Florida Avenue (EW)	TS	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.5	0.5	1.0	2.0	1.0	14.8	15.9	B	B		

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. Where "0" is indicated for the right or left turn, the movement is either non-existent or may be shared with the through movement.
L = Left; T = Through; R = Right; 1! = Left/Thru/Right; > = Right Turn Overlap; >> = Free Right Turn; **Bold** = Improvements

² Analysis Software: Traffix, Version 8.0. Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all-way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ TS = Traffic Signal
CSS = Cross Street Stop

⁴ Volume to Capacity ratio (V/C) greater than 1; therefore Level of Service is unacceptable.

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

Intersection Analysis for Existing Plus Project Completion (Year 2020)

Intersection	Traffic Control ³	Intersection Approach Lane(s) ¹												Delay ² (Seconds)		Level of Service			
		Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM		
		L	T	R	L	T	R	L	T	R	L	T	R						
Menifee Road (NS) at:																			
1. SR-74 (EW)	TS	0.5	0.5	1.0	0.0	1!	0.0	1.0	1.5	0.5	1.0	1.5	0.5	96.9	35.6	F	D		
- With Recommended Improvements	TS	1.0	1.0	1≥	1.0	0.5	0.5	1.0	2.0	1.0	1.0	1.5	0.5	32.6	19.1	C	B		
Briggs Road (NS) at:																			
2. SR-74 (EW)	TS	1.0	0.5	0.5	1.0	0.5	0.5	1.0	2.0	1.0	1.0	1.5	0.5	92.3	25.0	F	C		
- With Recommended Improvements	TS	1.5	0.5	1.0	1.0	0.5	0.5	1.0	2.0	1≥	1.0	2.0	1.0	48.1	21.2	D	C		
Juniper Flats Road (NS) at:																			
3. SR-74 (EW)	TS	0.0	1!	0.0	0.5	0.5	1.0	1.0	1.5	0.5	1.0	1.5	0.5	11.6	11.6	B	B		
Leon Road (NS) at:																			
4. Domenigoni Parkway (EW)	TS	1.0	1.0	1.0	1.0	1.0	1.0	1.0	3.0	1.0	1.0	3.0	1.0	12.9	12.4	B	B		
Winchester Road (NS) at:																			
5. SR-74 (EW)	TS	0.5	0.5	1.0	1.0	1.0	1.0	1.0	2.0	1.0	1.0	1.5	0.5	20.7	36.3	C	D		
6. Project Access 1 (EW)	CSS	0.0	0.5	0.5	1.0	1.0	0.0	0.0	0.0	0.0	0.5	0.0	0.5	12.7	14.5	B	B		
7. Project Access 2 (EW)	CSS	0.0	0.5	0.5	1.0	1.0	0.0	0.0	0.0	0.0	0.5	0.0	0.5	12.4	14.4	B	B		
8. Stetson Road (EW)	CSS	0.0	1!	0.0	0.0	1!	0.0	0.0	1!	0.0	0.0	1!	0.0	20.3	40.7	C	E		
- With Recommended Improvements	TS	0.0	1!	0.0	0.0	1!	0.0	0.0	1!	0.0	0.0	1!	0.0	8.8	6.4	A	A		
9. Simpson Road (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	20.0	19.4	C	B		
10. Domenigoni Parkway (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	2.0	3.0	1.0	2.0	3.0	1.0	38.2	57.0	D	E		
- With Recommended Improvements	TS	1.0	2.0	1≥	1.0	2.0	1.0	2.0	3.0	1.0	2.0	3.0	1.0	25.0	32.4	C	C		
Project Access 3 (NS) at:																			
11. Stetson Road (EW)	CSS	0.0	0.0	0.0	0.5	0.0	0.5	0.5	0.5	0.0	0.0	0.5	0.5	9.0	8.8	A	A		
Project Access 4 (NS) at:																			
12. Stetson Road (EW)	CSS	0.0	0.0	0.0	0.5	0.0	0.5	0.5	0.5	0.0	0.0	0.5	0.5	8.6	8.5	A	A		
Warren Road (NS) at:																			
13. Florida Avenue (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	23.6	28.1	C	C		
Cawston Avenue (NS) at:																			
14. Florida Avenue (EW)	TS	1.0	1.5	0.5	1.0	1.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	18.9	21.7	B	C		
Sanderson Avenue (NS) at:																			
15. Florida Avenue (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	27.7	42.3	C	D		
Kirby Street (NS) at:																			
16. Florida Avenue (EW)	TS	1.0	1.5	0.5	1.0	1.5	0.5	1.0	2.0	1.0	1.0	2.0	1.0	16.2	20.2	B	C		
Lyon Avenue (NS) at:																			
17. Florida Avenue (EW)	TS	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.5	0.5	1.0	2.0	1.0	15.2	16.9	B	B		

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. Where "0" is indicated for the right or left turn, the movement is either non-existent or may be shared with the through movement.

L = Left; T = Through; R = Right; 1! = Left/Thru/Right; > = Right Turn Overlap; >> = Free Right Turn; **Bold** = Improvements

² Analysis Software: Traffix, Version 8.0. Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all-way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ TS = Traffic Signal
CSS = Cross Street Stop

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

Intersection Analysis for Existing Plus Project Completion (Year 2020) with Cumulative

Intersection	Traffic Control ³	Intersection Approach Lane(s) ¹												Delay ² (Seconds)		Level of Service		
		Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM	
		L	T	R	L	T	R	L	T	R	L	T	R					
Menifee Road (NS) at:																		
1. SR-74 (EW)	TS	0.5	0.5	1.0	0.0	1!	0.0	1.0	1.5	0.5	1.0	1.5	0.5	126.9	55.4	F	E	
- With Recommended Improvements	TS	1.0	1.0	1 \geq	1.0	0.5	0.5	1.0	2.0	1.0	1.0	1.5	0.5	41.5	22.9	D	C	
Briggs Road (NS) at:																		
2. SR-74 (EW)	TS	1.0	0.5	0.5	1.0	0.5	0.5	1.0	2.0	1.0	1.0	1.5	0.5	108.2	28.5	F	C	
- With Recommended Improvements	TS	2.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1 \geq	1.0	2.0	1.0	43.3	21.4	D	C	
Juniper Flats Road (NS) at:																		
3. SR-74 (EW)	TS	0.0	1!	0.0	0.5	0.5	1.0	1.0	1.5	0.5	1.0	1.5	0.5	12.1	12.6	B	B	
Leon Road (NS) at:																		
4. Domenigoni Parkway (EW)	TS	1.0	1.0	1.0	1.0	1.0	1.0	1.0	3.0	1.0	1.0	3.0	1.0	17.0	15.0	B	B	
Winchester Road (NS) at:																		
5. SR-74 (EW)	TS	0.5	0.5	1.0	1.0	1.0	1.0	1.0	2.0	1.0	1.0	1.5	0.5	33.3	106.3	C	F	
- With Recommended Improvements	TS⁴	0.5	0.5	1 \geq	1.0	1.0	1.0	1.0	2.0	1.0	2.0	1.5	0.5	30.7	46.2	C	D	
6. Project Access 1 (EW)	CSS	0.0	0.5	0.5	1.0	1.0	0.0	0.0	0.0	0.0	0.5	0.0	0.5	16.7	19.9	C	C	
7. Project Access 2 (EW)	CSS	0.0	0.5	0.5	1.0	1.0	0.0	0.0	0.0	0.0	0.5	0.0	0.5	16.2	19.7	C	C	
8. Stetson Road (EW)	CSS	0.0	1!	0.0	0.0	1!	0.0	0.0	1!	0.0	0.0	1!	0.0	70.9	387.4	F	F	
- With Recommended Improvements	TS	0.0	1!	0.0	0.0	1!	0.0	0.0	1!	0.0	0.0	1!	0.0	10.5	14.4	B	B	
9. Simpson Road (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	22.9	21.5	C	C	
10. Domenigoni Parkway (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	2.0	2.0	1.0	2.0	3.0	1.0	37.2	55.4	D	E	
- With Recommended Improvements	TS	1.0	2.0	1 \geq	1.0	2.0	1.0	2.0	3.0	1.0	2.0	3.0	1.0	26.6	32.4	C	C	
Project Access 3 (NS) at:																		
11. Stetson Road (EW)	CSS	0.0	0.0	0.0	0.5	0.0	0.5	0.5	0.5	0.0	0.0	0.5	0.5	9.4	9.0	A	A	
Project Access 4 (NS) at:																		
12. Stetson Road (EW)	CSS	0.0	0.0	0.0	0.5	0.0	0.5	0.5	0.5	0.0	0.0	0.5	0.5	8.7	8.5	A	A	
Warren Road (NS) at:																		
13. Florida Avenue (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	26.2	40.4	C	D	
Cawston Avenue (NS) at:																		
14. Florida Avenue (EW)	TS	1.0	1.5	0.5	1.0	1.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	19.4	25.9	B	C	
Sanderson Avenue (NS) at:																		
15. Florida Avenue (EW)	TS	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	33.4	61.5	C	E	
- With Recommended Improvements	TS	1.0	2.0	1.0	1.0	2.0	1.0	2.0	2.0	1.0	1.0	2.0	1.0	30.2	51.9	C	D	
Kirby Street (NS) at:																		
16. Florida Avenue (EW)	TS	1.0	1.5	0.5	1.0	1.5	0.5	1.0	2.0	1.0	1.0	2.0	1.0	16.6	30.3	B	C	
Lyon Avenue (NS) at:																		
17. Florida Avenue (EW)	TS	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.5	0.5	1.0	2.0	1.0	15.4	18.8	B	B	

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. Where "0" is indicated for the right or left turn, the movement is either non-existent or may be shared with the through movement.

L = Left; T = Through; R = Right; 1! = Left/Thru/Right; > = Right Turn Overlap; >> = Free Right Turn; **bold** = Improvements

² Analysis Software: Traffix, Version 8.0. Per the 2000 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all-way stop control. For intersections with cross-street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.

³ TS = Traffic Signal
CSS = Cross Street Stop

⁴ Recommended improvements include modifying traffic signal to have NB and SB "protected" left turn phasing.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- d) The proposed project will not change or alter waterborne, rail, or air traffic. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Winchester Road experiences high speeds and as a Major Highway has a design speed of 55 mph. Due to the high speed on this road, a sight distance of 605 feet is required at project intersections with Winchester Road. Due to the relatively straight alignment and relatively flat topography on Winchester Road, achieving such sight distances is anticipated to be easily achieved. Monumentation, landscaping, and other potential sight obstacles will be required to be reviewed to provide the required sight distance as part of standard final engineering and construction review. Therefore, there a less than significant impact will occur related to design hazards.
- f) The proposed project will cause a need for new or altered maintenance of roads with the additional onsite and frontage improvements proposed. However, the project has been conditioned to provide for all street improvements, street improvement plans and/or road dedication in accordance with Ordinance 460. The project has been conditioned to prepare improvement plans, which extend 300 feet beyond the project boundaries, for the required improvements. The scope of these improvements is in accordance with existing standards and the surrounding improvements for the street. Therefore, the project would not require substantially altered maintenance of roads and impacts would be considered less than significant.
- g) During Project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial with implementation of standard requirements for submittal of a temporary traffic control plan which is subject to review and approval by the Transportation Department based on applicable requirements of the California Manual on Uniform Traffic Control Devices to ensure traffic will not be unduly impacted during construction. Therefore, the impact is considered less than significant.
- h) The proposed project is not anticipated to result in inadequate emergency access or access to nearby uses. The project includes multiple points of access on Winchester Road and Stetson Avenue. The project has been conditioned to make road improvements that will allow for access to the site and would not affect emergency access for existing developed properties. Therefore, this impact is considered less than significant.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Although the project does not specifically propose any bus turnouts, bicycle trails, or similar alternative transportation features; no such features were requested from RTA nor are any trails designated within or adjacent to the project site in the General Plan to require such features to connect with existing and planned alternative transportation networks. Therefore, there is no impact.

Mitigation: The project shall design and construct the following improvements as recommended in the project traffic study:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Winchester Road at Domenigoni Parkway: install northbound right turn overlap phase
- Winchester Road at Stetson Avenue: install traffic signal

The project shall submit fair share payments for the following improvements as recommended in the project traffic study:

- Menifee Road at SR-74: install northbound left turn lane, install southbound left turn lane, install northbound right turn overlap phase, and install eastbound right turn lane
- Briggs Road at SR-74: install northbound shared left turn and thru lane, install northbound right turn lane, install eastbound right turn overlap phase, install westbound right turn lane, and install northbound left turn lane
- Winchester Road at SR-74: install northbound and southbound protected left turn phase, install northbound right turn overlap phase, and install westbound left turn lane
- Sanderson Avenue at Florida Avenue: install additional eastbound left turn lane

Monitoring: Mitigation shall be monitored through the conditions of approval by the Planning Department and the Building & Safety plan check process.

44. Bike Trails

Source: Riverside County General Plan, Harvest Valley/Winchester Area Plan, Figure 9 “Trails and Bikeways System”

Findings of Fact:

According to the Area Plan, no bike trail is designated adjacent to or near the project site. Therefore no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

a) i and ii) As noted previously in Section 9.a-b), the site does contain a number of identified archaeological resources which may be considered to be tribal cultural resources. Some of the resources are anticipated to be avoided through the design of the tentative tract map while others will be attempted to be relocated as required by the conditions of approval on the tentative tract map. The potential for uncovering additional archaeological resources that could be defined as tribal cultural resources still exists and standard conditions have been applied for ground disturbance activities, if cultural resources or human remains are discovered, grading activities shall be halted in the immediate area to provide sufficient time for further evaluation by an archaeologist and tribal representative as may be necessary and appropriate measures taken to either document, recover, or avoid the resource. Additionally, the project has been conditioned for monitoring from an appropriate native American tribe during grading activities. The above are considered standard Conditions of Approval, and not mitigation measures. Based on the above, the impacts in this regard are considered less than significant.

Notifications for AB52 consultation were sent out to Pechanga, Soboba, Agua Caliente, and Rincon tribes on July 14, 2015. Requests for consultation were received from Pechanga and Soboba, a response from Agua Caliente was received with deferral to Soboba, and no responses received from the other tribes. Consultation with Pechanga took place on August 25, 2015 and September 30, 2015 and project exhibits and proposed conditions of approval were sent to Pechanga on July 7, 2016 and July 13, 2016. Consultation concluded with Pechanga on August 13, 2016. Consultation with Soboba was held on August 14, 2015. Consultation with Soboba was concluded on February 17, 2016. No Tribal Cultural Resources were identified. No impacts will occur.

UTILITY AND SERVICE SYSTEMS Would the project

46. 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: Project Application Materials, EMWD Water Supply Assessment Report for the Villages North TR 36504, June 17, 2015.

Findings of Fact:

a) The project is, and will continue to be served by Eastern Municipal Water District (EMWD). The project will not result in significant increases to water usage, nor necessitate the need for new water treatment facilities. The project has provided Will-Serve letters from Eastern Municipal Water District indicating that adequate water supplies through existing facilities are in place to serve the proposed project pending final engineering for connection to existing water supply lines located in Benton Road and payment of applicable connection fees. Any future construction of new facilities required by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. Impacts are considered less than significant.

b) Pursuant to SB 610 and the California Water Code Section 10910, the project was required to perform a Water Supply Assessment. This assessment was prepared by EMWD and determined that the project has sufficient water supplies available to its establishment and is currently served by EMWD via its current four sources of water supply (Metropolitan Water District-Imported, Groundwater from the West San Jacinto Management Area, Desalination from the West San Jacinto Management Area, and Recycled Water from EMWD Regional Water Reclamation Facilities) and will not require new or expanded entitlements. The project has provided Will-Serve letters from EMWD indicating that adequate water supplies and entitlements exist from the district to serve the projected building and population for their service area as detailed in the Urban Water Management Plan. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. 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 commitments?

Source: Project Application Materials; Riverside County Planning Department, Riverside County General Plan Update Draft EIR, May 2014.

Findings of Fact:

a) The project will not require or result in the construction of new wastewater treatment facilities. The project has provided Will-Serve letters from Eastern Municipal Water District (EMWD) indicating that adequate sewer capacity through existing facilities are in place to serve the proposed project pending final engineering for connection to existing sewer lines located in Winchester Road and payment of applicable connection fees. The project will not result in the need for a new wastewater treatment facility or expansion to an existing wastewater treatment facility. Impacts are considered less than significant.

b) The project will not require a determination from a wastewater treatment provider that adequate processing capacity is available. The project has provided Will-Serve letters from EMWD indicating that adequate sewer capacity through existing facilities are in place to serve the proposed project pending final engineering for connection to existing sewer lines located in Winchester Road and payment of applicable connection fees. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

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

48. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. During the first quarter of 2015 (January 1 through March 31), waste collected from unincorporated portions of western Riverside County were disposed of at one of four facilities: Badlands Landfill, Blythe Landfill, El Sobrante Landfill, and Lamb Canyon Landfill. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, El Sobrante Landfill, and/or Lamb Canyon Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. Therefore, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation, and there will be a less than significant impact.

b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP)(adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991, the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. The implementation of these requirements would reduce the amount of solid waste generated by the Project, which in turn would aid in the extension of the life of affected disposal sites. As such, the Project would comply with mandates of applicable solid waste statutes and regulations and impacts would be less than significant.

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

Monitoring: No monitoring is required.

49. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: Riverside County General Plan

Findings of Fact:

a-g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. Impacts associated with the provision of utility service to the site are discussed below for each utility.

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by Verizon. Although the project does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing industrial uses to the west and south of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of electrical, natural gas, and communication systems to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction throughout this environmental assessment. Any impacts due to construction of street lights would be less than significant.

Storm Water Drainage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of storm drain facilities to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

Public Facilities Maintenance

There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. These activities would be limited in their scope in terms of vehicle trips, equipment utilized, and any indirect impacts that any impacts could not be determined to be significant. Accordingly, no impact would occur and no mitigation is required.

Other Governmental Services

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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50. Energy Conservation

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

Source:

Findings of Fact: Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to 527 single-family residential units. This land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 10), 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. Impacts would be less than significant.

52. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

53. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff Review, Project Application

Findings of Fact:

The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

VI. EARLIER ANALYSES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Riverside County General Plan and EIR

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

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



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez
Agency Director*



05/07/18, 3:04 pm

TR36504

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36504. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TR36504) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP and/or EXHIBIT(S)

TENTATIVE MAP = Tentative Tract Map No. TR36504, dated 6/28/16.

EXHIBIT D = Tract Map No. TR36504 Design Manual, dated April 2017.

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Project Description & Operational Limits

The land division hereby permitted is a Schedule 'A' subdivision of 162.05 acre gross area into 527 single-family residential lots. In addition to 527 residential lots, the subdivision also includes an 8.54 acre lot for a park, a 4.7 acre lot for a detention/debris basin, and an approximately 18 acre open space lot. Offsite drainage improvements are proposed on the parcel south of the subdivision area south of Stetson Avenue which

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Project Description & Operational Limits (cont.) consist of an underground 72" storm drain which would connect to a proposed water quality basin at the southeast corner of the offsite area at the corner of Stowe Road and Stueber Lane/EI Callado.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 3 0010-BS-Grade-MAP - DRNAGE & TERRACING

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

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL

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.

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT

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.

BS-Grade. 6 0010-BS-Grade-MAP - FINISH GRADE

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.

BS-Grade. 7 0010-BS-Grade-MAP - GENERAL INTRODUCTION

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.

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES

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.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 9 0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE
(cont.)

BS-Grade. 9 0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum. Minimum slope from foundation is 5% (percent) for a minimum of 10 feet. Swales located within 10 feet of the building foundation shall be sloped a minimum of 2% (percent).

BS-Grade. 10 0010-BS-Grade-MAP - NPDES INSPECTIONS

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 11 0010-BS-Grade-MAP - OBEY ALL GDG REGS (cont.)

BS-Grade. 11 0010-BS-Grade-MAP - OBEY ALL GDG REGS

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.

BS-Grade. 12 0010-BS-Grade-MAP - RETAINING WALLS

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.

BS-Grade. 13 0010-BS-Grade-MAP - SLOPE SETBACKS

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

BS-Grade. 14 0010-BS-Grade-MAP - SLOPES IN FLOODWAY

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

E Health

E Health. 1 0010-E Health-EMWD WATER AND SEWER SERVICE

Tract Map 36504 is proposing to obtain potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to receive water and sewer service are met with EMWD as well as all other applicable agencies.

Any existing septic system(s) and/or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

E Health. 2 0010-E Health-INDUSTRIAL HYGIENE-NOISE STUDY

Noise Consultant:
RK Engineering Group, Inc.
4000 Westerly Place, Suite 280
Newport Beach, CA 92660

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 0010-E Health-INDUSTRIAL HYGIENE-NOISE STUDY
(cont.)

Noise Study:

"Villages of Winchester, Tentative Tract Map 36504, Noise Impact Study, County of Riverside, California" dated July 24, 2013 JN:0995-2013-02

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tract Map 36504 shall comply with the recommendations set forth in the Industrial Hygiene Program's response letter dated August 7, 2013 c/o Steve Hinde, CIH, REHS (RivCo Industrial Hygienist).

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

Fire

Fire. 1 0010-Fire-MAP F EXHIBIT

ALL CONDITIONS ARE PER EXHIBIT "F" DATED 6/09/2014

Fire. 2 0010-Fire-MAP-#16-HYDRANT/SPACING

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

Fire. 3 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

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.

Flood

Flood. 1 0010-Flood-MAP 10 YR CURB - 100 YR ROW

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.

Flood. 2 0010-Flood-MAP 100 YR SUMP OUTLET

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

ADVISORY NOTIFICATION DOCUMENT

Flood

- Flood. 3 0010-Flood-MAP COORDINATE DRAINAGE DESIGN
(cont.)
- Flood. 3 0010-Flood-MAP COORDINATE DRAINAGE DESIGN

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.

- Flood. 4 0010-Flood-MAP DET/DEBRIS BASIN

A detention/debris basin, designed to District standards with access roads, debris storage area and maintenance ramps, shall be constructed in the northwest corner of the development site. All storm runoff tributary along the northerly boundary shall be collected and conveyed to the basin. All facilities shall be designed to collect and convey the 100-year storm event. The volume of the basin shall include a 25% bulking factor for debris. An underground storm drain system (Winchester MDP Line B-1) shall be constructed for flows discharged from the basin to a water quality basin. Additional storm drains for onsite runoff will connect to Line B-1. The 100-year flow rate of Line B-1 downstream of Stetson Avenue shall be 490 cfs or less; otherwise additional mitigation measures to reduce the peak 100-year flow event will be required. All drainage facilities will be located in easements or dedicated to the District in fee title.

- Flood. 5 0010-Flood-MAP EAST CHANNEL

A channel along the easterly property line shall be constructed to collect and convey the 100-year tributary storm runoff from the adjacent hills. The adjacent lots are much lower than the channel (20-feet +/-) and the District is concerned about debris, flooding and especially boulders, overwhelming the channel and into the lots. The top of the channel shall be located no more than 10 feet above the adjacent lot. For the slope adjacent to lots 468, 469, 475-477, the top of channel may exceed the 10 feet above the adjacent lot to a maximum of 18 feet above the adjacent lot. If this criteria cannot be met, storm flows greater than 10 cfs shall be collected directly into the street and storm drain system. Some lots may be lost during the final phase of development. The channel flows would discharge these flows onto the downstream property, owned by the developer. The District shall have the maintenance responsibility of this channel and inlet. The Home Owners Association (HOA) shall have the maintenance responsibility of the onsite underground storm drain until such time as the storm drain connects to Winchester MDP Line B-1 and the District or the Transportation Department accepts for maintenance responsibility the entire system.

In order to protect the downstream basin from undeveloped offsite flows, pretreatment is required prior to flows entering the drainage facility collecting offsite flows from the east. Pretreatment shall be at a grassed buffer strip meeting the TC-31 CASQA BMP fact sheet for Vegetated Buffer Strip, or equivalent system approved by the entity

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 5 0010-Flood-MAP EAST CHANNEL (cont.)

responsible for maintenance of the downstream increased runoff/water quality basin. Design requirements include a minimum of 15' in the flow direction length over the entire length of the drainage facility, and slopes for the Buffer Strip area not to exceed 15%. In the event that proposed slopes exceed 15%, flow lines shall be concrete lined and adequate sediment and debris collection facilities shall be proposed to the acceptance of the entity responsible for maintaining any downstream water quality basin(s). Alternatively, the offsite flows from the east shall not comingle with flows directed to any downstream water quality basin(s).

Flood. 6 0010-Flood-MAP FLOOD HAZARD REPORT (Part 1)

Tract 36504 is a proposal to subdivide an approximately 162-acre site into single family residential lots. Other amenities associated with this development are an open space lot, a park and a detention/debris basin. The site is located in the Winchester area at the northeast corner of Winchester Road (State Highway 79) and Stetson Road. An offsite water quality basin, located approximately 2,500 feet south of this project site near the northwest corner of Stowe Road and El Callado Road, is also considered as a part of this project. The basin is located on land currently owned by the developer.

A portion of this site is located in both the 100-year Zone A and shaded Zone X flood plain limits as delineated on Panel No. 06065C 2080H of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Tract 30351, located west of this site, constructed a channel (Winchester Master Drainage Plan Line B/Project No. 4-0-00555) as part of that development's drainage improvements. The channel has been accepted by Construction Dept. as of September, 2017 and the LOMR has been submitted to FEMA. It is not anticipated that Tract 36504 will be required to obtain FEMA flood insurance

Tract 36504 proposes a detention/debris basin in the northwest corner of the site. All storm runoff tributary along the northerly boundary of the site shall be conveyed to the basin. A channel located along the south side of Catlin Street shall convey a majority of these tributary flows to the basin. A 25% bulking factor for debris shall be used in determining the volume of the basin. Flows are discharged from the basin in an underground storm drain system through the site and exits at the central portion of the site, at the southerly boundary. This underground storm drain continues southerly before discharging into a water quality basin near the intersection of Stowe Road and El Callado. Offsite BMPs are typically not allowed but it is being considered for this tract. The proposed extended detention basin is not an acceptable BMP and the WQMP's hierarchy for BMP selection must be followed. All onsite flows are collected and discharged into this mainline system. The District is acceptable to this proposal and will operate and maintain the detention/debris basin, along with portions of the collector channel and portions of the development's storm drain system, provided that the facilities are designed and built to District's standards. Some lots may be lost during the final phase of development.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 6 0010-Flood-MAP FLOOD HAZARD REPORT (Part 1)
(cont.)

The upstream limit of Line B-1 of the District's Winchester Master Drainage Plan (MDP) terminates at Stetson Road. The debris basin and the underground storm drain outlet system are a logical extension of the Line B-1 drainage system. It is proposed to have the basin reduce the 100-year peak flow rate to a level lower than shown on the MDP (Q100=490 cfs) and therefore any additional mitigation for increased runoff due to this development is not required, primarily, because the drainage system outlets onto the Developer's own property.

Flood. 7 0010-Flood-MAP FLOOD HAZARD REPORT (Part 2)

The easterly boundary of the site is impacted from storm runoff from the adjacent hills. It is proposed to collect and convey these flows southerly in a channel to Stetson Avenue where an underground storm drain will convey the flows under Stetson Avenue and discharge these flows onto the property to the south. Provisions shall be made to convey these flows to an inlet for Line B-1. All drainage facilities shall be located within easements. The District is concerned about debris/boulders overwhelming the channel and entering the residential lots located along the easterly boundary of the development. A method to prevent potential overtopping (incised channel, block wall, etc.) acceptable to the District, shall be constructed. The top of the channel shall not be more than 10 feet higher than the adjacent pad elevation. If this criteria cannot be met, storm flows greater than 10 cfs shall be collected directly into the street and storm drain system. Some lots may be lost during the final phase of development. A proposed water quality basin, located near the northwest corner of Stowe Road and El Callado Road, is approximately 2,500-feet south (downstream) of the development's project limits which is typically not allowed but within property owned by the applicant. This basin is intended to mitigate the water quality impacts of Tract 36504 plus the future additional development(s) south of this project located between Stetson Road and Stowe Road. It should be noted that since there is not a separate storm drain/water quality drain being proposed, the offsite flows commingle with the onsite flows and therefore, the entire watershed is tributary to the water quality basin. A preliminary project specific Water Quality Management Plan (WQMP) was submitted and reviewed by the Transportation Department's consultant. The consultant found that the submitted document minimally meets the criteria for a preliminary WQMP, however, the BMP hierarchy selection must be followed during the final phase of development. The project is located in within the boundaries of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

Flood. 8 0010-Flood-MAP INCREASED RUNOFF

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 8 0010-Flood-MAP INCREASED RUNOFF (cont.)
size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

Flood. 9 0010-Flood-MAP INCREASED RUNOFF CRITERIA

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 = $.9 - (.8 \times \% \text{IMPERVIOUS})$
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 hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall 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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 9 0010-Flood-MAP INCREASED RUNOFF CRITERIA
(cont.)

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.

Flood. 10 0010-Flood-MAP INTERCEPTOR DRAIN CRITERIA

The criteria for maintenance access of terrace/interceptor is as follows:

Flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel.

Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

Flood. 11 0010-Flood-MAP MAJOR FACILITIES

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.

Flood. 12 0010-Flood-MAP OWNER MAINT NOTICE

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

Flood. 13 0010-Flood-MAP PERP DRAINAGE PATTERNS

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.

Flood. 14 0010-Flood-MAP SUBMIT FINAL WQMP>PRELIM

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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 15 0010-Flood-MAP WATER QUALITY BASIN (cont.)
applicant's representative and engineer, the project is conditioned with the acknowledgement that the WQMP and drainage facilities have not been sized for conditions of approval. As such, the downstream WQMP and increased runoff basin may increase significantly in size after a detailed review is prepared and may require a redesign.

Flood. 16 0010-Flood-MAP WINCHESTER MDP LINE B-1

Winchester MDP Line B-1 shall be designed and constructed to District standards from the outlet structure of the detention/debris basin to the inlet of the water quality basin. This facility will be located in road right of way or within dedicated drainage easements.

Planning

Planning. 1 0010-Planning-MAP - DESIGN GUIDELINES

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004 and approved EXHIBIT D pursuant to the R-4 zone standards.

Planning. 2 0010-Planning-MAP - FEES FOR REVIEW

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.

Planning. 3 0010-Planning-MAP - GEO02374

County Geologic Report (GEO) No. 2374, submitted for this project (TR36504) was prepared by Leighton and Associates, Inc., and is entitled: "Preliminary Geotechnical Exploration TTM 36504 - Villages North Northeast of Winchester Road (HWY 79) and Stetson Avenue Riverside County, California", dated May 12, 2014. In addition, Leighton and Associates, Inc. submitted the following:

"Response to Review Comments- County Geologic Report No. 2374 TTM36504 - Villages North, Northeast of Winchester Road (HWY 79) and Stetson Avenue, Riverside County, California

This document is herein incorporated as a part of GEO 02374

GEO02374 concluded:

1. No active or inactive fault traces are known to traverse the site or trend directly into the site.
2. The potential for ground surface rupture to occur at this site is considered very low.
3. Field investigation did not reveal the presence of ground water within the maximum depth explored of 51 feet below ground surface.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-MAP - GEO02374 (cont.)

4. There is potential for liquefaction on this site based on historic groundwater levels of 36 feet below future pad grades and peak ground acceleration of 0.51g with a moment magnitude of 7.2Mw.
5. The potential for lateral spreading due to the design earthquake event to affect this site is considered very low.
6. This site is not within a flood plain and potential for flooding is considered low.
7. The possibility of the affects due to tsunami is considered nil.
8. Laboratory testing indicated that the onsite soils are expected to possess a high collapse potential.

GEO02374 recommended:

1. Prior to grading, the proposed structural improvement areas of the site should be cleared of surface and subsurface obstructions.
2. The near surface soils (including topsoil, artificial fill and younger alluvium) should be removed in all settlement-sensitive areas including building pads, pavement and slopes. The depth of removal should extend into granitic bedrock or approved dense alluvium.

GEO No. 02374 satisfies the requirement for a geologic/geotechnical study for the Planning/CEQA purposed. GEO No. 02374 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 a grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Planning. 4 0010-Planning-MAP - IF HUMAN REMAINS FOUND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, 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 by the Coroner within the period specified by law (24 hours). 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 property owner and the County Archaeologist 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 Archaeologist.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4 (cont.)

Planning. 5 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

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

Planning. 6 0010-Planning-MAP - ORD 810 OPN SPACE FEE

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.

Planning. 7 0010-Planning-MAP - ORD NO. 659 (DIF)

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.

Planning. 8 0010-Planning-MAP - PDA04855R1

County Archaeological Report (PDA) No. 4855 submitted for this project (TR36504) was prepared by Philip DeBarros of Professional Archaeological Services and is entitled: "Phase II Test Excavations and Evaluation of 11 Archaeological Sites for the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-MAP - PDA04855R1 (cont.)
Villages of Winchester Project, TTM 36504, A 157-Acre Parcel North of Winchester, Riverside County, California," dated June 30, 2014. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant May 23, 2014. Revised County Archaeological Report (PDA) No. 4855R1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 30, 2014. This report was received on July 18, 2014 and accepted by the County Archaeologist on the same day.
(PDA) No. 4855R1 concluded that CA-RIV-2610/H, CA-RIV-2611/H, CA-RIV-11292, CA-RIV-11293, CA-RIV-11294, CA-RIV-11296, CA-RIV-11297/H, CA-RIV-11299, CA-RIV-11300, CA-RIV-11301, and CA-RIV-11308/H are not significant historical resources under CEQA. Sites CA-RIV-2612, CA-RIV-11295, CA-RIV-11298, CA-RIV-11304, CA-RIV-11307 will be preserved in open space.
(PDA) No. 4855R1 recommends that construction grading be monitored by a county-certified professional archaeologist and by a Tribal monitor. It is recommended that controlled grading be employed in areas where alluvial deposits may contain buried cultural deposits including human remains. These documents are herein incorporated as a part of the record for project.

Planning. 9 0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-4 zone.
- b. The front yard setback is 20 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 minimum average width of each lot is 40 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 3500 square feet.
- j. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

Planning. 10 0010-Planning-MAP - SUBMIT BUILDING PLANS

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 0010-Planning-MAP - SUBMIT BUILDING PLANS (cont.)

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.

Planning. 11 0010-Planning-MAP - TRAIL MAINTENANCE

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.

Planning. 12 0010-Planning-MAP - UNANTICIPATED RESOURCES

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

- 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 County Archaeologist to discuss the significance of the find.
- 2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.
- 3) At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
- 4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

Planning. 13 0010-Planning-MAP- MAP ACT COMPLIANCE

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 0040-Planning-MAP - CONCEPTUAL PHASE GRADING
(cont.)

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

Planning. 17 ALUC Conditions - 1 of 2

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Harvest Valley/Winchester Area Plan:

(a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses/activities are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight.

4. The attached notice shall be provided to all prospective purchasers of the proposed lots and to tenants of the homes thereon.

5. The proposed water quality basin and the detention basin shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 17 ALUC Conditions - 1 of 2 (cont.)

between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

Planning. 18 ALUC Conditions - 2 of 2

6. The Federal Aviation Administration has conducted an aeronautical study of the proposed project (Aeronautical Study No. 2018-AWP-7410-OE) and has determined that neither marking nor lighting of the structure(s) is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

7. The proposed buildings shall not exceed a height of 30 feet above ground level and a maximum elevation at top point of 1,637 feet above mean sea level.

8. The maximum height and top point elevation specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

9. Temporary construction equipment used during actual construction of the structure(s) shall not exceed 30 feet in height and a maximum elevation of 1,637 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

10. Within five (5) days after construction of any individual building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structures(s).

Planning. 19 AQ MMs 1,3,4,5,7

Consistent with the project Initial Study/Mitigated Negative Declaration and supporting air quality technical report, the following mitigation measures shall be applied appropriately during construction activities and operation of the project.

- MM AQ-1 The project shall require that the site preparation and grading contractors limit the daily disturbed area to 5 acres or less.
- MM AQ-3 The project shall ensure that during site preparation and grading operations, all contractors shall comply with all applicable measures listed in SCAQMD Rule 403 to control fugitive dust including the application of water to all exposed surfaces a minimum of three times per day.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19 AQ MMs 1,3,4,5,7 (cont.)

- MM AQ-4 The project shall require that the construction contractor use construction equipment that have Tier 3 final engines, level 3 diesel particulate filters (DPF), with oxidation catalyst that impart a 20% reduction.
- MM AQ-5 The proposed project and its contractors shall ensure that, during construction, site preparation and grading phases do not overlap and that all other construction phases occur after these two construction phases so that construction emissions do not exceed those established by SCAQMD.
- MM AQ-6 The proposed project and its contractors shall ensure that, during construction, contractors shall turn off all diesel-powered construction when vehicles are not in use and contractors shall prohibit idling of vehicles for longer than three minutes.
- MM AQ-7 Project shall improve pedestrian network by implementing sidewalks along roadways within the site and provide pedestrian connections off-site. Traffic Calming measures should also be implemented to increase pedestrian safety and walkability.

Planning-All

Planning-All. 1 0010-Planning-All-MAP - HOLD HARMLESS

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEBSITE

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

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1 (cont.)
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.

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

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.

Transportation. 4 0010-Transportation-MAP - LC LANDSCAPE
REQUIREMENT

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. ADD THIS ITEM IF THIS CONDITION IS BEING APPLIED TO AN EXISTING CUP]

Prior to the installation or rehabilitation of 2,500 square feet or more of [IF CUP OR MAP FOR COMMERCIAL/INDUSTRIAL PROJECT THEN REMOVE PHRASE "2,500 SQUARE FEET OR MORE"] landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections 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. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 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 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.

Transportation. 5 0010-Transportation-MAP - OFF-SITE PHASE

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 0010-Transportation-MAP - OFF-SITE PHASE (cont.)

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.

Transportation. 6 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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.

Transportation. 7 0010-Transportation-MAP - TS/CONDITIONS

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 development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

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

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

Briggs Road (NS) at:
SR-74 (EW)

Juniper Flats Road (NS) at:
SR-74 (EW)

Leon Road (NS) at:
Domenigoni Parkway (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 0010-Transportation-MAP - TS/CONDITIONS (cont.)

Winchester Road (NS) at:
SR-74 (EW)
Project Access 1 (EW)
Project Access 2 (EW)
Stetson Road (EW)
Simpson Road (EW)
Domenigoni Parkway (EW)

Project Access 3 (NS) at:
Stetson Road (EW)

Project Access 4 (NS) at:
Stetson Road (EW)

Warren Road (NS) at:
Florida Avenue (EW)

Cawston Avenue (NS) at:
Florida Avenue (EW)

Sanderson Avenue (NS) at:
Florida Avenue (EW)

Kirby Street (NS) at:
Florida Avenue (EW)

Lyon Avenue (NS) at:
Florida Avenue (EW)

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

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

Plan: TR36504

Parcel: 458250012

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-A3 - SOLID WASTE SERVICE Not Satisfied

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

050 - E Health. 2 0050-E Health-A3 - WATER & SEWER WILL SERVE Not Satisfied

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

Fire

050 - Fire. 1 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

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.

050 - Fire. 2 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

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

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY Not Satisfied

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 prepare the 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 the District's Inspection section before a pre-construction meeting can be scheduled.

050 - Flood. 2 0050-Flood-MAP ADP FEES Not Satisfied

A notice of drainage fees shall be placed on the Environmental Constraint Sheet (ECS) to accompany the 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 Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to

Plan: TR36504

Parcel: 458250012

50. Prior To Map Recordation

Flood

050 - Flood. 2	0050-Flood-MAP ADP FEES (cont.)	Not Satisfied
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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.

050 - Flood. 3	0050-Flood-MAP OFFSITE EASE OR REDESIGN	Not Satisfied
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Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

050 - Flood. 4	0050-Flood-MAP ONSITE EASE ON FINAL MAP	Not Satisfied
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Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 5	0050-Flood-MAP SUBMIT FINAL WQMP	Not Satisfied
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A copy of the project specific WQMP shall be submitted to the District for review and approval. Project shall comply with the latest version of the WQMP manual in effect at the time.

050 - Flood. 6	0050-Flood-MAP SUBMIT PLANS	Not Satisfied
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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.

050 - Flood. 7	0050-Flood-MAP WRITTEN PERM FOR GRADING	Not Satisfied
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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.

Planning

050 - Planning. 1	0050-Planning-MAP - ECS NOTE MAP CONSTRAINT	Not Satisfied
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The following Environmental Constraints Note shall be placed on the ECS:

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

050 - Planning. 2	0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH	Not Satisfied
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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."

050 - Planning. 3	0050-Planning-MAP - ECS SHALL BE PREPARED	Not Satisfied
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50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - ECS SHALL BE PREPARED (cont.) Not Satisfied

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.

050 - Planning. 4 0050-Planning-MAP - ENVIRON. CONST. SHEET Not Satisfied

Prior to final map approval the developer/ permit applicant shall provide evidence to the Riverside County Planning Department that an Environmental Constraints Sheet has been included in the Grading Plans. This sheet shall indicate the presence of environmentally constrained area(s) and the requirement for avoidance of CA-RIV-2610, CA-RIV-2611, CA-RIV-2612, CA-RIV-11295, CA-RIV-11297, CA-RIV-11298, CA-RIV-11299, CA-RIV-11301, CA-RIV-11304 and CA-RIV-11307 which will be preserved in open space.

050 - Planning. 5 0050-Planning-MAP - FEE BALANCE Not Satisfied

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.

050 - Planning. 6 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 7 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

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.

050 - Planning. 8 0050-Planning-MAP- ANNEX TO PARK DISTRICT Not Satisfied

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 Recreation and Parks District.

050 - Planning. 9 0050-Planning-MAP- CC&R RES CSA COM. AREA (Part 1) Not Satisfied

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

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
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 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 to the Office of the County Counsel review and approval.

050 - Planning. 10 0050-Planning-MAP- CC&R RES CSA COM. AREA (Part 2) Not Satisfied

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Planning

050 - Planning. 10 0050-Planning-MAP- CC&R RES CSA COM. AREA (Part 2) (cont.) Not Satisfied

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

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

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the 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, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 11 0050-Planning-MAP- ECS NOTE ARCHAEOLOGICAL Not Satisfied

The following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report no. PD-A-4855 was prepared for this property on 06/30/14 by Philip DeBarros 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."

050 - Planning. 12 0050-Planning-MAP- OFFER OF TRAILS Not Satisfied

An offer of dedication to the County of Riverside for a ten to fourteen foot (10'-14') wide community trail along north side of Stetson Ave., shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 13 0050-Planning-MAP- QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with Valley-Wide Recreation and Parks 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.

050 - Planning. 14 0050-Planning-MAP- REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until Change of Zone No. 7833 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the

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50. Prior To Map Recordation

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050 - Planning. 14 0050-Planning-MAP- REQUIRED APPLICATIONS (cont.) Not Satisfied
 designation and/or zone ultimately applied to the property.

050 - Planning. 15 0050-Planning-MAP- SURVEYOR CHECK LIST Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- 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 3,500 square feet.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 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 numbered lots on the FINAL MAP.

050 - Planning. 16 0050-Planning-MAP- TRAIL MAINTENANCE Not Satisfied

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 (10') wide community trail located along the north side of Stetson Ave. 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.

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Winchester Road and Steton Avenue and so noted on the final map.

050 - Survey. 2 0050-Survey-MAP - EASEMENT Not Satisfied

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.

050 - Survey. 3 0050-Survey-MAP - R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Catlin Street from Winchester Road (SH-79) to Dale Street shall be conveyed for public use to provide for a 30' half-width right-of-way per County Standard No. 106, Section "A", and Standard No. 801, Ordinance 461.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

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 applicaton 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:

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Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied

- (1) Landscaping along Winchester Road (SH-79) and Stetson Avenue.
- (2) Trails along Stetson Avenue.
- (3) Streetlights.
- (4) Traffic signals located per 90.TRANS.1 condition of approval.
- (5) Graffiti abatement of walls and other permanent structures along Winchester Road (SH-79) and Stetson Avenue.
- (6) 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.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE or other electric provider.

050 - Transportation. 2 0050-Transportation-MAP - CALTRANS 2 Not Satisfied

A copy of the final map shall be submitted to Caltrans, District 08, Post Office Box 231, San Bernardino, California 92403; Attention: Project Development, for review and approval prior to recordation.

050 - Transportation. 3 0050-Transportation-MAP - CONSTRUCT RAMP Not Satisfied

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 4 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 5 0050-Transportation-MAP - DEDICATIONS Not Satisfied

Lots "A", "B" (from lot "D" to "K"), "G", "H" and "J" are designated COLLECTOR ROAD and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, and 6' sidewalk within the 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A". (44'/66') (Modified sidewalk shall be adjacent to the curb line.)

NOTE:

For roads adjacent to a park, an 11' concrete sidewalk shall be constructed along the park side within the 11' parkway. For roads identified not adjacent to a park, a 6" concrete sidewalk shall be constructed adjacent to the curb line within the 11' parkway.

All other interior streets are designated LOCAL ROAD and said streets shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalks within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

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050 - Transportation. 5 0050-Transportation-MAP - DEDICATIONS (cont.) Not Satisfied

NOTE:

A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

050 - Transportation. 6 0050-Transportation-MAP - EXISTING MAINTAINED Not Satisfied

Winchester Road (SH-79) along project boundary is a paved Caltrans maintained road designated MAJOR HIGHWAY and said road shall be improved with 38 foot half-width AC pavement, 8" concrete curb and gutter (project side), and must match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by Caltrans within the 59' half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

NOTES:

1. A 5' meandering sidewalk (project side) shall be constructed within the 21' parkway as approved by Caltrans.
2. Street improvement plans along Winchester Road (SH-79) shall be submitted to Caltrans for review and approval.
3. Construct a transition AC pavement tapering along Winchester Road (SH-79) from the north project boundary northerly for 55 mph speed limit or as determined by Caltrans.
4. Parkway improvement plan along Winchester Road (SH-79) shall be submitted to the County Transportation Department for review and approval.

050 - Transportation. 7 0050-Transportation-MAP - IMP PLANS Not Satisfied

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://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 8 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

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.

050 - Transportation. 9 0050-Transportation-MAP - LANDSCAPING/TRAILS Not Satisfied

The project proponent shall comply in accordance with landscaping (and/or 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 Winchester Road (SH-79) and Stetson Avenue and trails shall be improved along Stetson Avenue.

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.

050 - Transportation. 10 0050-Transportation-MAP - LIGHTING PLAN Not Satisfied

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County

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050 - Transportation. 10 0050-Transportation-MAP - LIGHTING PLAN (cont.) Not Satisfied

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.

050 - Transportation. 11 0050-Transportation-MAP - PART-WIDTH Not Satisfied

Stetson Avenue along project boundary is designated COLLECTOR ROAD and shall be improved with 37' part-width AC pavement (22'on the project side and 15' on opposite side of the centerline), 6" concrete curb and gutter (project side), and 10' D.G. trail (project side), within a 78'-81' part-width dedicated right-of-way (48' on the project side and 30'-33' on the opposite side of the centerline) in accordance with County Standard No. 104, Section "A". (Modified for increased half-width right-of-way project side from 33' to 48', no sidewalks, and for 10' D.G. trail improvements.)

NOTE:

A 10' split fenced D.G. trail (project side) shall be constructed as approved by the Director of Transportation and the Planning Department within the 26' parkway.

050 - Transportation. 12 0050-Transportation-MAP - SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 13 0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR36480 and TR36478.

050 - Transportation. 14 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 15 0050-Transportation-MAP - TRANSPORTATION BENEFIT Not Satisfied

Prior to map recordation, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,500 per unit for 11 units or a total of \$27,500. The contribution is to be used to fund and accelerate the construction of the transportation infrastructure in the vicinity of the project within the Southwest Area plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE: This condition outlines a separate contribution from the contribution identified in 60.TRANS.2.

The fairshare contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

In the event the County adopts a subsequent fee ordinance or funding program related to infrastructure improvements in the Southwest Area Plan described above, payment of the scheduled fees set forth in that ordinance/funding program shall be required and supersede the contribution indicated above.

050 - Transportation. 16 0050-Transportation-MAP - TS/DESIGN Not Satisfied

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

Signals not eligible for fee credit:

Winchester Road (NS) at Stetson Avenue (EW)

Winchester Road (NS) at Domenigoni Parkway (EW) (signal modification)

Or as approved by the Transportation Department.

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050 - Transportation. 16 0050-Transportation-MAP - TS/DESIGN (cont.) Not Satisfied

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.

050 - Transportation. 17 0050-Transportation-MAP - TS/FAIR SHARE Not Satisfied

The traffic study identified the project has a cumulative impact to the intersection of Winchester Road (NS) at SR-74 (EW). In order to mitigate the impacts the study has recommended the following intersection improvements:

- Install northbound and southbound protected left-turn phase
- Install northbound right-turn overlap phase
- Install westbound left-turn lane

Because these improvements are not covered under an existing funding program, the project proponent shall be responsible for paying its fair share towards the cumulative impact. The project's traffic study estimated its fair share of new traffic to be 21.8%. [ref. Table 5-2, The Villages of Winchester (TTM 36504) Traffic Impact Study (Updated 06/09/14), RK Engineering Group, Inc.]

Or as approved by the Director of Transportation.

050 - Transportation. 18 0050-Transportation-MAP - TS/GEOMETRICS Not Satisfied

The intersection of Winchester Road (NS) at Stetson Avenue (EW) shall be signalized and improved to provide the following geometrics:

- Northbound: one left-turn lane, one through lane
- Southbound: one left-turn lane, one through lane
- Eastbound: one left-turn lane, one through lane
- Westbound: one left-turn lane, one through lane

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

- Northbound: one left-turn lane, two through lanes, one right-turn lane with overlap
- Southbound: one left-turn lane, two through lanes, one right-turn lane
- Eastbound: two left-turn lanes, three through lanes, one right-turn lane
- Westbound: two left-turn lanes, three through lanes, one right-turn lane

Or as approved by the Transportation Department.

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

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

050 - Transportation. 19 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

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

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50. Prior To Map Recordation

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050 - Transportation. 19 0050-Transportation-MAP - UTILITY PLAN (cont.) Not Satisfied

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.

050 - Transportation. 20 0050-Transportation-MAP- SIGNING & STRIPING PLAN Not Satisfied

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.

050 - Transportation. 21 0050-Transportation-MAP*- LC LNDSCP COMMON AREA MA Not Satisfied

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. 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 Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

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.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRAINAGE CHANNEL Not Satisfied

Tentative Tract Map No. 36504 proposes a 12' wide drainage channel along lots 39-42, lot "J" and Lot "V". This channel shall be concrete lined and shall be designed to accommodate the Q-100 year storm flows.

060 - BS-Grade. 3 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

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.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS (cont.) Not Satisfied
 GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 5 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

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.

060 - BS-Grade. 6 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

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.

060 - BS-Grade. 7 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

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.

060 - BS-Grade. 9 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 10 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

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.

060 - BS-Grade. 11 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 11 0060-BS-Grade-MAP - RECORDED ESMT REQ'D (cont.) Not Satisfied

060 - BS-Grade. 12 0060-BS-Grade-MAP - SLOPE STABIL'Y ANLY Not Satisfied

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

060 - BS-Grade. 13 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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.

060 - BS-Grade. 14 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

E Health

060 - E Health. 1 0060-E Health-USE- SOIL SAMPLING/ANALYSIS Not Satisfied

RCDEH-ECP has reviewed the "Phase I and Limited Phase II Environmental Site Assessment" prepared by Carlin Environmental Consulting, Inc. dated July 25, 2013. Based on the historic land use of the property and limited soil sampling reported, additional soil sampling and analysis is required. The soil sampling shall be conducted in accordance to the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). For further information, please contact RCDEH-ECP at (951) 955-8980.

Fire

060 - Fire. 1 0060-Fire-MAP-#004 FUEL MODIFICATION Not Satisfied

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

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Tract 36504 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan 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

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES (cont.) Not Satisfied
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.

060 - Flood. 2 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied
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.

060 - Flood. 3 0060-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied
Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

060 - Flood. 4 0060-Flood-MAP PHASING Not Satisfied
If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and include the necessary water quality features to mitigate the impacts of each phase which shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows for each phase shall be required prior to the recordation of the final map.

060 - Flood. 5 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval. Project shall comply with the latest version of the WQMP manual in effect at the time.

060 - Flood. 6 0060-Flood-MAP SUBMIT FWQMP DELETE Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 7 0060-Flood-MAP SUBMIT PLANS Not Satisfied
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.

Planning

060 - Planning. 1 0060-Planning-MAP - CONST.CULT. TRAINING Not Satisfied
Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

060 - Planning. 2 0060-Planning-MAP - CULTURAL RESOURCES PROF Not Satisfied
PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-MAP - CULTURAL RESOURCES PROF (cont.) Not Satisfied

a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note:

The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit. The archaeologist shall also be responsible for preparing the Phase IV monitoring report. This condition shall not modify any approved condition of approval or mitigation measure.

060 - Planning. 3 0060-Planning-MAP - EQUIPMENT STAGING AREA Not Satisfied

Provide evidence to the Riverside Planning Department and the County Archaeologist that the following notes have been placed on the Grading Plan:

Activities within 100 feet of Sites CA-RIV-2612, CA-RIV-11295, CA-RIV-11298, CA-RIV-11304, CA-RIV-11307 shall be restricted and prohibits all of the following: grading; excavation; placement of soil, sand, rock, gravel, or other material; clearing of vegetation; construction, erection, or placement of any building or structure; vehicular activities (including staging, turnaround, and parking); and trash dumping for the protection of cultural resources.

060 - Planning. 4 0060-Planning-MAP - FEE BALANCE Not Satisfied

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 paid by the applicant/developer.

060 - Planning. 5 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

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.

060 - Planning. 6 0060-Planning-MAP - HILLSIDE DEV. STANDARDS Not Satisfied

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 an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 7 0060-Planning-MAP - NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Luiseno Native American Monitor from Soboba and/or Pechanga. The contract shall address the treatment and ultimate disposition of cultural resources which may include reburial and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 0060-Planning-MAP - NATIVE AMERICAN MONITOR (cont.) Not Satisfied

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

- 1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.
- 2)Native American monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
- 3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.
- 4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

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

060 - Planning. 8 0060-Planning-MAP - PALEO PRIMP & MONITOR Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

- 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
- 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards 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

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060 - Planning. 8 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied

the repository must be in place prior to site grading.

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.

060 - Planning. 9 0060-Planning-MAP - PRESERVATION PLAN Not Satisfied

Prior to Grading Final, the Project Archaeologist shall develop a Preservation Plan for the long term care and maintenance of CA-RIV-2610, 2611, 2612, 11295, 11297, 11298, 11299, 11301, 11304, 11307. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed (fencing, vegetation etc.), the party responsible for the long term maintenance, appropriate protocols, monitoring by the Tribe and necessary emergency protocols. The Project applicant shall submit a fully executed copy of this preservation and maintenance plan to the County Archaeologist and if involved, Native American Tribe for approval.

060 - Planning. 10 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until Change of Zone No. 7833 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 11 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied

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.

060 - Planning. 12 0060-Planning-MAP - TEMPORARY FENCING Not Satisfied

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of archaeological site(s) CA-RIV-2610, CA-RIV-2611, CA-RIV-2612, CA-RIV-11295, CA-RIV-11297, CA-RIV-11298, CA-RIV-11299, CA-RIV-11301, CA-RIV-11304, CA-RIV-11307 during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan

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060 - Planning. 12 0060-Planning-MAP - TEMPORARY FENCING (cont.) Not Satisfied

shall include the following requirements:

- 1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:
 - a. In the event that construction activities are to take place within 100 feet of archaeological site(s) CA-RIV-02612,2611, 2610,11295, 11297, 11298, 11299, 11301, 11304, 11307, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:
 - b. The project archaeologist shall identify the site boundaries.
 - c. The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist.
 - d. Upon approval of buffers, install fencing under the supervision of the project archaeologist.
 - e. Fencing may be removed after the conclusion of construction activities.

060 - Planning. 13 0060-Planning-MAP- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder 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 the 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 162 acres (gross) in accordance with the TENTATIVE MAP. 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.

060 - Planning. 14 AQ MM 2 Not Satisfied

Consistent with the project Initial Study/Mitigated Negative Declaration and supporting air quality technical report, the following mitigation measure shall be applied appropriately during construction activities and operation of the project.

- MM AQ-2 The project will be required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD-MBTA-NESTING BIRD SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey

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Planning-EPD

060 - Planning-EPD. 2 0060-Planning-EPD-EPD-MBTA-NESTING BIRD SURVEY (cont.) Not Satisfied

shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Regional Parks and Open Space

060 - Regional Parks and Open S 0060-Regional Parks and Open Space-MAP - TRAIL PLAN Not Satisfied

Prior to or in conjunction with the issuance of grading permits, the applicant must have recorded a 14' wide Community Trail easement along the north side of Stetson Avenue outside of the right-of-way; and submitted its trail plans for an 8' wide decomposed granite Community Trail to the Planning Department and Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement makings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 2 0060-Transportation-MAP - TRANSPORTATION BENEFIT Not Satisfied

Prior to issuance of a grading permit, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,500 per unit for 11 units or a total of \$27,500. The contribution is to be used to fund and accelerate the construction of the transportation infrastructure in the vicinity of the project within the Southwest Area plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF) or as approved by the Director of Transportation.

NOTE:

This condition outlines a separate contribution from the contribution identified in 50.TRANS.21.

The fairshare contribution shall be adjusted using the construction cost index from the most current WRCOG TUMF Nexus Study.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 0060-Transportation-MAP - TRANSPORTATION BENEFIT (cont.) Not Satisfied

In the event the County adopts a subsequent fee ordinance or funding program related to infrastructure improvements in the Southwest Area Plan described above, payment of the scheduled fees set forth in that ordinance/funding program shall be required and supersede the contribution indicated above.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - ARTIFACT DISPOSITION Not Satisfied

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of same.

- a. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and have been approved by the Riverside County Archaeologist.
- b. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 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.
- c. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall proceed with the cultural resources being curated at the Western Science Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.

070 - Planning. 2 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

"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."

070 - Planning. 3 0070-Planning-MAP - PHASE IV REPORT Not Satisfied

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 3 0070-Planning-MAP - PHASE IV REPORT (cont.) Not Satisfied

archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation 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 collection and associated records shall be transferred, including title, and are 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.
The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

Regional Parks and Open Space

070 - Regional Parks and Open S 0070-Regional Parks and Open Space-MAP - TRAIL GRADING INSPE Not Satisfied

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 the conditions of the Regional Park and Open-Space District's approved trail plans. The Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Department Grading Division, shall inspect the proposed project site in order to ensure that trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

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.

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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.

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA (cont.) Not Satisfied
 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 at the job site.

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied
 Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied
 Tract 36504 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan 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.

080 - Flood. 2 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied
 A copy of the project specific WQMP shall be submitted to the District for review and approval. Project shall comply with the latest version of the WQMP manual in effect at the time.

080 - Flood. 3 0080-Flood-MAP SUBMIT PLANS Not Satisfied
 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.

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY Not Satisfied
 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.

080 - Planning. 2 0080-Planning-MAP - CONFORM FINAL SITE PLAN Not Satisfied
 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.

080 - Planning. 3 0080-Planning-MAP - FEE BALANCE Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 0080-Planning-MAP - FEE BALANCE (cont.) Not Satisfied

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.

080 - Planning. 4 0080-Planning-MAP - MODEL HOME COMPLEX Not Satisfied

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 demensioned 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 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.
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.

080 - Planning. 5 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

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.

080 - Planning. 6 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 7 0080-Planning-MAP- COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to those shown on approved EXHIBIT D.

080 - Planning. 8 0080-Planning-MAP- ELEVATION & FLOOR PLAN Not Satisfied

Elevations and floor plans shall substantially conform to approved EXHIBIT D.

080 - Planning. 9 0080-Planning-MAP- ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) sets of an Entry Monument plot plan to the County Planning

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Planning

080 - Planning. 9 0080-Planning-MAP- ENTRY MONUMENT PLOT PLAN (cont.) Not Satisfied

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 and shall conform to Ex D. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 10 0080-Planning-MAP- SCHOOL MITIGATION Not Satisfied

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 11 0080-Planning-MAP- Walls/Fencing Plans Not Satisfied

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 conforming with Ex D. The plan shall be in compliance with Section 18.12, 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.

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. 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. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 11 0080-Planning-MAP- Walls/Fencing Plans (cont.) Not Satisfied
setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.

H. Corner lots shall be constructed with wrap-around decorative block wall returns (Note: exceptions for the desert area discussed above).

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. 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.

080 - Planning. 12 0080-Planning-MAP-FINAL SITE PLAN Not Satisfied

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 approved Design Manual, Exhibit D.

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 be 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 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 12 0080-Planning-MAP-FINAL SITE PLAN (cont.) Not Satisfied
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.

080 - Planning. 13 AQ MMs 9,12,13 Not Satisfied

Consistent with the project Initial Study/Mitigated Negative Declaration and supporting air quality technical report, the following mitigation measure shall be applied appropriately during construction activities and operation of the project.

- MM AQ-9 Project shall require that a water-efficient irrigation system be installed that reduces water demand by at least 6.1%.
- MM AQ-12 Project shall require to the extent feasible, the use of paints with VOC content lower than SCAQMD Rule 1113 (5 g/l) for application to surfaces of homes within the project site.
- MM AQ-13 Project shall not allow natural gas fireplaces to be constructed. No wood burning fireplaces or stoves will be permitted.

080 - Planning. 14 CAP Mitigation Measures Not Satisfied

Prior to building permit issuance, the following mitigation measures shall apply to achieve the minimum 100 points on the Riverside County Climate Action Plan Residential Screening Tables. The following measures may be replaced with other measures as listed in the table included with the project Initial Study/Mitigated Negative Declaration, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points on the screening table.

- MM GHG-1 Prior to building permit issuance, all residential building permits shall note the installation of enhanced windows (0.32 U-factor, 0.25 SHGC).
- MM GHG-2 Prior to building permit issuance, all residential building permits shall note the installation of an improved efficiency HVAC system (SEER 14/65% AFUE or 8 HSPF).
- MM GHG-3 Prior to building permit issuance, all residential building permits shall note the installation of an improved efficiency water heater (0.675 Energy Factor).
- MM GHG-4 Prior to building permit issuance, associated with the final site of development, a plan shall be submitted to show how the project overall and/or individually will install solar power systems to provide at least 20 percent of the power needs of the project. Subsequently, prior to building permit issuance, all residential building permits shall note the installation of solar panels or other equipment consistent with the plan to achieve 20 percent of the project's power needs.
- MM GHG-5 Prior to building permit issuance, all residential building permits shall note the installation of all faucets (including kitchen faucets) that do not exceed 1.28 gallons per minute.
- MM GHG-6 Prior to building permit issuance, final landscape plans shall show the use of recycled water and confirm the project's use of a minimum of 5% recycled water of the project's overall water demand.

Regional Parks and Open Space

080 - Regional Parks and Open S 0080-Regional Parks and Open Space-MAP - TRAIL CONSTRUCTION Not Satisfied

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80. Prior To Building Permit Issuance

Regional Parks and Open Space

080 - Regional Parks and Open S 0080-Regional Parks and Open Space-MAP - TRAIL CONSTRUCTION Not Satisfied

Prior to or in conjunction with the issuance of building permits, the applicant shall begin construction of the 8' wide decomposed granite Community Trail as shown on the trail plans approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

080 - Regional Parks and Open S 0080-Regional Parks and Open Space-MAP - TRAIL MAINTENANCE Not Satisfied

Prior to the issuance of the last building permit of Lots 1-7, 378-387, 451-461, and 570, the applicant shall provide written documentation to the Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

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) Landscaping along Winchester Road (SH-79) and Stetson Avenue.
- (2) Trails along Stetson Avenue.
- (3) Streetlights.
- (4) Traffic signals located per 90.TRANS.1 condition of approval.
- (5) Graffiti abatement of walls and other permanent structures along Winchester Road (SH-79) and Stetson Avenue.
- (6) Street sweeping.

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; 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 certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 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:

- 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 3 0080-Transportation-MAP - LC LANDSCAPE SECURITIES Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety 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.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES Not Satisfied

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.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

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 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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL (cont.) Not Satisfied
Safety Department clearance.

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S Not Satisfied

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

090 - BS-Grade. 4 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied

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.

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied

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.

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied

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.

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied

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.

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.rcflood.org, e-mail fcnepdes@rcflood.org, or the toll free number 1-800-506-2555. 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 developer must provide to the District'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.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

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90. Prior to Building Final Inspection

Flood

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP Not Satisfied

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. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 2 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 3 0090-Planning-MAP- BLOCK WALL ANTIGRAFFITI Not Satisfied

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.

090 - Planning. 4 0090-Planning-MAP- QUIMBY FEES (2) Not Satisfied

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 Valley-Wide Recreation and Parks District.

090 - Planning. 5 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 6 0090-Planning-MAP- SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder 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 the 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 (gross) in accordance with TENTATIVE MAP. 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.

090 - Planning. 7 AQ MMs 8,10,11 Not Satisfied

Consistent with the project Initial Study/Mitigated Negative Declaration and supporting air quality technical report, the following mitigation measure shall be applied appropriately during construction activities and operation of the project.

- MM AQ-8 Project shall require all faucets, toilets, and showers installed in the proposed structure utilize low-flow fixtures such that indoor water demand is reduced by 20%.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7 AQ MMs 8,10,11 (cont.) Not Satisfied

- MM AQ-10 Project shall require that ENERGY STAR appliances be installed in new homes
- MM AQ-11 Project shall require that a recycling program is implemented that reduces waste to landfills by a minimum of 50 percent [75% by 2020].

Regional Parks and Open Space

090 - Regional Parks and Open S 0090-Regional Parks and Open Space-MAP - TRAIL FINAL INSPECTI Not Satisfied

Prior to or in conjunction with building permit final inspection approvals of Lots 1-7, 378-387, 451-461, and 570, the applicant shall complete construction of the 8' wide decomposed granite Community Trail with all requirements of the trail plans being met and provide written documentation the trail maintenance mechanism is in place. The application shall coordinate a final inspection with the Regional Park and Open-Space District.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. 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.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2 0090-Transportation-MAP - LANDSCAPING Not Satisfied

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 Winchester Road (SH-79) and Stetson Avenue.

090 - Transportation. 3 0090-Transportation-MAP - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

Plan: TR36504

Parcel: 458250012

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 0090-Transportation-MAP - LC COMPLY W/ LNDSCP/ IRR (cont.) Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure 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 Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 4 0090-Transportation-MAP - LC LNDSCP INSPECT DEPOST Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 5 0090-Transportation-MAP - LNDSCPE INSPCTN RQRMNTS Not Satisfied

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a INSTALLATION INSPECTION with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month 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 Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County 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 and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 6 0090-Transportation-MAP - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with the development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

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 final building inspection (Occupancy).

090 - Transportation. 7 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied

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:

Winchester Road (NS) at Stetson Avenue (EW)

Winchester Road (NS) at Domenigoni Parkway (EW) (signal modification)

Or as approved by the Transportation Department.

Plan: TR36504

Parcel: 458250012

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 0090-Transportation-MAP - TS/INSTALLATION (cont.) Not Satisfied

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.

090 - Transportation. 8 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

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.

090 - Transportation. 9 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 30, 2018

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. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division

P.D. Geology Section
P.D. Landscaping Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
ALUC
3rd District Supervisor
3rd District Planning Commissioner
Hemet Ryan Airport

Winchester Municipal Advisory Council
Hemet Unified School District
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Verizon
Eastern Information Center-UCR
Winchester Town Association

GENERAL PLAN AMENDMENT NO. 1001, TENTATIVE TRACT MAP NO. 36504, TENTATIVE TRACT MAP NO. 36480, TENTATIVE TRACT MAP NO. 36478, TENTATIVE PARCEL MAP NO. 36477, PLOT PLAN NO. 25219 –

Applicant: Stonegate Development I, LLC and Stone Star Riverside LLC – Engineer/Representative: McKeever Engineering - Third Supervisorial District – Homeland and Winchester Zoning Area- Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD:MDR); Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum Lot Size) and Rural: Rural Mountainous (RUR-RM) (10 Acre Minimum Lot Size) – Location: Easterly of Richmond Road, westerly of California Avenue, southerly of Stetson Avenue and northerly of Stowe Road – 255.95 Gross Acres - Zoning: Heavy Agriculture - 10 Acre Minimum Lot Size (A-2-10), Light Agriculture- 10 Acre Minimum Lot Size (A-1-10), Rural Residential (RR), Residential Agricultural- 20 Acre Minimum Lot Size (R-A-20) - **REQUEST:** The **General Plan Amendment** proposes to amend the General Plan Foundation Component of the subject site from Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum Lot Size) to Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./ac). **TR36504** proposes a Schedule A subdivision of 162 acres into 562 residential lots. **TR36480** proposes a Schedule A condominium subdivision proposing 138 residential units and recreational facilities. **TR36478** proposes a Schedule A condominium subdivision proposing 150 residential units and recreational facilities. The **Parcel Map** proposes a Schedule H subdivision of 99 acres into three. The **Plot Plan** proposes a 180 unit apartment complex with recreational amenities within 10 buildings. – APN for the GPA, PM36477, TR36480 and TR36478 is 465-060-005; for TR36504 is 458-250-012

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 6, 2012**. All LDC/DRT 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.



Dr. Barry L. Kayrell
Superintendent

Dr. LaFaye Platter
Deputy Superintendent

Dr. Sally Cawthon
Assistant Superintendent

Vince Christakos
Assistant Superintendent

Professional Development
Service Center

1791 W. Acacia Avenue
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

Professional Development
Academy

2085 W. Acacia Avenue
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www.hemetusd.k12.ca.us

Governing Board
Paul Bakkom
Dr. Lisa DeForest
Marilyn Forst
Charlotte Jones
Bill Sanborn
Ross Valenzuela
Joe Wojcik

November 15, 2012

Mr. Gregory P. Lansing
Managing Member
Stone Star Riverside, LLC
C/O Oliver B. Cagle
8 Calle Ameno
San Clemente, CA 92672

Re: Villages Project and Adjacent High School Site in Winchester Area of
Riverside County.

Dear Mr. Lansing:

We have reviewed the development maps that you provided related to the proposed Villages Project which is adjacent to a potential High School Site of the Hemet Unified School District. Our understanding of the Villages Project is that there will be two types of condominium projects and a third project which will be an apartment building that could be converted to condominiums. The condominium sites have acreages of about 17 and 11 and the apartment site is about 10 acres with proposed housing units of 180, 180, and 138 respectively. In addition, the single-family detached area has about 157 acres with a proposed 562 lots for a total of 1,060 housing units on 195 acres or about 5.4 units/acres. If the 60 acres for the potential High School Site is included, there would be 1,060 housing units on 255 acres or about 4.2 units/acres. Based on our understanding of the Villages Project, the District confirms that the residential uses proposed within the Villages Project would be compatible with the potential High School Site.

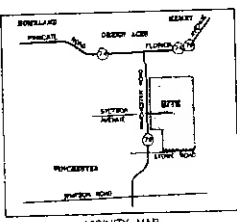
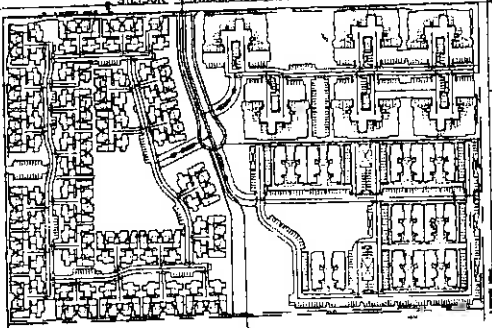
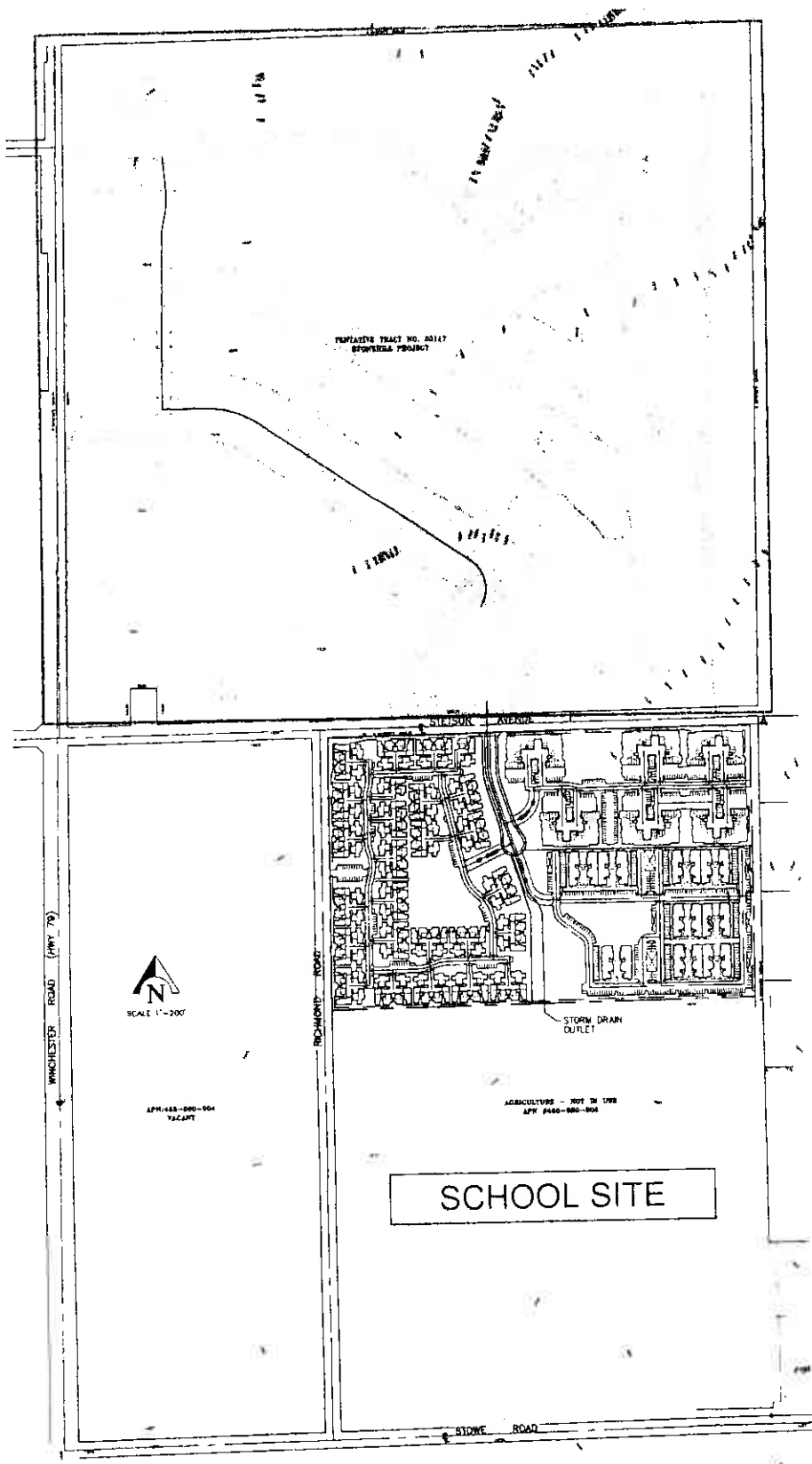
The timing for the evaluation and acquisition of the High School Site will depend on future activity in the residential housing market. If you need additional information please contact our real estate consultant, Terry Gardner of the TLG Group, at (949) 388-9295. If you need to contact the School District please call Vincent Christakos, Assistant Superintendent of Business Services, at (951) 765-5100 ext. 5000.

Sincerely,

Vincent J. Christakos
Assistant Superintendent, Business Services

Cc: Oliver Cagle via Email (ocagle@cox.net)
Terry Gardner via Email (tgardner@tlggroupcal.com)

Attachments:
Development Map-Marked with School Site



W.J. McKEEVER, INC.
 CIVIL ENGINEERING
 480 S. FAIRBANKS STREET, SUITE 204
 COSTON, CA 95924 (916) 885-8048
 W.J. McKEEVER, P.E. 22207 12-01-11

THE VILLAGES
 OF WINCHESTER
 WINCHESTER, CALIFORNIA

**WINCHESTER TOWN ASSOCIATION
P.O. BOX 122
WINCHESTER, CALIF. 92596
951-926-2444**

Matt Straite
County of Riverside, Planning Department
P.O. Box 1409
Riverside, Calif. 92502-1409

SENT BY FAX
December 3, 2012

Regarding: LDC General Plan Amendment NO. 101
TTM NO. 36504, 36480,36478, TPM NO. 36477, PP NO. 25219

Mr. Straite,

With regard to the above LDC scheduled for Dec. 6, 2012. The Winchester Town Association has concerns relating to any consideration for approval by the County of the requested Modification/ Addendum to the General Plan for the Winchester area.

In 2003 the Community of Winchester endorsed the Land Use concepts and designations for development approved by the County approved Land Use patterns for the Harvest Valley/ Winchester Area. The application is requesting a change to those previously endorsed uses for the proposed development project. We have not been provided with any detailed proposal, studies, analysis, justification or mitigation by the applicant for our review and specific comment. We must therefore request that the County not make any proposed changes to the current General Plan densities as it now exists for the property in question until and unless the Community of Winchester supports said changes.

Additionally and of even more importance is the fact that Supervisor Stone has recently established a Winchester Municipal Advisory Council (WMAC) and at the direction of Supervisor Stone, for the last year the Community, through a County representative and at County expense, has been working on studying existing Land Use of the General Plan for the Winchester Community. The focus of this study is for the WMAC come up with suggested changes to the 2003 General Plan, which have recently been presented to Supervisor Stone for consideration as a package in modifying the current Land Use designations. At this time to "piecemeal" changes to the General Plan before the current uses and proposed changes have been evaluated, considered, modified by the County on an overall basis for the Community is inappropriate and should not be approved by the LDC

Should you have any questions or require clarification, please contact me.

Michael F. Rowe
Chairman, Winchester Town Association
Land Use Committee

cc. Cindy Domenigoni, President
Winchester MAC
Supervisor Stone



Dr. Barry L. Kayrell
Superintendent

Dr. LaFaye Platter
Deputy Superintendent

Dr. Sally Cawthon
Assistant Superintendent

Vincent Christakos
Assistant Superintendent

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Governing Board

Paul Bakkom
Dr. Lisa DeForest
Marilyn Forst
Charlotte Jones
Bill Sanborn
Ross Valenzuela
Joe Wojcik

December 5, 2012

Matt Straite
Riverside County Planning Department
P.O. Box 1409
Riverside, CA
92502-1409
(951) 955-8631
mstraite@rcplma.org

RE: GPA 1001, TR 36504, TR 36480, TR 36478, PM 36477 and PP 25219

Dear Mr. Straite,

Hemet Unified School District (HUSD) is in receipt of the Land Development Committee/Development Review Team Initial Case Transmittal for the above referenced case numbers, collectively called the Villages of Winchester. TR 36504 proposes 562 single-family detached units within APNs 458-250-012,013. GPA 1001 proposes to amend the foundation General Plan Foundation Component for APN 465-060-005 from Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum lot size) to Community Development: Medium Density Residential (CD:MDR) (2-5 du/ac). PM 36477 proposes to subdivide APN 465-060-005 into three parcels and one remainder parcel. PP 25219 proposes 180 apartment units, TR 36478 proposes 150 condominium units, and TR 36480 proposes 138 condominium units, within PM 36477. A total of 1,030 dwelling units are proposed for this project.

Since approximately 2004, HUSD has been pursuing the construction of a high school within APN 465-060-005. HUSD has entertained several different options for this site, including using the total acreage as a high school, using the total acreage for a combination school and high school, and using a portion of the acreage for a high school. Planning and testing for this site has slowed in recent years due to the economy and other factors, however, HUSD is still seriously looking at this site for a future high school.

HUSD requires a minimum of 60 useable acres for a high school site. Per PM 36477, the remainder parcel is 63.32 gross acres. Riverside County Flood Control and Water District's Winchester Master Drainage Plan, dated November 1987 identifies storm drain improvements within this parcel. With required storm drain and other improvements, at this time it is not known if the designated 63.32 gross acres would be sufficient for a high school.

HUSD would like to request a meeting with the County and the owner/applicant of

this project to discuss these issues. Please contact me at your earliest convenience to discuss this and to set up a meeting. I can be reached at (951) 765-5100 ext. 5465 or jbridwell@hemetusd.k12.ca.us. Thank you for your time and addressing HUSD's concerns regarding this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jesse Bridwell", written in a cursive style.

Jesse Bridwell
Facilities Planner



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: August 7, 2013

To: Matt Straite
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: Steven D. Hinde, REHS, CIH ⁷⁷⁰
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
(951) 955-8980
Fax: (951) 955-8988

Project Reviewed: Tentative Tract Map No. 36504

Reference Number: 28955

Applicant: Oliver Cagle
Stone Star Riverside, LLC
8 Calle Ameno
San Clemente, CA 92672

Noise Consultant RK Engineering Group, Inc.
4000 Westerly Place, Ste. 280
New Port, CA 92660

Review Stage: First Review

**Information
Provided:**

"Villages of Winchester, Tentative Tract Map 36504, Noise Impact Study, County of Riverside, California" dated July 24, 2013 JN: 0995-2013-02



Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 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.

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

Average daily traffic (ADT) design capacity of 27,300 assumes Winchester Road (SR-79) (the County General Plan classifies Winchester Road (SR-79) as "Major" roadways). ADT design capacity of 20,700 assumes El Callado Road (the County General Plan classifies El Callado Road as "Secondary" roadways) ADT design capacity of 10,400 assumes Stetson Ave. (the County General Plan classifies Stetson Ave. as "Collector" roadways) quoted from the "Harvest Valley/ Winchester Area Plan Circulation, Vol.-Figure 8, dated August 2003".

2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Major Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

For Collector Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the center of Winchester Road to the nearest building face is estimated to be 100 feet. The distance from the center of Stetson Ave. to the nearest building face is estimated to be 62 feet. The distance from the center of El Callado Road to the nearest building face is estimated to be 68 feet.
5. Modeling for Winchester Road, Stetson Ave. and El Callado Road was done using a "hard site" assumption.
6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn. The recommendations below should reduce the interior noise levels to at or 45 Ldn (CNEL).

Recommendations:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Eight foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along western site boundary (**Winchester Road**) of lots 327-339, 348, 349, and 359-377 along T.T. 36504.

Six foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along eastern site boundary (**El Callado Road**) of lots 8-39 along T.T. 36504.

Six foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along southern site boundary (**Stetson Ave.**) of lots 1-7, 378-387 and 451- 461 along T.T. 36504.

(Height taken from Exhibit C of the Acoustical Report see attached map)

These walls shall be erected so that the top of each wall extends at least 6 to 8 feet (depending on location) above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 to 8 feet (depending on location) above the highest point between the homes and the road.

2. Provide "windows closed" condition requiring mechanical ventilation (air conditioner) per the 2010 California Building Code requirements in Section 1203 Ventilation for residential units for lots 327-339, 348, 349, and 359-377 facing Winchester Road and lots 1-7, 378-387 and 451- 461 facing Stetson Ave. and lots 8-39 facing El Callado Road.

3. All window, door and sliding glass door assemblies used shall be free of cut outs and openings and shall be well fitted and well weather-stripped and have positive seal for lots throughout the project.

4. At any penetrations of exterior wall by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.

Construction:

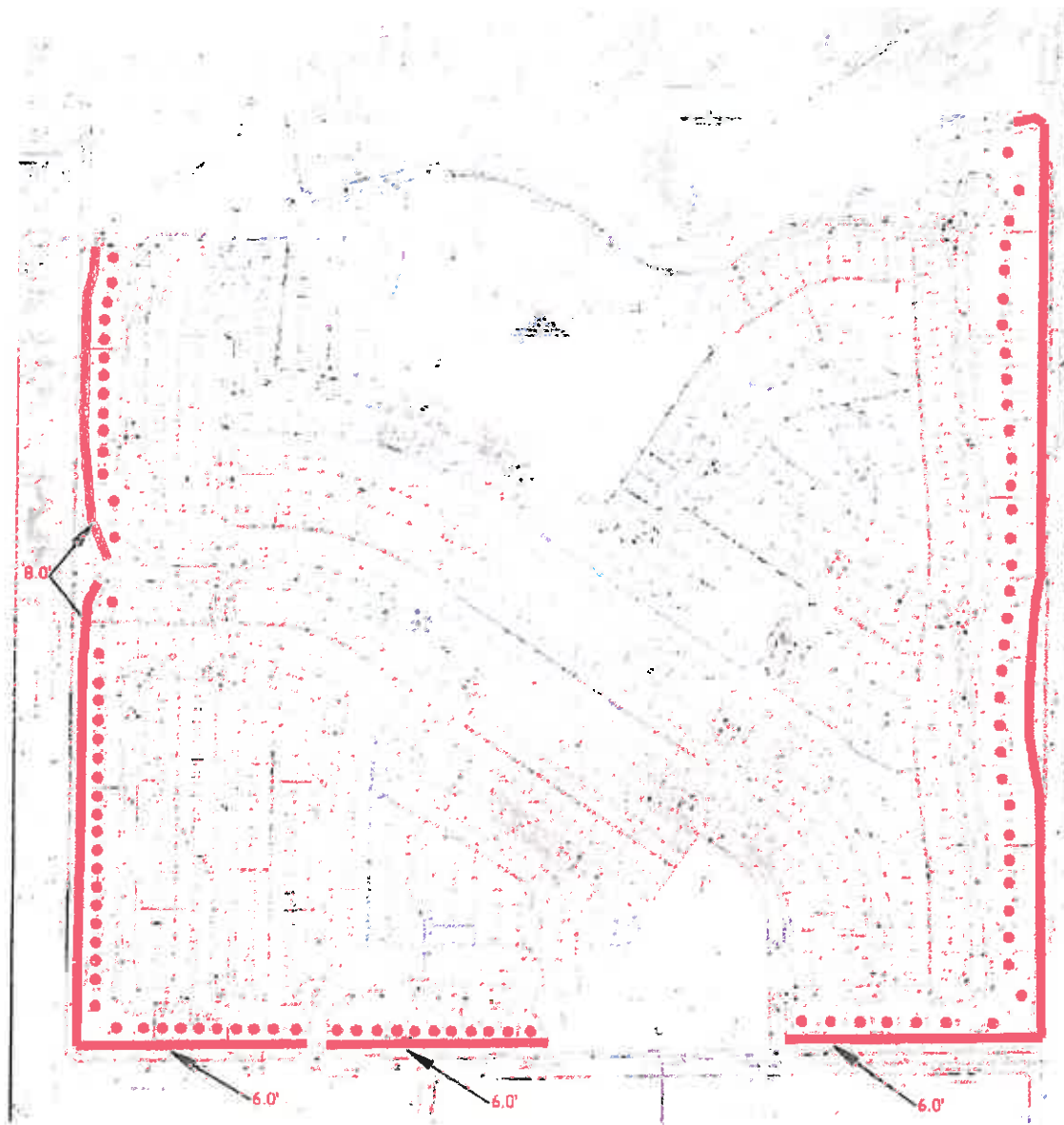
5. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 7:30 a.m during the weekdays. No person, while engaged in construction, remodeling, digging, grading, demolition or any other related building activity, shall operate any tool, equipment or machine in a manner that produces loud noise that disturbs a person of normal sensitivity who works or resides in the vicinity, or a peace office, on any weekend day or any federal holiday. Exceptions to these standards shall be allowed only with the written consent of the building official.
6. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers and in proper tune per manufacturer's specifications.
7. The project contractor shall place all stationary construction equipment such as generators or pumps should be located at least 100 feet from sensitive receptors, as feasible.
8. To reduce noise impacts associated with temporary diesel- or gasoline-powered generators, and where a portable diesel- or gas-powered generator is necessary, it shall have maximum noise muffling capacity and be located as far as technically feasible from noise sensitive uses.

9. To minimize noise from idling engines, all vehicles and construction equipment shall be prohibited from idling in excess of three minutes, when not in use.

10. Our Department must receive, review and approve a final acoustical report addressing indoor noise impacts prior to pulling building permits. This report would finalize the mitigation measuring proposed in this report using the precise grading plans and actual building designs specifications. The exterior unmitigated impact (second stories) for Winchester Road is approximately 75 Ldn, for Stetson Ave. is approximately 63 Ldn and El Callado Road is approximately 69 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Winchester Road, Stetson Ave. and El Callado Road.

11. The applicant shall pay review fees to the Department of Environmental Health for all time spent in review of this project. Fees will be assessed at the Department's hourly rate for Industrial Hygienists.

Exhibit C Recommendations



Legend:

- = "Windows Closed" condition for all floors
- X.X' = Minimum Noise Barrier Height (In Feet)
- = Noise Barrier (for illustrative purposes only)

Recommendations

1. Construction shall not occur during the hours of 6:00 PM - 6:00 AM.
2. Stationary construction noise sources such as generators or pumps should be located at least 100 feet from sensitive land uses, as feasible.
3. Construction staging areas should be located as far from noise sensitive land uses as feasible.
4. During construction, the contractor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
5. Idling equipment shall be turned off when not in use.
6. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging.

MS

August 13, 2015

Attn: Heather Thomson, Archaeologist
Riverside County
Planning Department
P.O. Box 1409
Riverside, CA 92502-1409



Re: AB 52 Consultation; TR36504, GPA01001, TR36480, TR36478, PM36477, PP25219, CZ07833

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the express written permission of the Soboba Band of Luiseño Indians.

September 5, 2013

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



**Re: The Villages of Winchester
Tentative Tracts 36478, 36480, 36504; Plot Plan 2519; and Parcel Map 36477
Approximately 260 Acres in APN's 458-250-012, 458-250-013, and 465-060-005
Located near the community of Homeland, Riverside**

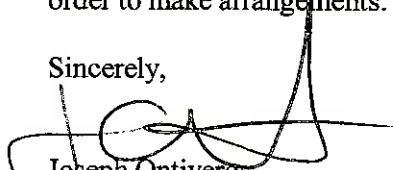
The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Luiseño Traditional Use Area. It is in close proximity to known sites and is a shared use area that was used in ongoing trade between the various tribal bands, not considered as a location occupied by one existing band. For these reasons the site is regarded as sensitive to the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. To initiate a consultation with the Project Developer and Land owner.
2. The transfer of information to the Soboba Band of Luiseno Indians regarding the progress of this project should be done as soon as new developments occur.
3. Soboba Band of Luiseño Indians continues to act as a consulting tribal entity for this project.
4. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
5. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

For confidentiality purposes, the Soboba Band of Luiseno Indians is requesting a face-to-face meeting between a representative from the County of Riverside and the Soboba Cultural Resource Department. Please contact me at your earliest convenience either by email or phone in order to make arrangements.

Sincerely,


Joseph Ontiveros
Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

SEP 12 2013

Cultural Items (Artifacts). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

Treatment and Disposition of Remains.

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

Coordination with County Coroner's Office. The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

Non-Disclosure of Location Reburials. It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r).

Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

August 19, 2015

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Searce, III
Neal Ibanez
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Ms. Heather Thomson
County Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, Ca. 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for TR36504, GPA01001, TR36480, TR36478, PM36477, PP25219, CZ07833

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 14, 2015 and received in our office July 21, 2015.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

Pechanga Comment Letter to the County of Riverside

Re: Pechanga Tribe Request: AB 52 Re: TR36504, GPA01001, TR36480, TR36478, PM36477, PP25219, CZ07833

August 19, 2015

Page 2

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at ahoover@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel

AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2015-051

August 25, 2015

[VIA EMAIL TO:Hthomson@rctlma.org]
Riverside County
Ms. Heather Thomson
4080 Lemon Street, 12th Floor, P.O. Box 1409
Riverside, CA 92502-1409

Re: AB-52, TR36504, GPA01001, TR36480, TR36478, PM36477, PP25219, CZ07833

Dear Ms. Heather Thomson,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the TR36504, GPA01001, TR36480, TR36478, PM36477, PP25219, CZ07833 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area (TUA). For this reason, the ACBCI THPO requests the following:

*At this time ACBCI has no concerns and defers to Soboba. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at keskew@aguacaliente.net.

Cordially,

Katie Eskew
Archaeologist
Tribal Historic Preservation Office
AGUA CALIENTE BAND
OF CAHUILLA INDIANS

Winchester-Homeland Municipal Advisory Council

www.WinchesterMac.org

October 3, 2017

Supervisor Chuck Washington
Riverside County Board of Supervisors
County Administrative Center
4080 Lemon Street, 5th Floor
Riverside, CA 92501

Re: Stonecreek TR 36365 and Villages North TR 36504

Dear Supervisor Washington,

Our Winchester Homeland-Municipal Advisory Council (WH-MAC) had on our August 10, 2017 agenda, the above two tract map projects. The project proponents were available for questions from the audience.

The projects have been through review by the community's Land Use Committee and has been before the Winchester-Homeland Town Association. Attached to this letter are the comments received by the WH-MAC from these groups.

The WH-MAC concurs with the letters and are submitting to you for consideration.

Respectfully,



Andy Domenigoni
Chairman
Winchester-Homeland MAC

CC: Trip Hord

Winchester-Homeland Town Association

P. O. Box 122
Winchester, CA 92596

501(c) Tax ID # 95-3604267

October 3, 2017

Attn: Andy Domenigoni, Chairman
Winchester/Homeland Municipal Advisory Council
c/o Supervisor Chuck Washington
French Valley District Office
37600 Sky Canyon Drive, #505
Murrieta, CA 92563

Re: Villages North, Tract No. 36504

To Winchester-Homeland Municipal Advisory Council,

This is a 160-acre project that proposes 527 single family lots. It is located east of Winchester Road and north of Stetson with no southerly exit at this time.

The Winchester-Homeland Land Use Committee has met on several occasions with representatives of the project over the past few years. The project has also come before the Winchester-Homeland Town Association for community input.

Following our review of the project, and after reviewing the Conditions of Approval (COA) as of August 2017, our recommendation is to approve the project. It is consistent with the Riverside County General Plan which we supported. However, we would like consideration of these concerns:

1. Design Guidelines - To solidify the projects architectural integrity we would request that the Conceptual Design Manual dated, April 2017 and prepared by W. J. McKeever, Inc., be part of the Conditions of Approval
2. Traffic concerns – the project's traffic flow will be primarily flowing onto Winchester Road. We would request consideration of a traffic signal at Winchester and Stetson (we have been informed by the project's representatives that this condition has been added to the COA). In addition, any other access to Winchester Road should be restricted to right in and right out.

We appreciate the opportunity to share our evaluation and comments regarding this project to the Winchester-Homeland MAC and the County of Riverside.

Sincerely,



Mike Hudzinsky

President

Winchester-Homeland Town Association

Winchester-Homeland Town Association

**P. O. Box 122
Winchester, CA 92596**

501(c) Tax ID # 95-3604267

October 3, 2017

**Attn: Andy Domenigoni, Chairman
Winchester/Homeland Municipal Advisory Council
c/o Supervisor Chuck Washington
French Valley District Office
37600 Sky Canyon Drive, #505
Murrieta, CA 92563**

Re: Stonecreek, TR 36365

To Winchester-Homeland Municipal Advisory Council,

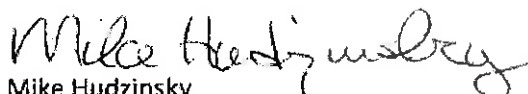
This project has come before the Winchester-Homeland Town Association and the Land Use Committee for our review and comment. The Project Proponent's, representative Trip Hord, has been cooperative and supplied us with the Conditions of Approval and proposed Architectural Design Guidelines, and has provided us with additional information as, and when requested.

The project is a 70-acre project in Winchester proposing 199 single family dwelling units. With a remainder parcel (23.31) TM #36711, which will be done at a later date. The project is consistent with the Riverside County's General Plan. The main concern, which was brought up by the committee and the Association, was dealing with traffic. The traffic from the project will be accessing in and out onto Grand Avenue. Grand Avenue is only a two-lane road, which does not go through. We would like to see that the Design Guidelines and Manual become a condition of approval. We feel that designs architectural features are integral to the project and community's identity.

We have been informed by Valley Wide Park and Recreation District that the project has a preliminary approval of the maintenance areas and conceptual park. We are supportive of Valley Wide's continued involvement and sign off of these items.

We appreciate the opportunity to share our concerns regarding this project. We are not in objection of this project moving forward; however, would appreciate the county's consideration of our concerns.

Sincerely,



**Mike Hudzinsky
President**

Winchester-Homeland Town Association

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Carolyn Syms Luna - Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Tentative Tract ³⁶⁵⁰⁴ 33117 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Stone Star Riverside, LLC E-Mail: ocagle3@cox.net

Mailing Address: 12671 High Bluff Drive, Ste. 150
Street
San Diego, CA 92130
City State ZIP

Daytime Phone No: (858) 523-0719 Fax No: (858) 523-0826

Engineer/Representative's Name: W.J. McKeever Inc. E-Mail: office@wjmckeeverinc.com

Mailing Address: 900 E. Washington St., Ste. 208
Street
Colton, CA 92324
City State ZIP

Daytime Phone No: (909) 825-8048 Fax No: (909) 825-8639

Property Owner's Name: Stone Star Riverside, LLC E-Mail: ocagle3@cox.net

Mailing Address: 12671 High Bluff Driver, Ste. 150
Street
San Diego, CA 92130
City State ZIP

Daytime Phone No: (858) 523-0719 Fax No: (858) 523-0826

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 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.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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.

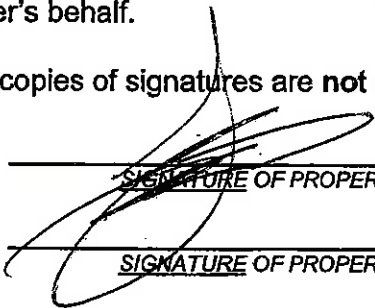
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

GREGORY P. LANSING 
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.

GREGORY P. LANSING 
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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): 458-250-012 & 458-250-013

Section: 15 Township: 5S Range: 2W

Approximate Gross Acreage: 162 Acres

General location (cross streets, etc.): North of Stetson Avenue, South of Catlin Ave, East of Winchester Rd., West of _____

Thomas Brothers map, edition year, page number, and coordinates: 2007, 839, G-2

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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):

Schedule "A" Subdivision - 562 Single Family Residential Lots

Related cases filed in conjunction with this request:

None

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

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) 2 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: _____

Estimated amount of fill = cubic yards _____

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Lansing Stone Star, LLC, a Delaware Limited Liability Company authorized to transact business in California (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APNs 458-250-012 and 458-250-013 (“PROPERTY”); and,

WHEREAS, on February 19, 2013 PROPERTY OWNER filed an application for Tract No. 36504 (“PROJECT”); and,

WHEREAS, PROPERTY OWNER is a Delaware Limited Liability Company that is managed by LC Partners Stone Star, LLC, a California Limited Liability Company (“LC”). Pursuant to LC’s operating agreement, Gregory P. Lansing, trustee of the Gregory P. Lansing Separate Property Trust dated 1/30/15, is the manager of LC. The Certification of Trust indicates the true name of the manager as Gregory Peter Lansing, trustee of the Gregory Lansing Separate Property Trust dated 1/30/15. Confirmation has been provided indicating that the Certification of Trust is correct and consistent with the intent of the operating agreement; and

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within

ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Lansing Stone Star, LLC
Attn: Gregory P. Lansing
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an

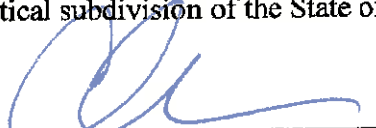
original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

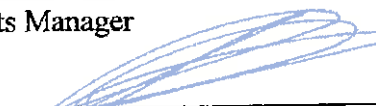
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Charissa Leach
Assistant TLMA Director – Community Development

Dated: 11/2/17

PROPERTY OWNER:
Lansing Stone Star, LLC, a Delaware Limited Liability Company
By: LC Partners Stone Star, LLC, a California Limited Liability Company
Its Managing Member
By: Gregory Peter Lansing, trustee of the Gregory Lansing Separate Property Trust
dated 1/30/15
Its Manager

By: 
Name: Gregory Peter Lansing
Title: Trustee

Dated: 10/6/17

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLACK
DATE: 10/2/17

January 22, 2018



Mr. Russell Brady
Riverside County – Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

Subject: Case No.: Change of Zone No. 7833, TTM No. 36504

Location: North of Stetson and east of Hwy 79/Winchester Road

Project Description: The Change of Zone No. 7833 proposes to change the zoning of the 162.05 acre subdivision area from a mix of light agriculture, 10-acre minimum (A-1-10), Heavy Agricultural, 10-acre minimum (A-2-10), Residential Agricultural, 20-acre minimum (R-A-20), and Rural Residential (R-R) to Planned Residential (R-4). The TTM No. 36504 proposes a Schedule “A” subdivision of 162.05 acre gross area into 527 single-family residential lots.

Dear Mr. Russell Brady:

The subject project may require water and sewer service from EMWD, with the potential requirement for on-site and offsite facilities and associated easements to adequately serve the project demands from existing EMWD facilities. The details of said service connection points will be further detailed in a separate document, known as EMWD’s Plan of Service (POS), to be developed by the project proponent.

To that end, 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 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

Mr. James Atkins:

January 22, 2018

Page 2

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 and easement requirements, i.e. approved POS
3. Potential facility oversizing and cost estimate of EMWD's participation
4. 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 at (951) 928-3777, extension 4468 or by e-mail at El-hagem@emwd.org.

Sincerely,



Maroun El-Hage, M.S., P.E.

Senior Civil Engineer

New Business Department

Eastern Municipal Water District

MEH:vps

**NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7833, TENTATIVE TRACT MAP NO. 36504 – Intent to Adopt a Mitigated Negative Declaration – EA42549 – Applicant: Stone Star Riverside, LLC – Engineer: W.J. McKeever Inc. – Representative: Trip Hord – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) and Highway 79 Policy Area – Location: Easterly of Winchester Road/SR-79 and northerly of Stowe Road – Zoning: Light Agriculture, 10-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Residential Agricultural, 20-acre minimum (R-A-20), and Rural Residential (R-R) – **REQUEST:** The **CHANGE OF ZONE** proposes to change the zoning of the 162.05 acre subdivision area from a mix of Light Agriculture, 10-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Residential Agricultural, 20-acre minimum (R-A-20), and Rural Residential (R-R) to Planned Residential (R-4). The **TENTATIVE TRACT MAP** proposes a Schedule “A” Subdivision of 162.05 acre gross area into 527 single-family residential lots. In addition to 527 residential lots, the subdivision also includes an 8.54 acre lot for a park, a 4.7 acre lot for a detention/debris basin, and an approximately 18 acre open space lot. Offsite drainage improvements are proposed on the parcel south of the subdivision area south of Stetson Avenue which consist of an underground 72” storm drain which would connect to a proposed water quality basin at the southeast corner of the offsite area at the corner of Stowe Road and Stueber Lane/EI Callado.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 7, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

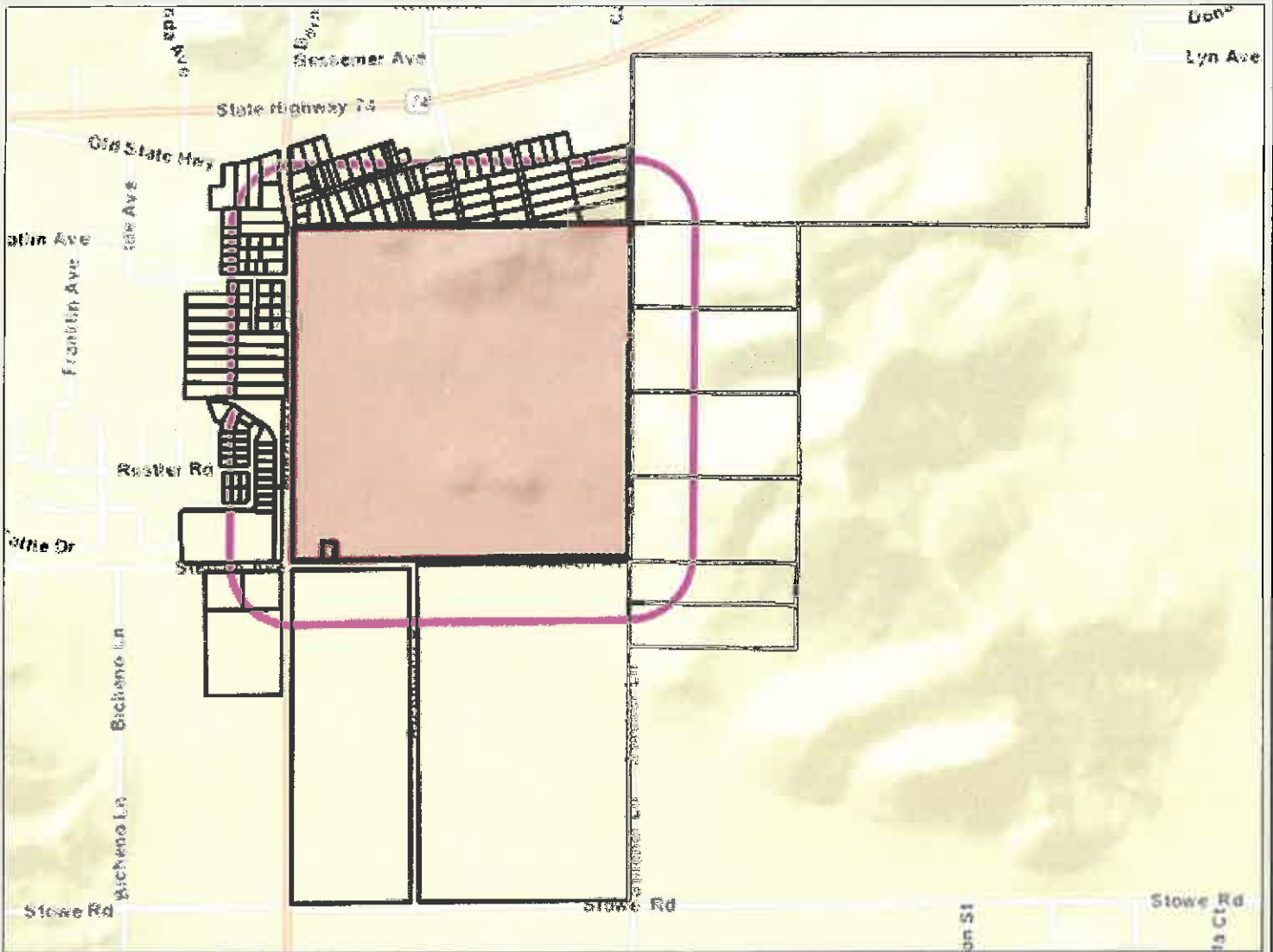
Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.




Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

Riverside County GIS

CZ07833 TR36504 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 1/9/2018 2:47:57 PM

© Riverside County RCIT

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 9, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07833 / TR36504 for

Company or Individual's Name RCIT - GIS,

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.

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

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HEMET CA. 92545

458213026
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HEMET CA. 92545

458242021
RICHARD ALLEN PALLIES
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458241001
BUDGET FINANCE CO
1849 SAWTELLE BLV STE 700
LOS ANGELES CA 90025

458226003
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458242002
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CANDELARIA F RAMOS
33871 EL CENTRO AVE
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458213017
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ANNE E SHARP
33602 EL CENTRO AVE
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JESSIE O RENTERIA
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458110020
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BONNIE M CARROLL
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458242001
HANI A HANANIA
RANDA S HANANIA
3202 E FLORIDA AVE
HEMET CA 92544

458213022
GARY EUGENE GALLEMORE
33540 EL CENTRO AVE
HEMET CA. 92545

458213021
TRINIDAD ROCHA
FRANCISCA ROCHA
33550 EL CENTRO AVE
HEMET CA. 92545

458242022
LUPE S FLOREZ
MARY FLOREZ
25279 AULD AVE
HEMET CA 92544

458213019
KATHLEEN FRANICH
PATRICIA ANN FRANICH
2133 PASEO DEL MAR
PALOS VERDES ESTATES CA 90274

458152006
CECIL D SMITH
MARIA R SMITH
26720 AMANDA AVE
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458225005
JOHNNY CORNING
EDWARD KNAUFF
VICKY THOMPSON

458225006
MICHAEL S WINGE
26371 TRUELSON AVE
HEMET CA. 92545

33649 EL CENTRO AVE
HEMET CA. 92545

458152010
WINCHESTER ROAD 3 TRUST
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BONNIE M CARROLL
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458213013
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JOSE GREGORIO R AVALOS
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458340001
ROCIO MUNOZ
26906 WILDERNESS DR
HEMET CA. 92545

458370003
TODD JASON WELLS
9774 CRYSTAL RIDGE DR
ESCONDIDO CA 92026

458213023
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CECILA ALVAREZ MUNOZ
26470 WINCHESTER RD
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458110016
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458213020
ELISSA BRIDGES
FLOYD W BRIDGES
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LOUISVILLE KY 40299

458110015
D STEPHEN WETHERBEE INC
22706 ASPAN ST NO 601
LAKE FOREST CA 92630

458225004
JOHNNY CORNING
EDWARD KNAUFF
VICKY THOMPSON

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458152009
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ARACELY A REYES VASQUEZ
26703 WINCHESTER RD
HEMET CA. 92545

458152008
SHARON L LAMBERSON
26731 WINCHESTER RD
HEMET CA. 92545

458152007
ALEXANDER JESSE RIVERA
DANESSA RIVERA
26786 AMANDA AVE
HEMET CA. 92545

458242012
ORLANDO M HUTCHINSON
TERESITA P HUTCHINSON
26425 CALVERT AVE
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458152005
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458340007
JOSE E AVILA
26797 WILDERNESS DR
HEMET CA. 92545

458340012
ROBERT J RAY
MADONNA SUE RAY
26867 WILDERNESS DR
HEMET CA. 92545

458340008
ERIC DELFIN SORIANO
26811 WILDERNESS DR
HEMET CA. 92545

458340009
STEPHEN A MORRIS
SANDRA J GALBRETH
26825 WILDERNESS DR
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458340004
MICHAEL A WILLIAMS
RACHEL K BRANTLY
C/O C/O RACHEL K BRANTLY
26864 WILDERNESS DR
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458340018
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CYNTHIA L MINOR
26792 DURANGO CT
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458370004
D R HORTON CA3 INC
2280 WARDLOW CIR NO 100
CORONA CA 92880

458372014
D R HORTON CA3 INC
2280 WARDLOW CIR NO 100
CORONA CA 92880

458340050
D R HORTON CA3 INC
2280 WARDLOW CIR NO 100
CORONA CA 92880

458340015
BASILIO CALIBOSO
ROSALBA CALIBOSO
26834 DURANGO CT
HEMET CA. 92545

458340014
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SUZETTE DIAZ
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458340017
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MARSHA JEAN REYES
26806 DURANGO CT
WINCHESTER CA. 92596

458340006
FRANK JOSEPH OPICE
26808 WILDERNESS DR
HEMET CA. 92545

458340005
RAFAEL ROSILES ZAVALA
MAGDALENA ZAVALA
26850 WILDERNESS DR
HEMET CA. 92545

458340016
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BRENDA HERRERA
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458213014
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JUAN FRANCISCO ORNELAS
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458241002
MARCIAL GARCIA
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458340010
DIANA M JACOBS
26839 WILDERNESS DR
HEMET CA. 92545

458340011
HANSOM & ASSOC
37812 DOROTHY CT
TEMECULA CA 92592

458341002
JESSICA TUTTLE
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WINCHESTER CA. 92596

458372013
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CORONA CA 92880

458340003
ANTHONY R GARNER
INGA P GARNER
26878 WILDERNESS DR
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458341003
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33435 RUSTLERS RD
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458372012
NICHOLAS D STARK
ANA STARK CORONA
33438 HITCHING POST DR
HEMET CA. 92545

458226002
RICHARD SARENANA
DIANA SARENANA
33745 EL CENTRO AVE
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458226001
LUCINO UGALDE
33701 EL CENTRO
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458340002
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458340013
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26868 DURANGO CT
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458110017
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458341001
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458370005
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458250013
LANSING STONE STAR
C/O C/O LC PARTNERS STONE STAR LLC
12671 HIGH BLUFF STE 150
SAN DIEGO CA 92130

465060027
MANTEL INV
31062 CASA GRANDE DR
SAN JUAN CAPO CA 92675

465080002
DAN Q PHAM
5158 COUNTY RD NO 3115
CAMPBELL TX 75422

465060005
LANSING STONE STAR
C/O C/O LC PARTNERS STONE STAR LLC
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465060014
CYNTHIA M SMALL
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MENIFEE CA 92588

465080001
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465060004
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458141018
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458141021
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458142010
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458152004
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458242014
HERIBERTO HERNANDEZ
CARMELITA HERNANDEZ
MELINA HERNANDEZ

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458142013
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458152026
JOHN W MOORE
ELIZABETH MOORE
26625 WIND AVE
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458110023
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17414 MARIPOSA AVE
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458225008
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26395 TRUELSON AVE
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458241005
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458141042
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458152001
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458152032
MEIDE SCOTT SEPARATE PROP TRUST
C/O C/O SCOTT E MEIDE
26078 FOUNTAIN PALM DR
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RITA F CAMPBELL
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CARSON CA 90745

458110018
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DEBRA MULAY KOLEK
41455 CIRCLE M
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C/O C/O EXECUTIVE DIRECTOR
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ESPERANZA MAGANA
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SAN JACINTO CA 92583

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SAN JACINTO CA 92583

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458141034
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458250012
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458141031
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C/O C/O GLEN EASTMAN II
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NEWPORT OR 97365

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458141033
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458141023
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458141028
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458110019
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458142021
WINCHESTER ROAD 1 TRUST
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27636 YNEZ RD L7 279
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458142003
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HEMET CA. 92545

458142007
MONIQUE P PEGG
SUZANNE L MARTIN
5002 ROCKLEDGE DR
RIVERSIDE CA 92506

458225010
YUMIN GU
26421 TRUELSON AVE
HEMET CA. 92545

458214025
FABIOLA VILLA
JOSE I BRISENO
33531 EL CENTRO AVE
HEMET CA. 92545

458142020
OCTAVIO LOPEZ GOMEZ
MARIA MARTHA CORTEZ
4615 SHASTA BLUE LN
HEMET CA 92545

458214015
EARL CHARLES JOHNSON
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HEMET CA 92545

458141027
BOBBY MONTGOMERY
SANDRA O WHITLEY
2222 EL RANCHO CIR
HEMET CA 92545

458142023
MARIO MONJE
VERÓNICA ALVAREZ DEMONJE
26610 WIND AVE
HEMET CA. 92545

458152028
JOHN W MOORE
ELIZABETH MOORE
26625 WIND AVE
HEMET CA. 92545

458152044
FRANK BARRIENTOS
26624 WIND AVE
HEMET CA. 92545

458152043
SYLVIA RUIZ
RAUL RUIZ
1475 E WHITTIER AVE
HEMET CA 92544

458141022
CATHERINE NOEL KIMPORT
33436 CATLIN AVE
HEMET CA. 92545

458152002
STEVEN W GLAVA
26122 VIA MAREJADA
MISSION VIEJO CA 92675

458152003
STEVEN W GLAVA
26122 VIA MAREJADA
MISSION VIEJO CA 92675

458152029
RIGOBERTO L CASTILLO
AMPARO L DECASTILLO
4615 SHASTA BLUE LN
HEMET CA 92545

458242013
PAULA CARTER
MICHAEL CARTER
26445 CALVERT AVE
HEMET CA. 92545

458141014
RUSSELL PHILLIP WAHLERT
26485 WINCHESTER RD
HEMET CA. 92545

458241006
JAMIE LEE BOHN
26471 DALE ST
HEMET CA. 92545

458141030
SASCHA Q KOVACHEV
33392 CATLIN AVE
HEMET CA. 92545

458242016
HERIBERTO HERNANDEZ
CARMELITA HERNANDEZ
26465 CALVERT AVE
HEMET CA 92545

458152012
BRAYAN DAN M PLANCARTE
JUAN BERNARDO GALEANA AGUILAR
25267 STEPHVON WAY
HEMET CA 92544

458213025
JESUS HERNANDEZ
IMELDA HERNANDEZ
JORGE MUNGIA

33520 EL CENTRO AVE
HEMET CA 92545

458226009
RAFE C OLSON
SABLE A OLSON
PO BOX 346
WINCHESTER CA 92596

458213024
GUILLERMO MUNOZ
CECILA ALVAREZ MUNOZ
26470 WINCHESTER RD
HEMET CA. 92545

465050016
MARY KATHLEEN MASSEY
CHRISTINE PLATT MACOMBER
938 ROSEMOUNT RD
OAKLAND CA 94610

465050019
CHRISTINE PLATT MACOMBER
KATHLEEN MASSEY
938 ROSEMOUNT RD
OAKLAND CA 94610

465040016
PEAK EMERALD ACRES
9595 WILSHIRE BLV STE 710
BEVERLY HILLS CA 90212

465050018
MARY KATHLEEN MASSEY
CHRISTINE PLATT MACOMBER
938 ROSEMOUNT RD
OAKLAND CA 94610

465050017
MARY KATHLEEN MASSEY
CHRISTINE PLATT MACOMBER
938 ROSEMOUNT RD
OAKLAND CA 94610

TR36504

Owner:

Stone Star Riverside LLC
12671 High Bluff Dr, Suite 150
San Diego, CA 92130

Engineer:

W.J. McKeever, Inc.
900 E Washington Street, Suite 208
Colton, CA 92324

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Representative:

Trip Hord
P.O. Box 1235
Riverside, CA 92502

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Riverside, CA 92502

Valley-Wide Recreation and Parks Dist.
901 W. Esplanade Way
San Jacinto, CA 92582

Waste Resources Management,
Riverside County
Mail Stop 5950

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Teresa Roblero
Mail Location: 8031
Engineering Department,
Southern California Gas Company
1981 W. Lugonia Ave.
Redlands, CA 92374-9796

Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

ATTN: Jeff Kubel
Sheriff's Department, Riverside County
30755-A Auld Road
Murrieta, CA 92563

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, CA 92581

ATTN: Gayet Adame
Eastern Information Center (UCR)
Riverside, CA 92521-0418

Winchester MAC
Attn: Andy Domenigoni, Chairperson
31851 Winchester Road
Winchester, CA 92596

CALTRANS District #8
Attn: Mark Roberts, MS: 725
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

Valley-Wide Recreation and Parks Dist.
901 W. Esplanade Way
San Jacinto, CA 92582

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Riverside County
Mail Stop 5950

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P.O. Box 8300
Perris, CA 92570

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San Bernardino, CA 92401-1400



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA 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 21152 of the California Public Resources Code.

Change of Zone No. 7833, Tentative Tract Map No. 36504 (EA42549)

Project Title/Case Numbers

Russell Brady
County Contact Person

(951) 955-3025
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Stone Star Riverside, LLC
Project Applicant

12671 High Bluff Dr. Suite 150, San Diego, CA 92130
Address

East of Winchester Road /SR-79 and north of Stowe Road
Project Location

The Change of Zone proposes to change the zoning of the 162.05 acre subdivision area from a mix of Light Agriculture, ten-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Residential Agricultural, twenty acre minimum (R-A-20), and Rural Residential (R-R) to Planned Residential (R-4). The Tentative Tract Map proposes a Schedule 'A' subdivision of 162.05 acre gross area into 527 single-family residential lots. In addition to 527 residential lots, the subdivision also includes an 8.54 acre lot for a park, a 4.7 acre lot for a detention/debris basin, and an approximately 18 acre open space lot. Offsite drainage improvements are proposed on the parcel south of the subdivision area south of Stetson Avenue which consist of an underground 72" storm drain which would connect to a proposed water quality basin at the southeast corner of the offsite area at the corner of Stowe Road and Stueber Lane/El Callado.

Project Description

This is to advise that the Riverside County Board of Supervisors, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Initial Study and Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,280.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. Findings were made pursuant to the provisions of CEQA.

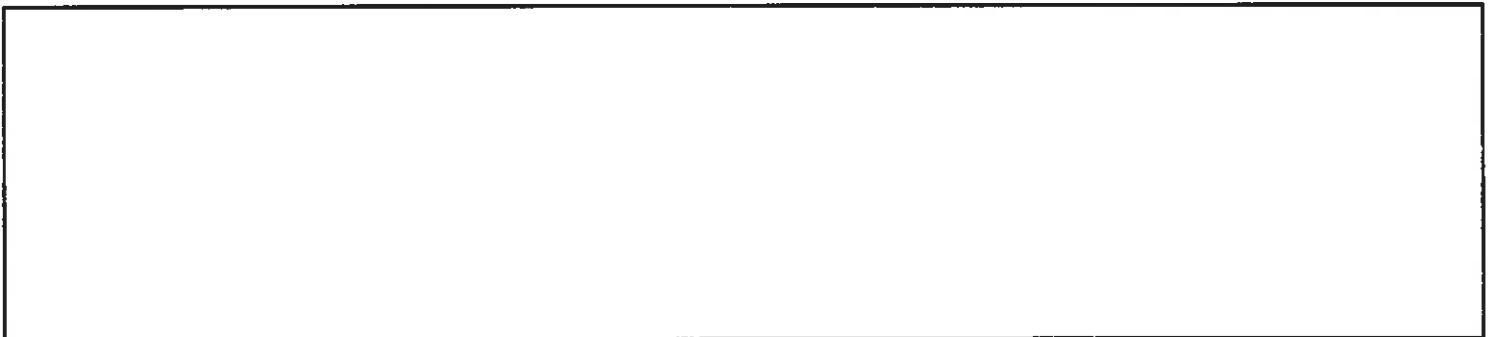
This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Project Planner Title

Date

Date Received for Filing and Posting at OPR: _____



INVOICE (PLAN-CFG05925)
FOR RIVERSIDE COUNTY

BILLING CONTACT

Stonegate Land Owner LLC
One Federal St
Boston, Ma 02110

County of Riverside
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG05925	09/17/2012	09/17/2012	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG05925	0452 - CF&G TRUST: RECORD FEES	\$64.00
SUB TOTAL		\$64.00

TOTAL \$64.00

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211

**INVOICE (INV-00037458)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Stonegate Land Owner LLC
One Federal St
Boston, Ma 02110

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00037458	01/24/2018	01/24/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG05925	0453 - CF&W Trust EIR	\$2,266.75
SUB TOTAL		\$2,266.75

TOTAL **\$2,266.75**

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
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Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211

**INVOICE (INV-00037624)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Stonegate Land Owner LLC
One Federal St
Boston, Ma 02110

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00037624	01/25/2018	01/25/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG05925	0453 - CF&W Trust EIR	\$14.00
SUB TOTAL		\$14.00

TOTAL **\$14.00**

Please Remit Payment To:
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P.O. Box 1605
Riverside, CA 92502

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