

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



**ITEM: 21.1
(ID # 24271)**

MEETING DATE:

Tuesday, March 12, 2024

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING PUBLIC: HEARING ON GENERAL PLAN AMENDMENT NO. 210115, SPECIFIC PLAN NO. 00293 AMENDMENT NO. 07, TENTATIVE TRACT MAP NO. 38255, PLOT PLAN NO. 210139 - CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR) – (SCH 1991082004/ CEQ210243). Applicant: Craig Mazzara - Engineer/Representative: Christine Moore – Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan - Community Development: Very High Density Residential (CD: VHDR) - Location: North of Domenigoni Parkway, south of Salt Creek, east of Windy Willow Lane, and west of Leon Road - 14.9 Gross Acres - Zoning: SP Zone (Specific Plan No. 293) - REQUEST: General Plan Amendment No. 210115 proposes to change the land use designation of the 14.9-acre site from Community Development: Very High Density Residential (CD: VHDR) to Community Development: High Density Residential (CD: HDR). Specific Plan No. 00293 Amendment No. 07 proposes to change the land use designation of Planning Area No. 18 from Very High Density Residential (VHDR 14-20 du/ac) to High Density Residential (HOR 8-14 du/ac). Tentative Tract Map No. 38255 proposes a Schedule "A" condominium subdivision of 14.9 acres into one (1) lot for 164 condominiums interior roadways, common open space, and one water quality basin. Plot Plan No. 210139 proposes a 164-unit residential condominium community on 14.9 acres to include the review of the proposed project layout, mix of units, floor plans, architecture, open space, and landscaping – APNs: 461-160-053. District 3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

Continued on page 2

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Gutierrez and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington and Gutierrez
Nays: None
Absent: Perez
Date: March 12, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: Naomy Li
Deputy

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RECOMMENDED MOTION: That the Board of Supervisors:

1. **CONSIDER ADDENDUM No. 9** to certified **ENVIRONMENTAL IMPACT REPORT NO. 380 (SCH No. 1991082004)**, based on the findings and conclusions provided in the addendum; attached hereto, and concluding that the Project will not create or result in any new or significant environmental impacts nor substantial changes occur with respect to the aforementioned EIR No. 380;
2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 210115** to revise the Land Use Designation for the subject properties from Community Development: Very High Density Residential (CD: VHDR) to Community Development: High Density Residential (CD: HDR), based on the findings and conclusions provided in the staff report and all exhibits, and pending final adoption of a General Plan Amendment Resolution for GPA No. 210115 by the Board of Supervisors at a subsequent hearing;
3. **TENTATIVELY APPROVE SPECIFIC PLAN NO. 293, AMENDMENT NO. 7**, revising the land use designation for Planning Area 18 of the Winchester Hills Specific Plan from Very High Density Residential (VHDR) to High Density Residential (HDR), based on the findings and conclusions provided in the staff report, and pending final adoption of the General Plan and Specific Plan Amendment Resolution by the Board of Supervisors at a subsequent hearing;
4. **APPROVE TENTATIVE TRAQ MAP NO. 38255** for a Schedule "A" subdivision, which is greater than the required "H" subdivision improvement to allow individual (condominium) ownership of 164 residential units in accordance with Exhibit C subject to the attached Advisory Notification Document and conditions of approval, and based upon the findings and conclusions provided in this staff report, and pending a final determination by the Board of Supervisors at a future public hearing regarding both GPA210115 and SP00293A07; and
5. **APPROVE PLOT PLAN NO. 210139** for the construction of 164 detached residential units, in conjunction with community facilities/amenities, landscaping, trails, parking facilities, landscaping and infrastructure, subject to the Advisory Notification Document and conditions of approval and based upon the findings and conclusions provided in this staff report and pending a final determination by the Board of Supervisors at a future hearing regarding GPA210115, SP00293A07 and TTM38255.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

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BACKGROUND:

Summary

Specific Plan No. 293, Amendment No. 7 is a proposal to amend the Land Use designation for two lots (APN 461-160-052 and 053) designated as Planning Area 18 of the adopted Winchester Hills Specific Plan (WHSP) from Very High Density Residential (VHDR) to High Density Residential (HDR), resulting in a reduction of target dwelling units from 225 to 164 dwelling units. No changes are proposed to Planning Area 18 development standards or any other section of the adopted WHSP.

General Plan Amendment No. 210115 is a proposal to amend the General Plan Land Use designation for two lots (APNs 461-160-052 and 053) from Community Development: Very High Density Residential (CD:VHDR) to Community Development: High Density Residential (CD:HDR), with a corresponding reduction in the maximum density from 14 – 20 units per acre to 8 – 14 units per acre to reflect the proposed changes via the related Specific Plan Amendment for Planning Area 18 of the Winchester Hills Specific Plan.

Tentative Tract Map No. 38255 is a proposal for a Schedule “A” subdivision of a 14.17-acre lot (APN: 461-160-053) into 164 condominium units and a 0.73-acre lot (APN: 461-160-052) as an easement for sewer, water and recycled water easement to the Eastern Municipal Water District. The two parcels totaled 14.90-acres and a Lot Line Adjustment of 50-feet was recorded on November 11, 2022

Plot Plan No. 210139 is a proposal to allow the construction of 164 new, detached, two-story residential condominiums, in conjunction with new landscaping, trails, drainage infrastructure, and private community/recreation amenities to include a swimming pool/spa, cabanas and restrooms.

As stated, 164 dwellings are proposed, broken down as 65 clustered and 99 bungalow-style structures, each designed pursuant to a variety of architectural themes, including (among others) “Craftsman,” “Spanish” and “California Ranch.” Overall size for each style would range from 1,373 to 2,355 square feet of floor area, with floorplans comprising four or five bedrooms. Site improvements proposed in conjunction with new dwellings include:

- An approximately 6,757 square foot recreational area with a pool/spa, cabanas and shared open space/multi-purpose lawn.
- New landscaping in the form of ground cover and a variety of trees and plants, located throughout common lots and along street frontages.
- A single water quality basin located at the northwest corner of the development to facilitate site drainage and infiltration.

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- A public Trail to be constructed directly adjacent to the north border of the Project's property line on County Riverside Flood Control property and next to the Salt Creek Channel.
- Various street improvements, including required right-of-way dedications at the site's frontage on Winchester Hill Drive, Windy Ridge Lane, and Leon Road.

Buildout of the Project would occur as a single phase and include total grading of 14,878 cubic yards (earthen cut and fill) to prepare the site for construction of new dwellings and amenities. No export or import of material is proposed.

The description herein, as well as in the attached, draft Addendum No. 9 to Environmental Impact Report No. 380, State Clearinghouse (SCH No. 210243) constitutes "the project or Project" as further referenced throughout this staff report.

EIR Addendum

In 1997, in accordance with requirements of the California Environmental Quality Act (CEQA) and concurrent with adoption of the Winchester Hills Specific Plan, the Board of Supervisors certified Environmental Impact Report (EIR) No. 380 (SCH 1991082004).

The current proposed project would amend Planning Area 18 of the Winchester Hills Specific Plan by changing the Land Use designation for two lots from Very High Density Residential to High Density Residential, and thereby reducing the density for the Project site from a maximum of 20 units per acre to 14 units per acre, and the number of permissible residential units from 225 units to 164 units, in conjunction with a request for a Plot Plan Permit and Tentative Map to allow the construction of 164 residential units with individual condominium ownership.

Pursuant to State CEQA Guidelines section 15162, where an EIR has been previously certified, no subsequent or supplemental EIR shall be required where it is determined, on the basis of substantial evidence in the record, that none of the four criteria for requiring a subsequent or supplemental EIR is applicable, rather, in accordance with Section 15164 (a), an Addendum may be prepared and where it is determined that some changes or additions to the original document are necessary, but that none of the four criteria described in Section 15162 have occurred.

The Initial Study/Addendum prepared for this Project analyzed if any of the conditions under CEQA Section 15162 would occur in light of the proposed Project. No new significant impacts would occur as a result of the proposed Project that were not previously addressed in the EIR. No new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

The Addendum No. 9 to EIR No. 380 represents the independent judgement of Riverside

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County acting as Lead Agency under the Statute. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

Planning Commission Action

On February 8, 2024, the Planning Commission recommended the Board of Supervisors approve the project on a 4-0 vote.

Impact on Residents and Businesses

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- Exhibit A – Planning Commission Report of Actions and Minutes
- Exhibit B – Planning Commission Staff Report
- Exhibit C – CEQA EIR Addendum
- Exhibit D – Specific Plan Environmental Amendment
- Exhibit E – General Plan Amendment
- Exhibit F – Conditions of Approval and Advisory Notification
- Exhibit G – Agency Review Letters
- Exhibit H – TTM38255, PPT210139 Plan Set
- Exhibit I – Resolution No. 2024-067



Jason Farin, Principal Management Analyst 3/6/2024



Aaron Gettis, Chief Deputy County Counsel 2/29/2024

2 **RESOLUTION NO. 2024-067**
3 **ADOPTING**
4 **AMENDMENT NO. 7 TO SPECIFIC PLAN NO. 293**
5 **(WINCHESTER HILLS)**

6 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., public hearings
7 were held before the Riverside County Board of Supervisors in Riverside, California on March 12, 2024,
8 and before the Riverside County Planning Commission on February 8, 2024, to consider Amendment No.
9 7 to Specific Plan No. 293 (Winchester Hills); and

10 **WHEREAS**, the original Specific Plan No. 293 was adopted by the Board of Supervisors pursuant
11 to Resolution No. 97-093 on October 28, 1997 and thereafter amended and modified, including by
12 Resolution No. 2004-369 on September 9, 2004 and Resolution No. 2004-540 on December 21, 2004; and,

13 **WHEREAS**, all provisions of the California Environmental Quality Act (CEQA) and Riverside
14 County CEQA implementing procedures have been satisfied and an Addendum to Environmental Impact
15 Report No. 380 (EIR No. 380) which was prepared in connection with this Amendment No. 7 to Specific
16 Plan No. 293 and related cases General Plan Amendment No. 210115, Tentative Tract Map No. 38255, and
17 Plot Plan No. 210139 (referred to alternatively herein as “the project”), is sufficiently detailed so that all
18 the potentially significant effects have been evaluated in accordance with CEQA and the implementing
19 procedures; and,

20 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
21 public and affected government agencies; now, therefore,

22 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
23 of the County of Riverside, in regular session assembled on March 12, 2024, that:

- 24 A. Amendment No. 7 modifies Specific Plan No. 293 by the following:
- 25 1. Changes the Planning Area 18 land use designation from Very High Density
26 Residential to High Density Residential.
 - 27 2. Amends the density within Planning Area 18 from 14 - 20 du/ac to 8 - 14 du/ac.
 - 28 3. Reduces the acreage of the existing Planning Area 18 from 15.2 acres to 14.9 acres.

FORM APPROVED COUNTY COUNSEL
BY:  2-28-24
DATE
AARON C. GETTIS

- 1 B. Specific Plan No. 293 Amendment No. 7 is associated with General Plan Amendment No.
2 210115, Tentative Tract Map No. 38255, and Plot Plan No. 210139 which were considered
3 concurrently at the public hearings before the Planning Commission and the Board of
4 Supervisors.
- 5 C. The environmental assessment prepared for the project concluded that some changes or
6 additions are necessary but none of those changes are sufficient to necessitate the preparation
7 of a subsequent EIR. Accordingly, in compliance with State CEQA Guidelines section
8 15162 and 15164 an Addendum to EIR No. 380 was prepared.
- 9 D. As provided in the attached Environmental Assessment, no potentially significant
10 environmental impacts are associated with the project, other than those previously identified
11 in Certified EIR No. 380, which is incorporated herein by reference.
- 12 E. The project will not result in any new significant environmental impacts not identified in the
13 previously certified EIR No. 380. The project will not result in a substantial increase in the
14 severity of previously identified significant effects, does not propose any substantial changes
15 which will require major revisions to EIR No. 380, doesn't propose considerably different
16 mitigation measures, and no mitigation measures found infeasible have become feasible
17 because of the following:
- 18 1. The proposed project amends and implements Specific Plan No. 293 (Winchester
19 Hills) to reduce the density of the housing in Planning Area 18 within the existing
20 Specific Plan boundaries. This change in density would reduce impacts from those
21 previously evaluated under EIR No. 380. From the proposed Amendment to the
22 Specific Plan, the overall impact of the Specific Plan is either the same or reduced
23 due to a reduction in development density in Planning Area 18 as is detailed in the
24 Initial Study/Addendum and supporting technical reports. Therefore, no substantial
25 changes are proposed that would require major revisions to the EIR.
 - 26 2. Subsequent to the certification of EIR No. 380, no substantial changes in the
27 circumstances under which the Project would be undertaken have occurred. The
28

1 Project site comprises the same boundaries of the Specific Plan as originally
2 approved. Since approval of the Specific Plan, the site has been mass graded pursuant
3 to grading permits based on the conceptual grading plan for the Specific Plan and
4 implementation of applicable mitigation measures from EIR No. 380. Land uses
5 surrounding the site are predominantly community residential development. The
6 project would result in a corresponding reduction in the operational impacts
7 evaluated under EIR No. 380. As demonstrated in the accompanying Initial
8 Study/Addendum and supporting technical reports, no substantial changes have
9 occurred in the surrounding area that would result in new or more severe impacts to
10 the environment as compared to what was evaluated and disclosed in EIR No. 380.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 7 to Specific
12 Plan No. 293 is consistent with the intent, design, and mitigation approved for Specific Plan No. 293 and is
13 consistent with the Riverside County General Plan.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it accepts the findings of the
15 Addendum, on the basis of which the Board of Supervisors finds that no further environmental
16 documentation is required because only minor changes or additions are necessary but none of the conditions
17 described in State CEQA Guidelines section 15162 calling for preparation of a subsequent EIR have
18 occurred.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and
20 **CONSIDERED** the Addendum with EIR No. 380 in evaluating Specific Plan No. 293, Amendment No. 7,
21 that the Addendum to EIR No. 380 is an accurate and objective statement that complies with CEQA and
22 reflects the County's independent judgment, and that EIR No. 380 and the Addendum are incorporated
23 herein by this reference.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No. 293,
25 Amendment No. 7, on file with the Clerk of the Board, including the final conditions of approval and
26 exhibits, is hereby adopted as the Amended Specific Plan of Land Use for the real property described and
27
28

1 shown in the plan, and said real property shall be developed substantially in accordance with the plan as
2 amended, unless the plan is repealed or further amended by the Board.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Specific Plan No. 293,
4 Amendment No. 7 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
5 Planning Director, and in the Office of the Building and Safety Director, and that no applications for
6 subdivision maps, conditional use permits, or other development proposals shall be accepted for the real
7 property described and shown in the plan, as amended, unless such applications are substantially in
8 accordance therewith.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the documents
10 upon which this decision is based are the Clerk of the Board of Supervisors and the County of Riverside
11 Planning Department and that such documents are located at 4080 Lemon Street, 12th Floor, Riverside,
12 California, 92501.

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152

RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

Hearing Date: ~~March 5, 2024~~

March 12th

To: Clerk of the Board of Supervisors

From: Planning Department – Riverside (Planner: Russell Brady)

MinuteTraq #: 24271

Project Description:

TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT NO. 210115, SPECIFIC PLAN NO. 00293 AMENDMENT NO. 7, TENTATIVE TRACT MAP NO. 38255, PLOT PLAN NO. 210139 – Consider Addendum to Certified EIR No. 380 - Applicant: Craig Mazzara – Engineer/Representative: Christine Moore – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Very High Density Residential (CD: VHDR) – Location: North of Domenigoni Parkway, South of Salt Creek, East of Windy Willow Lane, and West of Leon Road – 14.9 Gross Acres – Zoning: SP Zone (Specific Plan No. 293) – REQUEST: General Plan Amendment No. 210115 proposes to change the land use designation of the 14.9-acre site from Community Development: Very High Density Residential (CD: VHDR) to Community Development: High Density Residential (CD: HDR) Specific Plan No. 00293 Amendment No.07 proposes to change the land use designation of Planning Area No. 18 from Very High Density Residential (VHDR 14-20 du/ac) to High Density Residential (HDR 8-14 du/ac). Tentative Tract Map No. 38255 proposes a Schedule A condominium subdivision of 14.9 acres into one (1) lot for 164 condominiums interior roadways and common open space and one water quality basin. Plot Plan No. 210139 proposes a 164-unit residential condominium community on 14.9 acres to include the review of the proposed project layout, mix of units, floor plans, architecture, open space, and landscaping. – APNs: 461-160-053. District 3

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CLERK/BOARD OF SUPERVISORS
2024 FEB 13 PM 1:53

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Publish in Newspaper: (3rd Dist) Press Enterprise
- Place on Consent Calendar
- Addendum to earlier Environmental Document
 - 10 Day 20 Day 30 day
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Notify Property Owners (app/agencies/property owner labels provided)
- Place on Section Initiation Proceeding (GPIP)

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

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

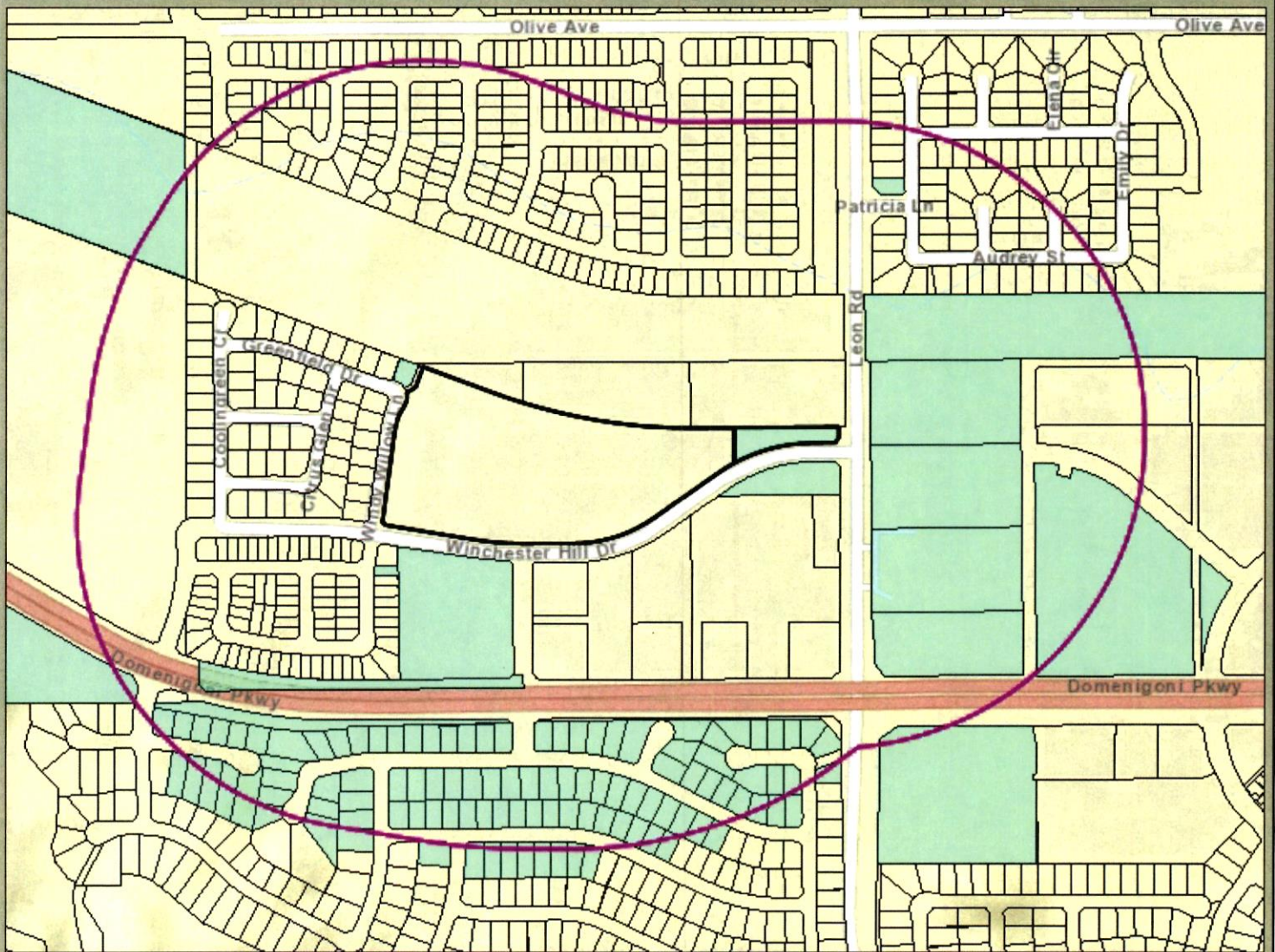
"Planning Our Future... Preserving Our Past"

Handwritten initials: JH

Riverside County GIS Mailing Labels

1,200 Foot Radius Map

TTM 38255



Legend

-  County Boundary
-  Cities
-  Parcels
-  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... 10/4/2023 12:53:00 PM

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461160039
SALT CREEK II
P O BOX 13037
NEWPORT BEACH CA 92658

461160049
COUNTY OF RIVERSIDE
3133 MISSION INN AVE
RIVERSIDE CA 92507

461160019
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

461160045
WINCHESTER MEADOWS
1064 PESCADOR DR
NEWPORT BEACH CA 92660

461160052
WINCHESTER HILLS 164
2900 ADAMS ST STE C-25
RIVERSIDE CA 92503

461190097
RANCH RV & SELF-STORAGE-WINCHESTER
41391 KALMIA ST STE 200
MURRIETA CA 92562

461280016
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

461280021
WILHELM KLEPPE
29370 LEON RD
WINCHESTER CA 92596

461280022
ROBERT E. CLARK
P O BOX 213
WINCHESTER CA 92596

461280034
FPG TRICON WOODS PROP
27271 LAS RAMBLAS STE 150
MISSION VIEJO CA 92691

461290001
NEWPORT ROAD 103
219 MEADOW VISTA WAY
ENCINITAS CA 92024

461270001
KB HOME COASTAL INC
36310 INLAND VALLEY DR STE 300
WILDOMAR CA 92595

461280020
WILHELM KLEPPE
29370 LEON RD
WINCHESTER CA 92596

461280023
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET STREET
RIVERSIDE CA 92501

461710001
CRP/AHV LA VENTANA OWNER L L C
150 PAULARINO AVE STE D250
COSTA MESA CA 92626

461720001
CADO INDIGO
1545 FARADAY AVE
CARLSBAD CA 92008

461550001
VERONICA LAZARO VARGAS
30472 CONCORD COACH CT
WINCHESTER CA 92596

461550002
JAMES VINCENT SAMMONS
30486 CONCORD COACH CT
WINCHESTER CA 92596

461550005
IVAN FRANCISCO FELIX
30528 CONCORD COACH CT
WINCHESTER CA 92596

461550006
TIMOTHY NATHAN STOWE
30542 CONCORD COACH CT
WINCHESTER CA 92596

461550009
DYLAN ANTHONY WATERHOUSE
30517 CONCORD COACH CT
WINCHESTER CA 92596

461550010
ANTHONY CASTILLO
30503 CONCORD COACH CT
WINCHESTER CA 92596

461550011
RIGOBERTO MEJIA PACHECO
30489 CONCORD COACH CT
WINCHESTER CA 92596

461550017
DEANNA JONES
29611 BISON RD
WINCHESTER CA 92596

461550021
CATHERINE LESTER
30527 EXPEDITION DR
WINCHESTER CA 92596

461550025
MICHAEL PLUTNER
30538 EXPEDITION DR
WINCHESTER CA 92596

461550026
KRISTOPHER VINCENT SERRANO
30552 EXPEDITION DR
WINCHESTER CA 92596

461550029
MATTHEW A. CORDREY
30608 EXPEDITION DR
WINCHESTER CA 92596

461550032
RICHARD RAY GARCIA
30650 EXPEDITION DR
WINCHESTER CA 92596

461550035
RUSSELL WAYNE DEUTSCHER
30692 EXPEDITION DR
WINCHESTER CA 92596

461550036
GUSTAVO RODRIGUEZ
30706 EXPEDITION DR
WINCHESTER CA 92596

461550039
FORESTAR USA REAL ESTATE GROUP INC
2221 E LAMAR BLVD STE 790
ARLINGTON TX 76006

461550040
WINCHESTER RIDGE COMMUNITY ASSN
2442 AVENIDA DE LA CARLOTA STE 450
LAGUNA HILLS CA 92653

461551002
AMBER MELISSA LEWIS
30667 EXPEDITION DR
WINCHESTER CA 92596

461551005
CRESCENCIO B. ROSALES
30709 EXPEDITION DR
WINCHESTER CA 92596

461551006
MARCO ANTONIO CONTRERAS PEREZ
30723 EXPEDITION DR
WINCHESTER CA 92596

461551009
DYLAN KENNETH CLAPP
30718 HAWKSCREST DR
WINCHESTER CA 92596

461551010
JOSE ANTONIO HERNANDEZ MARTINEZ
30704 HAWKSCREST DR
WINCHESTER CA 92596

461551011
ANTONIO JR. CARAIG TUMALAD
30690 HAWKSCREST DR
WINCHESTER CA 92596

461551013
JOHN YVES D SANTIAGO
30662 HAWKSCREST DR
WINCHESTER CA 92596

461560002
DARNELL JACKSON
30776 EXPEDITION RD
WINCHESTER CA 92596

461560008
JANIS MARIE MCLAUGHLIN
29524 BIG SKY CT
WINCHESTER CA 92596

461560009
JASON ALBERT JAIRAM
29538 BIG SKY CT
WINCHESTER CA 92596

461560010
TRISTEN DUCROSS
30888 EXPEDITION DR
WINCHESTER CA 92596

461560012
MARK WILSON NEWMAN
30916 EXPEDITION DR
WINCHESTER CA 92596

461560013
ESTELLA ARGUETA ROBINSON
30930 EXPEDITION DR
WINCHESTER CA 92596

461550003
STEPHEN WHELAN
30500 CONCORD COACH CT
WINCHESTER CA 92596

461550004
JACINTO SALAZAR SOLON
30514 CONCORD COACH CT
WINCHESTER CA 92596

461550007
MATTHEW JAYSON GIBBS
30545 CONCORD COACH CT
WINCHESTER CA 92596

461550008
JESUS M. ACEVES
30531 CONCORD COACH CT
WINCHESTER CA 92596

461560018
MARY HARRISON
29547 DOTTED MINT RD
WINCHESTER CA 92596

461560019
ANGELO C. MARTINEZ
29519 DOTTED MINT RD
WINCHESTER CA 92596

461560021
JANA LEE NOVELL
29502 DOTTED MINT RD
WINCHESTER CA 92596

461560023
EDGAR MORENO
29530 DOTTED MINT RD
WINCHESTER CA 92596

461560024
JOHNNY L. KIZIER
29544 DOTTED MINT RD
WINCHESTER CA 92596

461560026
BRANDON M. ANGULO
29572 DOTTED MINT RD
WINCHESTER CA 92596

461550015
SHANTE OGDEN
29639 BISON RD
WINCHESTER CA 92596

461550016
BYRDEN FAMILY TRUST DTD 07/08/22
29625 BISON RD
WINCHESTER CA 92596

461550018
GLENN A. ELACION
29597 BISON RD
WINCHESTER CA 92596

461550019
NICHOLAS NICK SAN NICOLAS
30555 EXPEDITION DR
WINCHESTER CA 92596

461550020
RAYMOND CISNEROS
30541 EXPEDITION DR
WINCHESTER CA 92596

461550024
PAUL ADAM TAFOYA
30524 EXPEDITION DR
WINCHESTER CA 92596

461550027
REED CHRISTOPHER RUBADOU
30580 EXPEDITION DR
WINCHESTER CA 92596

461561001
DANIEL BLASCO
30751 EXPEDITION DR
WINCHESTER CA 92596

461561003
NICOLE L. REYNOLDS
30779 EXPEDITION DR
WINCHESTER CA 92596

461561004
NICOLE TRAVAGLIO
30793 EXPEDITION DR
WINCHESTER CA 92596

461561005
GARY ALLEN DEVON DOTSON
30807 EXPEDITION DR
WINCHESTER CA 92596

461561006
IAN JAMES LUCERO
30821 EXPEDITION DR
WINCHESTER CA 92596

461561010
TERRY LOUISE LABRUM
30891 EXPEDITION DR
WINCHESTER CA 92596

461561012
RYAN JOHN HOULE
30919 EXPEDITION DR
WINCHESTER CA 92596

461550028
LUARGEE LAPID
30594 EXPEDITION DR
WINCHESTER CA 92596

461550030
ERMINRIC PASCUAL JOSE
30622 EXPEDITION DR
WINCHESTER CA 92596

461550031
NORIA MOHAMMAD
30636 EXPEDITION DR
WINCHESTER CA 92596

461550033
CHRISTOPHER BERGER
30664 EXPEDITION DR
WINCHESTER CA 92596

461550034
KYLAVANH PHOUMMASENG
30678 EXPEDITION DR
WINCHESTER CA 92596

461550037
KELLY JEAN LUMEN
30720 EXPEDITION DR
WINCHESTER CA 92596

461550038
LIANDRO JOSE VARGAS
30734 EXPEDITION DR
WINCHESTER CA 92596

461551001
DARYL WESLEY HARPER
30653 EXPEDITION DR
WINCHESTER CA 92596

461551003
ANDY BINH NGUYEN
30681 EXPEDITION DR
WINCHESTER CA 92596

461551004
LUIS PRESIADO ARIAS
30695 EXPEDITION DR
WINCHESTER CA 92596

461551007
JAMAL ARTIS JAMES
30737 EXPEDITION DR
WINCHESTER CA 92596

461561028
BRENT D. FRANKS
30830 HAWKSCREST DR
WINCHESTER CA 92596

461561029
NEELU BAJAJ
30816 HAWKSCREST DR
WINCHESTER CA 92596

461561031
JORGE VILLAVICENCIO REYES
30788 HAWKSCREST DR
WINCHESTER CA 92596

461561033
EUGENIO DAOS DITONA
30760 HAWKSCREST DR
WINCHESTER CA 92596

461561034
LIJIA LURIE VELASQUEZ
30746 HAWKSCREST DR
WINCHESTER CA 92596

461551008
SHAVAY VANDER
30732 HAWKSCREST DR
WINCHESTER CA 92596

461551012
DIANA HOPE SMITH
30676 HAWKSCREST DR
WINCHESTER CA 92596

461551014
JEANNIE ANN PALMER
30648 HAWKSCREST DR
WINCHESTER CA 92596

461560001
THERESA M. COX
30762 EXPEDITION DR
WINCHESTER CA 92596

461560003
SCOTT WHITNEY SMITH
30790 EXPEDITION DR
WINCHESTER CA 92596

461560004
RICHARD RODRIGUEZ
30804 EXPEDITION DR
WINCHESTER CA 92596

461560005
DENNIS EDWARD LESNIAK
30818 EXPEDITION DR
WINCHESTER CA 92596

461560006
DARRYL BROWN
30832 EXPEDITION DR
WINCHESTER CA 92596

461560007
JUNIOR IOANE
29510 BIG SKY CT
WINCHESTER CA 92596

461560011
KEVIN WAYNE BUSELL
30902 EXPEDITION DR
WINCHESTER CA 92596

461560014
JANELLY L. MONTANO
30944 EXPEDITION DR
WINCHESTER CA 92596

461560015
ELIZA REIS
30958 EXPEDITION DR
WINCHESTER CA 92596

461560016
ORFIL ADAN VALENZUELA
30972 EXPEDITION DR
WINCHESTER CA 92596

461560017
LOUIE BLANCO
29561 DOTTED MINT RD
WINCHESTER CA 92596

461560020
SAMUEL ELISEO RODRIGUEZ
29505 DOTTED MINT RD
WINCHESTER CA 92596

461560022
ANTONIO LEAL GONZALEZ
29516 DOTTED MINT RD
WINCHESTER CA 92596

461560025
MICHELLE LYNN LEE
29558 DOTTED MINT RD
WINCHESTER CA 92596

461560027
NICOLAS VILLALOBOS
29586 DOTTED MINT RD
WINCHESTER CA 92596

461560028
ANTONIO DASHUN CARLTON
29600 DOTTED MINT RD
WINCHESTER CA 92596

461561002
DANIEL GARCIA
30765 EXPEDITION DR
WINCHESTER CA 92596

461561007
CANDICE DANIELLE ZELLNER
30835 EXPEDITION DR
WINCHESTER CA 92596

461561008
RAMON CASTELLON
30863 EXPEDITION DR
WINCHESTER CA 92596

461561009
SCOTT ANTHONY RICHEY
30877 EXPEDITION DR
WINCHESTER CA 92596

461561011
VARICK DION RAINEY
30905 EXPEDITION DR
WINCHESTER CA 92596

461571020
EYTAN TOVIAH ABARBANEL
29643 RYEGRASS DR
WINCHESTER CA 92596

461572001
KWAME OBENG YEBOAH
30707 HAWKSCREST DR
WINCHESTER CA 92596

461572004
JAMES ANTHONY TORRES
30749 HAWKSCREST DR
WINCHESTER CA 92596

461572005
JEANETTE J. NEWSOME
30763 HAWKSCREST DR
WINCHESTER CA 92596

461572006
SETH MATTHEW LA CROIX
30777 HAWKSCREST DR
WINCHESTER CA 92596

461561025
BRIAN TIMOTHY WOLFE
30872 HAWKSCREST DR
WINCHESTER CA 92596

461561026
ERICA L. TROMLEY
30858 HAWKSCREST DR
WINCHESTER CA 92596

461561027
DONNA RENEE GNADT
30844 HAWKSCREST DR
WINCHESTER CA 92596

461561030
HUGO RAFAEL GALVEZ
30802 HAWKSCREST DR
WINCHESTER CA 92596

461561032
SCOTT TIMOTHY CLARK
30774 HAWKSCREST DR
WINCHESTER CA 92596

461572008
KEVIN MCLEAN
30805 HAWKSCREST DR
WINCHESTER CA 92596

461572002
MARCUS PERKINS
30721 HAWKSCREST DR
WINCHESTER CA 92596

461572003
BOBBY LOPEZ
30735 HAWKSCREST DR
WINCHESTER CA 92596

461572007
LEVSTIK CHERYL L TRUST DTD 01/15/21
30791 HAWKSCREST DR
WINCHESTER CA 92596



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

KIMBERLY A. RECTOR
Clerk of the Board of Supervisors

APRIL BOYDD
Assistant Clerk of the Board

February 20, 2024

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: **GENERAL PLAN AMENDMENT NO. 210115, SPECIFIC PLAN NO. 00293 AMENDMENT NO. 7, TENTATIVE TRACT MAP NO. 38255, PLOT PLAN NO. 210139**

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, March 1, 2024.**

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,

Cindy Fernandez

Clerk of the Board Assistant to:
KIMBERLY A. RECTOR, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN-AMENDMENT NO. 7, TENTATIVE TRACT MAP, PLOT PLAN, THIRD SUPERVISORIAL DISTRICT

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, March 12, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **General Plan Amendment No. 210115, Specific Plan No. 00293 Amendment No. 7, Tentative Tract Map No. 38255, Plot Plan No. 210139.** General Plan Amendment No. 210115 proposes to change the land use designation of the 14.9-acre site from Community Development: Very High Density Residential (CD: VHDR) to Community Development: High Density Residential (CD: HDR) Specific Plan No. 00293 Amendment No.07 proposes to change the land use designation of Planning Area No. 18 from Very High Density Residential (VHDR 14-20 du/ac) to High Density Residential (HDR 8-14 du/ac). Tentative Tract Map No. 38255 proposes a Schedule A condominium subdivision of 14.9 acres into one (1) lot for 164 condominiums interior roadways and common open space and one water quality basin. Plot Plan No. 210139 proposes a 164-unit residential condominium community on 14.9 acres to include the review of the proposed project layout, mix of units, floor plans, architecture, open space, and landscaping. – APNs: 461-160-053 and -052. This proposed project is located North of Domenigoni Parkway, South of Salt Creek, East of Windy Willow Lane, and West of Leon Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER Addendum No. 9 to Certified Environmental Impact Report No. 380 (SCH No. 1991082004), TENTATIVELY APPROVE General Plan Amendment No. 210115, TENTATIVELY APPROVE Specific Plan No. 293, Amendment No. 7, APPROVE Tentative Tract Map No. 38255 and APPROVE Plot Plan No. 210139.**

On February 8, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT HAIDE AGUIRRE, CONTRACT PLANNER, AT (951)955-1006 OR EMAIL HAGUIRRE@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 Department 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 Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 20, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

CERTIFICATE OF POSTING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, 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 February 20, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA210115, SP00293A07, TTM38255, PPT210139

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: March 12, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: February 20, 2024
Cindy Fernandez

CERTIFICATE OF MAILING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, 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 February 20, 2024, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

GPA210115, SP00293A07, TTM38255, PPT210139

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: March 12, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: February 20, 2024
Cindy Fernandez



Lead Agency: Clerk of the Board
ATTN: Cindy Fernandez
Address: 4080 Lemon Street 1st floor
Riverside, Ca. 92502

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202400179
02/20/2024 10:41 AM Fee: \$ 0.00
Page 1 of 2

Removed: By: Deputy



Project Title

Notice of Public Hearing GPA210115, SP00293, TTM38255, PPT210139

Filing Type

- Environmental Impact Report
- Mitigated/Negative Declaration
- Notice of Exemption
- Other: Notice of Public Hearing

Notes



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 24-44713

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	2
	Document #	E-202400179
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN-AMENDMENT NO. 7, TENTATIVE TRACT MAP, PLOT PLAN, THIRD SUPERVISORIAL DISTRICT

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, March 12, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to **General Plan Amendment No. 210115, Specific Plan No. 00293 Amendment No. 7, Tentative Tract Map No. 38255, Plot Plan No. 210139.** General Plan Amendment No. 210115 proposes to change the land use designation of the 14.9-acre site from Community Development: Very High Density Residential (CD: VHDR) to Community Development: High Density Residential (CD: HDR) Specific Plan No. 00293 Amendment No.07 proposes to change the land use designation of Planning Area No. 18 from Very High Density Residential (VHDR 14-20 du/ac) to High Density Residential (HDR 8-14 du/ac). Tentative Tract Map No. 38255 proposes a Schedule A condominium subdivision of 14.9 acres into one (1) lot for 164 condominiums interior roadways and common open space and one water quality basin. Plot Plan No. 210139 proposes a 164-unit residential condominium community on 14.9 acres to include the review of the proposed project layout, mix of units, floor plans, architecture, open space, and landscaping. – APNs: 461-160-053 and -052. This proposed project is located North of Domenigoni Parkway, South of Salt Creek, East of Windy Willow Lane, and West of Leon Road in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER Addendum No. 9 to Certified Environmental Impact Report No. 380 (SCH No. 1991082004), TENTATIVELY APPROVE General Plan Amendment No. 210115, TENTATIVELY APPROVE Specific Plan No. 293, Amendment No. 7, APPROVE Tentative Tract Map No. 38255 and APPROVE Plot Plan No. 210139.**

On February 8, 2024, the Planning Commission recommended approval of the project as stated to the Board of Supervisors on a vote of 4-0. The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: <https://planning.rctlma.org/Public-Hearings>.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT HAIDE AGUIRRE, CONTRACT PLANNER, AT (951)955-1006 OR EMAIL HAGUIRRE@RIVCO.ORG.

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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 Department 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.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 20, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

THE PRESS-ENTERPRISE
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pe.com

3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number: 5209148
Ad Order Number: 0011649796
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 03/01/2024
Total Amount: \$607.43
Payment Amount: \$0.00
Amount Due: \$607.43
Notice ID: nuhkhqMwf16Fg80O1HWr
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN-AMENDMENT NO. 7, TENTATIVE TRACT MAP, PLOT PLAN, THIRD SUPERVISORIAL DISTRICT 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, March 12, 2024 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to General Plan Amendment No. 210115, Specific Plan No. 00293 Amendment No. 7, Tentative Tract Map No. 38255, Plot Plan No. 210139. General Plan Amendment No. 210115 proposes to change the land use designation of the 14.9-acre site from Community Development: Very High Density Residential (CD: VHDR) to Community Development: High Density Residential (CD: HDR) Specific Plan No. 00293 Amendment No.07 proposes to change the land use designation of Planning Area No. 18 from Very High Density Residential (VHDR 14-20 du/ac) to High Density Residential (HDR 8-14 du/ac). Tentative Tract Map No. 38255 proposes a Schedule A condominium subdivision of 14.9 acres into one (1) lot for 164 condominiums interior roadways and common open space and one water quality basin. Plot Plan No. 210139 proposes a 164-unit residential condominium community on 14.9 acres to include the review of the proposed project layout, mix of units, floor plans, architecture, open space, and landscaping. – APNs: 461-160-053 and -052. This proposed project is located North of Domenigoni Parkway, South of

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011649796

FILE NO. 0011649796

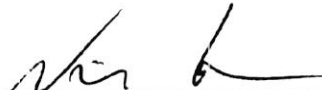
PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

03/01/2024

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

Date: March 1, 2024.
At: Riverside, California



Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN- AMENDMENT NO. 7, TENTATIVE TRACT MAP, PLOT PLAN, THIRD SUPERVISORIAL DISTRICT

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The Riverside County Planning Department recommends that the Board of Supervisors **CONSIDER Addendum No. 9 to Certified Environmental Impact Report No. 380 (SCH No. 1991082004), TENTATIVELY APPROVE General Plan Amendment No. 210115, TENTATIVELY APPROVE Specific Plan No. 293, Amendment No. 7, APPROVE Tentative Tract Map No. 38255 and APPROVE Plot Plan No. 210139.**

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FOR FURTHER INFORMATION

REGARDING THIS PROJECT,
PLEASE CONTACT HAIDE
AGUIRRE, CONTRACT
PLANNER, AT (951)955-1006 OR
EMAIL HAGUIRRE@RIVCO.
ORG.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: Kimberly A. Rector,
February Clerk of the Board
20, 2024

By: Cindy
Fernandez, Clerk of
the Board Assistant

The Press-Enterprise
Published: 3/1/24

C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN-AMENDMENT NO. 7, TENTATIVE TRACT MAP, PLOT PLAN, THIRD SUPERVISORIAL DISTRICT

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* 7877981 7878014
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PSEMPV
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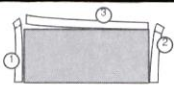
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Dated: February 20, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant



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Representative:
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN-AMENDMENT NO. 7, TENTATIVE TRACT MAP, PLOT PLAN, THIRD SUPERVISORIAL DISTRICT

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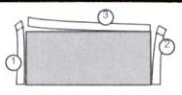
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By: Cindy Fernandez, Clerk of the Board Assistant

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A GENERAL PLAN AMENDMENT, SPECIFIC PLAN-AMENDMENT NO. 7, TENTATIVE TRACT MAP, PLOT PLAN, THIRD SUPERVISORIAL DISTRICT

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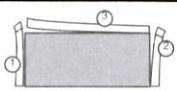
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By: Cindy Fernandez, Clerk of the Board Assistant



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C
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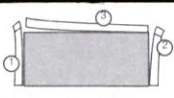
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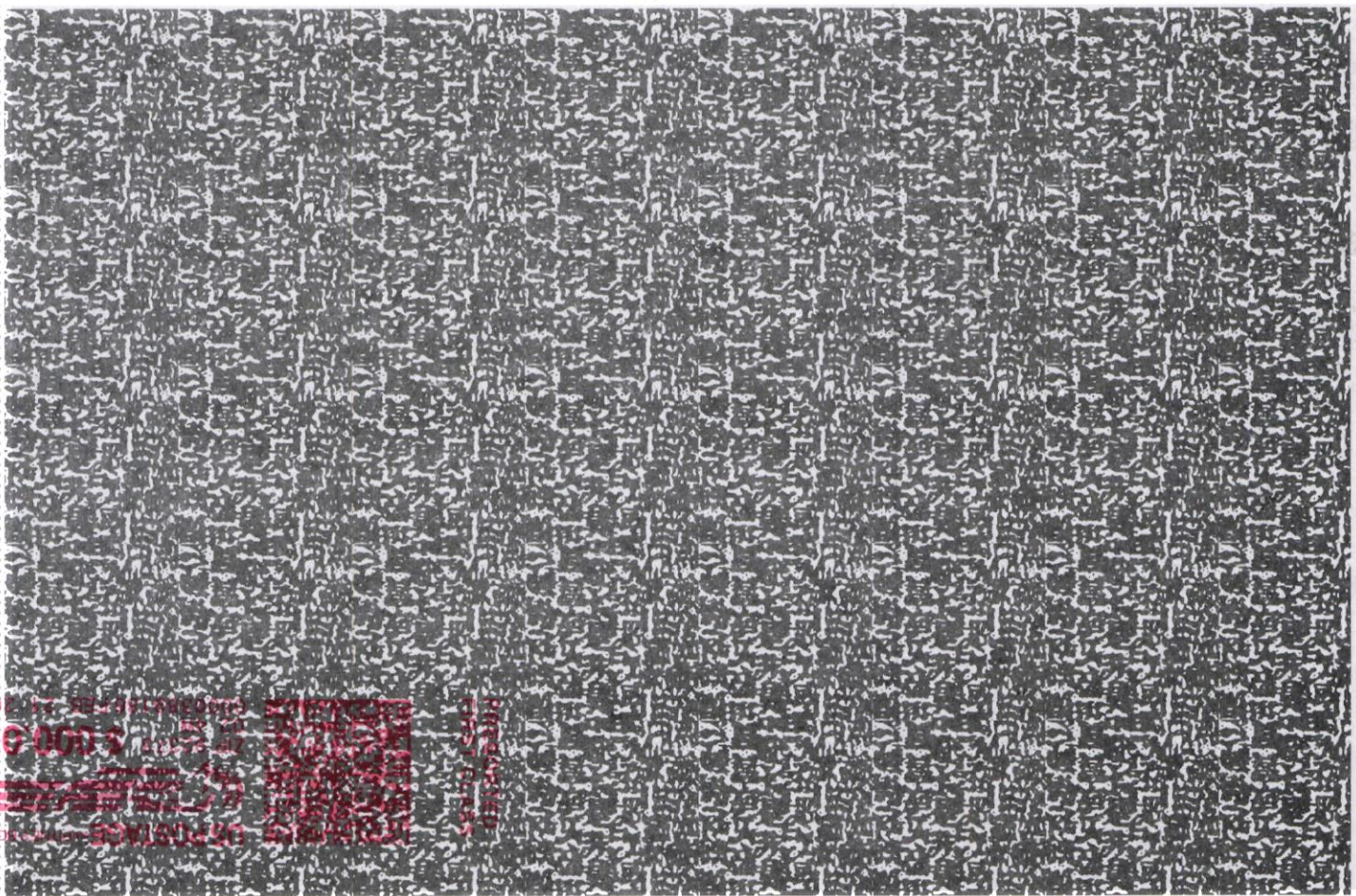
Kimberly A. Rector, Clerk of the Board
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C
NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON
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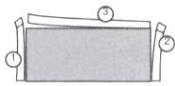
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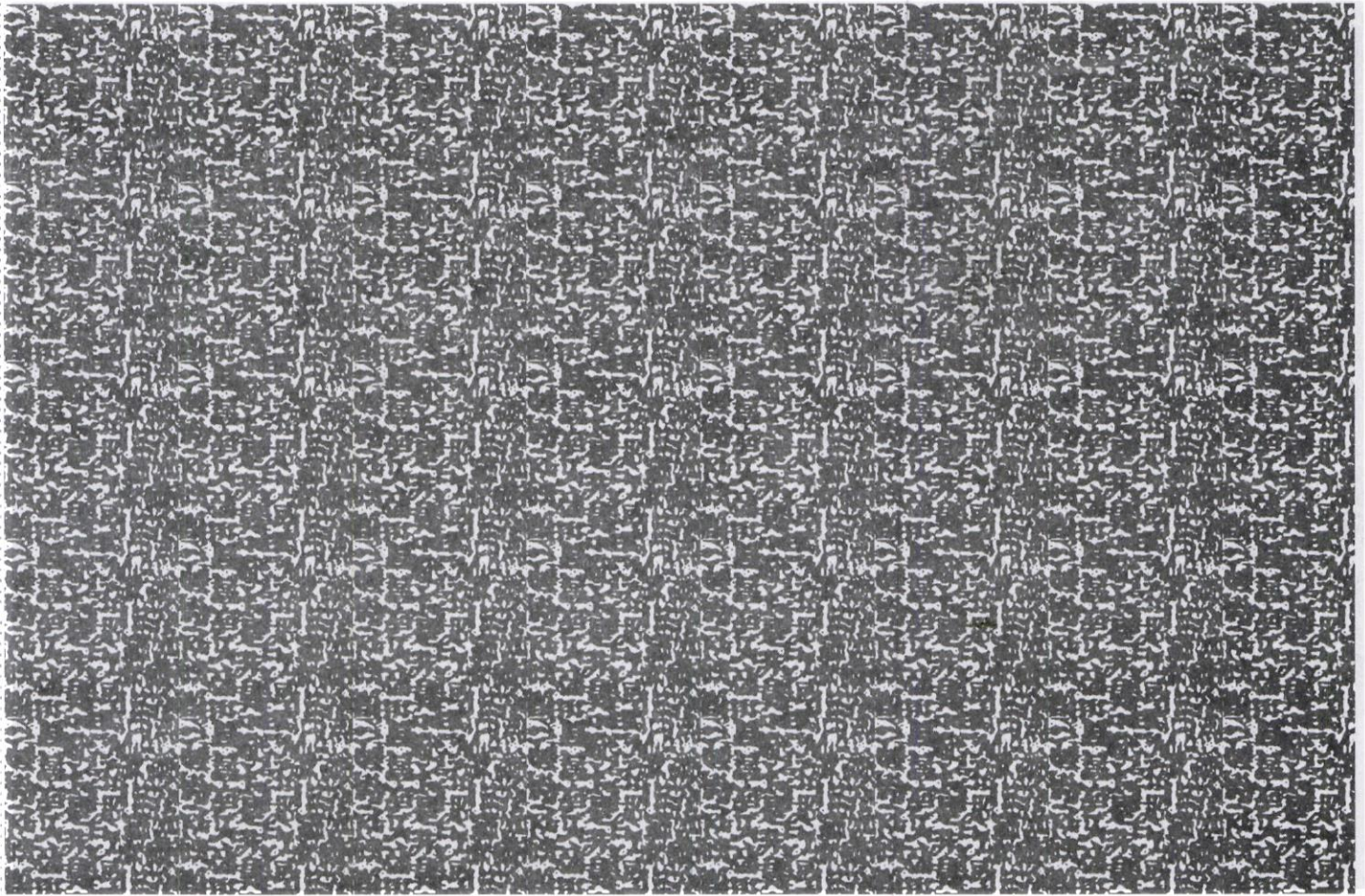
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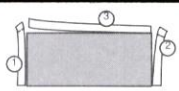
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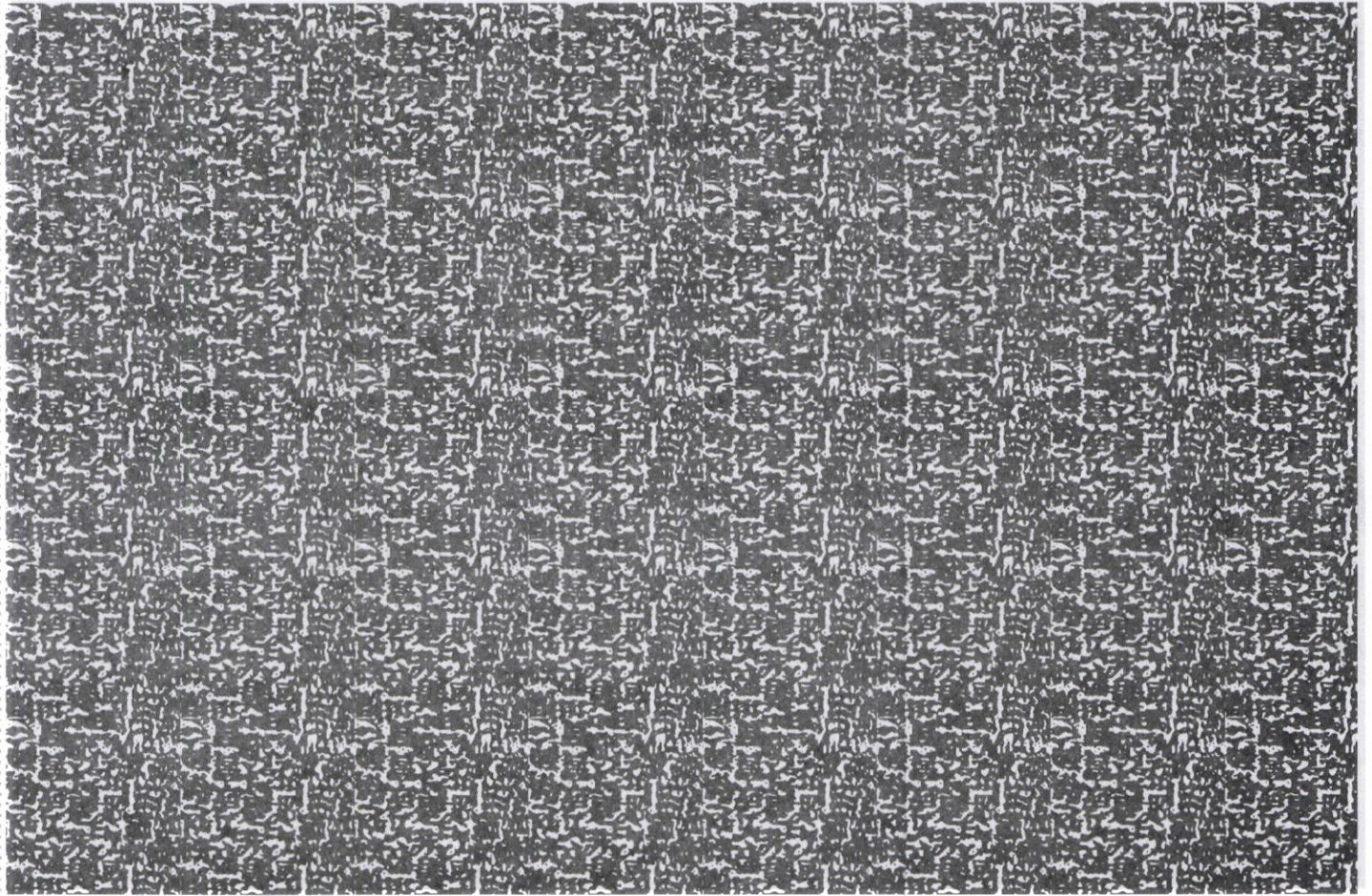
Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant



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Riverside County Clerk of the Board
County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

PUBLIC HEARING NOTICE
This may affect your property

PRESORTED
FIRST CLASS



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CLERK/BOARD OF SUPERVISORS

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JAMES ANTHONY TORRES
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RIVERSIDE COUNTY PLANNING DEPARTMENT

REPORT OF ACTIONS RIVERSIDE COUNTY PLANNING COMMISSION – February 7, 2024 COUNTY ADMINISTRATIVE CENTER 1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District
Shade Awad

2nd District
Marissa Gruytch

3rd District
Olivia Balderrama

4th District
Bill Sanchez
Chair

5th District
Romelio Ruiz
Vice- Chair

CALL TO ORDER: 9:00 a.m.

ROLL CALL: Members Present: Gruytch, Sanchez, Awad, Balderrama
Members Absent: Ruiz

1.0 CONSENT CALENDAR:

1.1 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33180** – Applicant: Laura Vaughn c/o Myron Upton Trust – Fifth Supervisorial District – Nuevo Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (RC:LDR) – Location: North of Elvira Drive, east of Ramona Avenue, south of Nuevo Road, and west of Rosary Avenue – 5.11 Net Acres – Zoning: R-A (Residential Agricultural) – Approved Project Description: Schedule “B” subdivision of 5.11 acres into eight (8) residential lots with a minimum lot size of 20,000 sq. ft. - REQUEST: Third Extension of Time Request extending the expiration date two (2) years from May 27, 2023 to May 27, 2025 – APN: 309-090-068 – Project Planner: Rosemary Montoya at (951) 955-0897 or romontoya@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

APPROVED The Third Extension of Time Request extending the expiration date to May 27, 2025.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS: NONE

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 **NOISE EXCEPTION NO. 2300001 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** – Applicant: Falkner Winery – Third Supervisorial District – Southwest Area Plan: Agriculture (AG) – Location: East of Calle Contento, north of Rancho California Road, west of Anza Road, and south of Vista Del Monte Road and Vino Way – 23.45 Acres – Rancho California Zoning Area – Zoning: Wine Country – Winery (WC-W) – REQUEST: The Noise Exception is a proposal for a Continuous Event Exception for Falkner Winery to the specific provision of Ordinance No. 847 Section 6.d.2 that “sound emanating from sound amplifying equipment or live music at any other time shall not be audible to the human ear at a distance greater than two hundred (200) feet from the equipment or music”. No other exception to Ordinance No. 847 is proposed, including applicable noise thresholds or timeframes for noise generation – APNs: 943-240-004. Project Planner Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Planning Commission Action:
Public Hearing: Closed

By a vote of 4-0, the Planning Commission took the following actions:

FOUND No new Environmental Document is required; and,

APPROVED Noise Exception No. 2300001, subject to the Advisory Notification Document.

PLANNING COMMISSION – REPORT OF ACTIONS – February 7, 2024

GENERAL PLAN AMENDMENT NO. 210115, SPECIFIC PLAN NO. 00293 AMENDMENT NO. 07, TENTATIVE TRACT MAP NO. 38255, PLOT PLAN NO. 210139 - INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR) – (SCH 1991082004/ CEQ210243).
Applicant: Craig Mazzara - Engineer/Representative: Christine Moore – Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan - Community Development: Very High Density Residential (CD: VHDR) - Location: North of Domenigoni Parkway, south of Salt Creek, east of Windy Willow Lane, and west of Leon Road - 14.9 Gross Acres - Zoning: SP Zone (Specific Plan No. 293) - REQUEST: General Plan Amendment No. 210115 proposes to change the land use designation of the 14.9-acre site from Community Development: Very High Density Residential (CD: VHDR) to Community Development: High Density Residential (CD: HDR). Specific Plan No. 00293 Amendment No. 07 proposes to change the land use designation of Planning Area No. 18 from Very High Density Residential (VHDR 14-20 du/ac) to High Density Residential (HOR 8-14 du/ac). Tentative Tract Map No. 38255 proposes a Schedule “A” condominium subdivision of 14.9 acres into one (1) lot for 164 condominiums interior roadways, common open space, and one water quality basin. Plot Plan No. 210139 proposes a 164-unit residential condominium community on 14.9 acres to include the review of the proposed project layout, mix of units, floor plans, architecture, open space, and landscaping – APNs: 461-160-053- Project Planner: Haide Aguirre at (951) 955-1006 or email at haquirre@rivco.org.

Planning Commission Action:

Public Hearing: Closed

By a vote of 4-0, the Planning Commission recommend that the Board of Supervisors take the following actions:

ADOPT Planning Commission Resolution No. 2024-002; and,

CONSIDER Addendum No. 9; and,

TENTATIVELY APPROVE General Plan Amendment No. 210115; and,

TENTATIVELY APPROVE Specific Plan No. 293, Amendment No. 7; and,

APPROVE Tentative Tract Map No. 38255, subject to the Advisory Notification Document and conditions of approval; and,

APPROVE Plot Plan No. 210139, subject to the Advisory Notification Document and conditions of approval.

5.0 WORKSHOPS:

NONE

6.0 PUBLIC COMMENTS:

NONE

7.0 DIRECTOR’S REPORT:

8.0 COMMISSIONER’S COMMENTS:

ADJOURNMENT: 10:06



RIVERSIDE COUNTY

PLANNING DEPARTMENT

MINUTE ORDER

RIVERSIDE COUNTY PLANNING COMMISSION – FEBRUARY 7, 2024

COUNTY ADMINISTRATIVE CENTER

1ST Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 1.1

THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33180 – Applicant: Laura Vaughn c/o Myron Upton Trust – Fifth Supervisorial District – Nuevo Area – Lakeview/Nuevo Area Plan – Rural Community: Low Density Residential (RC:LDR) – Location: North of Elvira Drive, east of Ramona Avenue, south of Nuevo Road, and west of Rosary Avenue – 5.11 Net Acres – Zoning: R-A (Residential Agricultural).

II. PROJECT DESCRIPTION:

Schedule “B” subdivision of 5.11 acres into eight (8) residential lots with a minimum lot size of 20,000 sq. ft. - REQUEST: Third Extension of Time Request extending the expiration date two (2) years from May 27, 2023, to May 27, 2025 – APN: 309-090-068.

III. MEETING SUMMARY:

Rosemary Montoya at (951) 955-0897 or romontoya@rivco.org

No one spoke in favor, opposition or in a neutral position

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Gruytch by a vote of 4-0 (Commissioner Ruiz Absent)

APPROVED The Third Extension of Time Request extending the expiration to May 27, 2025.



RIVERSIDE COUNTY PLANNING DEPARTMENT

MINUTE ORDER
RIVERSIDE COUNTY PLANNING COMMISSION – FEBRUARY 7, 2024
COUNTY ADMINISTRATIVE CENTER
1ST Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 4.1
NOISE EXCEPTION NO. 2300001 – NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED –
Applicant: Falkner Winery – Third Supervisorial District – Southwest Area Plan: Agriculture (AG) – Location: East of Calle Contento, north of Rancho California Road, west of Anza Road, and south of Vista Del Monte Road and Vino Way – 23.45 Acres – Rancho California Zoning Area – Zoning: Wine Country – Winery (WC-W).

II. PROJECT DESCRIPTION:
The Noise Exception is a proposal for a Continuous Event Exception for Falkner Winery to the specific provision of Ordinance No. 847 Section 6.d.2 that “sound emanating from sound amplifying equipment or live music at any other time shall not be audible to the human ear at a distance greater than two hundred (200) feet from the equipment or music”. No other exception to Ordinance No. 847 is proposed, including applicable noise thresholds or timeframes for noise generation – APNs: 943-240-004.

III. MEETING SUMMARY:
The following staff presented the subject proposal:
Planner Russell Brady at (951) 955-3025 or email rbrady@rivco.org.

Spoke in favor:
Ray Falkner - App/Rep
Loretta Falkner - App/Rep
Alex Hornecker – App/Rep

No one spoke in opposition or in a neutral position

IV. CONTROVERSIAL ISSUES:
None.

V. PLANNING COMMISSION ACTION:
Public Comments: Closed
Motion by Commissioner Balderrama, 2nd by Commissioner Awad
By a vote of 4-0 (Commissioner Ruiz absent)

FOUND No new Environmental Document is required; and,

APPROVED Noise Exception No. 2300001, subject to the Advisory Notification Document.



RIVERSIDE COUNTY PLANNING DEPARTMENT

MINUTE ORDER

RIVERSIDE COUNTY PLANNING COMMISSION – FEBRUARY 7, 2024 COUNTY ADMINISTRATIVE CENTER

1ST Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

I. AGENDA ITEM 4.2

GENERAL PLAN AMENDMENT NO. 210115, SPECIFIC PLAN NO. 00293 AMENDMENT NO. 07, TENTATIVE TRACT MAP NO. 38255, PLOT PLAN NO. 210139 - INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR) – (SCH 1991082004/ CEQ210243). Applicant: Craig Mazzara - Engineer/Representative: Christine Moore – Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan - Community Development: Very High Density Residential (CD: VHDR) - Location: North of Domenigoni Parkway, south of Salt Creek, east of Windy Willow Lane, and west of Leon Road - 14.9 Gross Acres - Zoning: SP Zone (Specific Plan No. 293).

II. PROJECT DESCRIPTION:

GENERAL PLAN AMENDMENT NO. 210115, SPECIFIC PLAN NO. 00293 AMENDMENT NO. 07, TENTATIVE TRACT MAP NO. 38255, PLOT PLAN NO. 210139 - INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR) – (SCH 1991082004/ CEQ210243). Applicant: Craig Mazzara - Engineer/Representative: Christine Moore – Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan - Community Development: Very High Density Residential (CD: VHDR) - Location: North of Domenigoni Parkway, south of Salt Creek, east of Windy Willow Lane, and west of Leon Road - 14.9 Gross Acres - Zoning: SP Zone (Specific Plan No. 293) - REQUEST: General Plan Amendment No. 210115 proposes to change the land use designation of the 14.9-acre site from Community Development: Very High Density Residential (CD: VHDR) to Community Development: High Density Residential (CD: HDR). Specific Plan No. 00293 Amendment No. 07 proposes to change the land use designation of Planning Area No. 18 from Very High Density Residential (VHDR 14-20 du/ac) to High Density Residential (HOR 8-14 du/ac). Tentative Tract Map No. 38255 proposes a Schedule “A” condominium subdivision of 14.9 acres into one (1) lot for 164 condominiums interior roadways, common open space, and one water quality basin. Plot Plan No. 210139 proposes a 164-unit residential condominium community on 14.9 acres to include the review of the proposed project layout, mix of units, floor plans, architecture, open space, and landscaping – APNs: 461-160-053.

III. MEETING SUMMARY:

The following staff presented the subject proposal:
Haide Aguirre at (951) 955-1006 or email haguirre@rivco.org.

Spoke in favor:

Christine Moore - App/Rep

No one spoke in opposition or in a neutral position

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Balderrama, 2nd by Commissioner Gruytch

By a vote of 4-0 (Commissioner Ruiz absent)

ADOPT Planning Commission Resolution No. 2024-002; and,

CONSIDER Addendum No. 9; and,

TENTATIVELY APPROVE General Plan Amendment No. 210115; and,

TENTATIVELY APPROVE Specific Plan No. 293, Amendment No. 7; and,

APPROVE Tentative Tract Map No. 38255, subject to the Advisory Notification Document and conditions of approval; and,

APPROVE Plot Plan No. 210139, subject to the Advisory Notification Document and conditions of approval



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

(ID # 24100)

MEETING DATE:

Wednesday, February 07, 2024

SUBJECT: GENERAL PLAN AMENDMENT NO. 210115, SPECIFIC PLAN NO. 00293 AMENDMENT NO. 07, TENTATIVE TRACT MAP NO. 38255, PLOT PLAN NO. 210139 - INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR) – (SCH 1991082004/ CEQ210243). Applicant: Craig Mazzara - Engineer/Representative: Christine Moore – Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan - Community Development: Very High Density Residential (CD: VHDR) - Location: North of Domenigoni Parkway, south of Salt Creek, east of Windy Willow Lane, and west of Leon Road - 14.9 Gross Acres - Zoning: SP Zone (Specific Plan No. 293) - REQUEST: General Plan Amendment No. 210115 proposes to change the land use designation of the 14.9-acre site from Community Development: Very High Density Residential (CD: VHDR) to Community Development: High Density Residential (CD: HDR). Specific Plan No. 00293 Amendment No. 07 proposes to change the land use designation of Planning Area No. 18 from Very High Density Residential (VHDR 14-20 du/ac) to High Density Residential (HOR 8-14 du/ac). Tentative Tract Map No. 38255 proposes a Schedule “A” condominium subdivision of 14.9 acres into one (1) lot for 164 condominiums interior roadways, common open space, and one water quality basin. Plot Plan No. 210139 proposes a 164-unit residential condominium community on 14.9 acres to include the review of the proposed project layout, mix of units, floor plans, architecture, open space, and landscaping – APNs: 461-160-053- Project Planner: Haide Aguirre at (951) 955-1006 or email at haguirre@rivco.org.

PROPOSED PROJECT

Case Number(s):	GPA210115, SP00293A07, TTM38255, PPT210139
Environmental Type:	Mitigated Negative Declaration Addendum
Area Plan No.	Harvest Valley/Winchester
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project Planner:	Haide Aguirre
Project APN(s):	461-160-053 and 461-160-052
Continued From:	



John Hildebrand, Planning Director 1/30/2024

PROJECT DESCRIPTION AND LOCATION

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

The project site is located west of Leon Road, east of Windy Willow Lane and north of Domenigony parkway. The applications being considered are:

Specific Plan No. 293, Amendment No. 7 is a proposal to amend the Land Use designation for two lots (APN 461-160-052 and 053) designated as Planning Area 18 of the adopted Winchester Hills Specific Plan (WHSP) from Very High Density Residential (VHDR) to High Density Residential (HDR), resulting in a reduction of target dwelling units from 225 to 164 dwelling units. No changes are proposed to Planning Area 18 development standards or any other section of the adopted WHSP.

General Plan Amendment No. 210115 is a proposal to amend the General Plan Land Use designation for two lots (APNs 461-160-052 and 053) from Community Development: Very High Density Residential (CD:VHDR) to Community Development: High Density Residential (CD:HDR), with a corresponding reduction in the maximum density from 14 – 20 units per acre to 8 – 14 units per acre to reflect the proposed changes via the related Specific Plan Amendment for Planning Area 18 of the Winchester Hills Specific Plan.

Tentative Tract Map No. 38255 is a proposal for a Schedule “A” subdivision of a 14.17-acre lot (APN: 461-160-053) into 164 condominium units and a 0.73-acre lot (APN: 461-160-052) as an easement for sewer, water and recycled water easement to the Eastern Municipal Water District. The two parcels totaled 14.90-acres and a Lot Line Adjustment of 50-feet was recorded on November 11, 2022

Plot Plan No. 210139 is a proposal to allow the construction of 164 new, detached, two-story residential condominiums, in conjunction with new landscaping, trails, drainage infrastructure, and private community/recreation amenities to include a swimming pool/spa, cabanas and restrooms.

As stated, 164 dwellings are proposed, broken down as 65 clustered and 99 bungalow-style structures, each designed pursuant to a variety of architectural themes, including (among others) “Craftsman,” “Spanish” and “California Ranch.” Overall size for each style would range from 1,373 to 2,355 square feet of floor area, with floorplans comprising four or five bedrooms. Site improvements proposed in conjunction with new dwellings include:

- An approximately 6,757 square foot recreational area with a pool/spa, cabanas and shared open space/multi-purpose lawn.
- New landscaping in the form of ground cover and a variety of trees and plants, located throughout common lots and along street frontages.

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

- A single water quality basin located at the northwest corner of the development to facilitate site drainage and infiltration.
- A public Trail to be constructed directly adjacent to the north border of the Project's property line on County Riverside Flood Control property and next to the Salt Creek Channel.
- Various street improvements, including required right-of-way dedications at the site's frontage on Winchester Hill Drive, Windy Ridge Lane, and Leon Road.

Buildout of the Project would occur as a single phase and include total grading of 14,878 cubic yards (earthen cut and fill) to prepare the site for construction of new dwellings and amenities. No export or import of material is proposed.

The description herein, as well as in the attached, draft Addendum No. 9 to Environmental Impact Report No. 380, State Clearinghouse (SCH No. 210243) constitutes "the project or Project" as further referenced throughout this staff report.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

ADOPT PLANNING COMMISSION RESOLUTION NO. 2024-002 recommending adoption of General Plan Amendment No. 210115 as show in Exhibit C to the Board of Supervisors; and,

CONSIDER ADDENDUM No. 9 to certified **Environmental Impact Report No. 380 (SCH No. 1991082004)**, based on the findings and conclusions provided in the addendum; attached hereto, and concluding that the Project will not create or result in any new or significant environmental impacts nor substantial changes occur with respect to the aforementioned EIR No. 380; and,

TENTATIVELY APPROVE General Plan Amendment No. 210115 to revise the Land Use Designation for the subject properties from Community Development: Very High Density Residential (CD: VHDR) to Community Development: High Density Residential (CD: HDR), based on the findings and conclusions provided in the staff report, and pending final adoption by the Board of Supervisors at a future hearing; and,

TENTATIVELY APPROVE Specific Plan No. 293, Amendment No. 7, revising the land use designation for Planning Area 18 of the Winchester Hills Specific Plan from Very High Density

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Residential (VHDR) to High Density Residential (HDR), based on the findings and conclusions provided in the staff report, and pending final adoption by the Board of Supervisors at a future hearing; and,

APPROVE Tentative Tract Map No. 38255 for a Schedule “A” subdivision, which is greater than the required “H” subdivision improvement to allow individual (condominium) ownership of 164 residential units in accordance with Exhibit C subject to the attached Advisory Notification Document and conditions of approval, and based upon the findings and conclusions provided in this staff report, and pending a final determination by the Board of Supervisors at a future public hearing regarding both GPA210115 and SP00293A07; and,

APPROVE Plot Plan No. 210139 for the construction of 164 detached residential units, in conjunction with community facilities/amenities, landscaping, trails, parking facilities, landscaping and infrastructure, subject to the Advisory Notification Document and conditions of approval and based upon the findings and conclusions provided in this staff report and pending a final determination by the Board of Supervisors at a future hearing regarding GPA210115, SP00293A07 and TTM38255.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	Winchester Hills Specific Plan (No. 293) – Planning Area 18
Specific Plan Land Use:	Very High Density Residential
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very High Density Residential (CD: VHDR)
Proposed General Plan Land Use Designation:	High Density Residential (CD: HDR)
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Open Space: Recreation (OS: R)
East:	Community Development: Medium High Density Residential (CD: MHDR)
South:	Open Space: Recreation (OS: R) and Community Development: Commercial Retail (CD: CR)
West:	Community Development: Medium Density

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

	Residential (CD: MDR)
Existing Zoning Classification:	Specific Plan (SP 293 – Winchester Hills, Planning Area 18)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Specific Plan (SP 293 – Winchester Hills, Planning Areas 21 and 22)
West:	Specific Plan (SP 293 – Winchester Hills, Planning Area 17)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant, Salt Creek Channel
South:	Residential
East:	Vacant
West:	Vacant

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	14.9 acres (existing)	N/A
Proposed Building Area (SQFT):	1,792 sq ft – 2,505 sq ft	N/A
Floor Lot Coverage:	67%	No more than 80% of the net area shall be covered with buildings or structures
Building Height (FT):	Max 24-4" ft	Max. 50 ft
Proposed Lot Net Area (SQFT):	649,044 sq ft	Minimum lot area shall be 7,200 sq ft HDR 8-14 dwelling units per acre
Floor Lot Coverage:	67%	No more than 80% of the net area shall be covered with buildings or structures
Map Schedule:	H	

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Residential	1,373 to 2,355 sq. ft.	3+ bedrooms: 2.75 spaces/unit + 1 space for use	164 units: 328 garage parking required **	328 garage parking + 123 uncover spaces Total: 451 spaces
TOTAL:			328	451

** Proposed facility does not include a full-time/regular staff and accordingly only one (1) space for the proposed use would be required.

***EV and Charging Stations will be provided at 1 EV space/2-24 parking spaces. Each garage is plumbed for EV charging stations and 4 public EV stalls are adjacent to the Recreational Area.

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 146 Lake View/Nuevo/Romoland/Homeland
Special Flood Hazard Zone:	Outside FEMA Zone AE floodplain Area - minimal flooding
Agricultural Preserve:	No
Liquefaction Area:	Moderate
Subsidence Area:	Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes, Zone B
WRCMSHCP Criteria Cell:	No
Chocolate Mountain Aerial Gunnery Range	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	March Air Reserve Base

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT LOCATION MAP

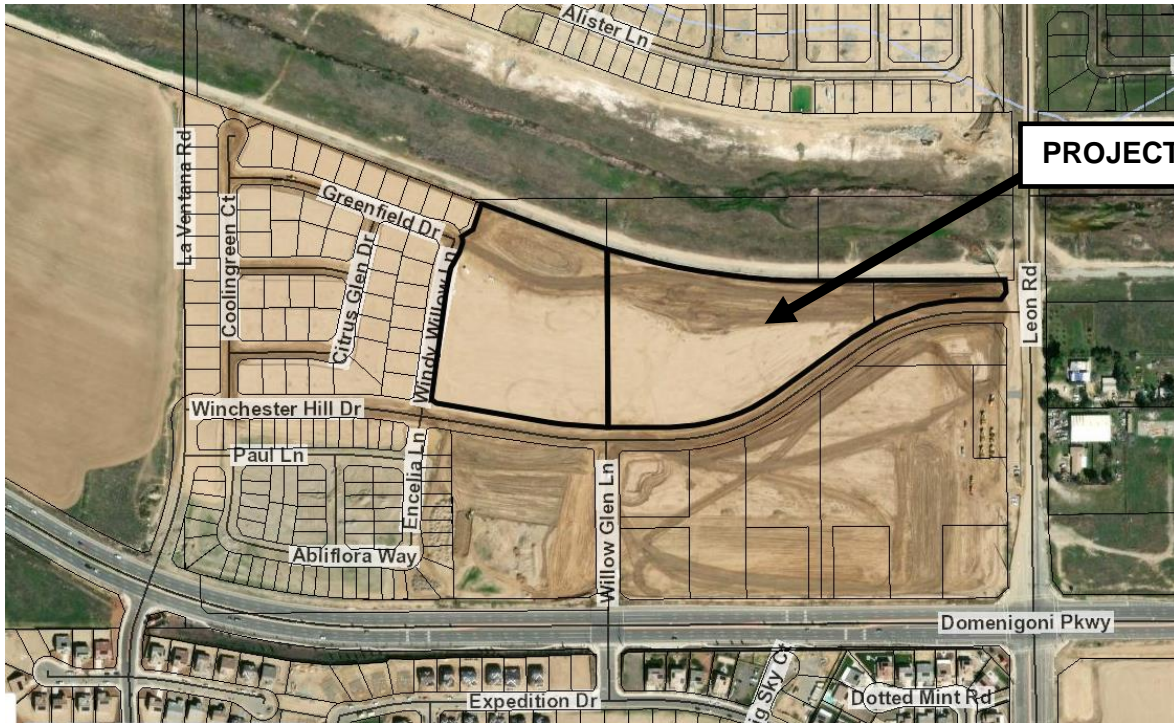


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

BACKGROUND:

SITE AND SURROUNDING AREA:

The Project site itself measures 14.90 (gross) acres, is presently vacant, devoid of natural landscaping and following earlier grading, relatively flat with an elevation differential of approximately four feet between its high and low points. Except for a wide natural drainage channel located to the immediate north, all surrounding properties are also located within the boundaries of the WHSP and similarly vacant, denuded and graded.

To the west, the site bounds with Leon Road and it is located approximately 600 feet from Domenigoni Parkway. In addition, the site bounds to the north with an existing equestrian/pedestrian trail "Salt Creek Channel," owned by Riverside County Flood Control.

The site is located on the Winchester Hill Specific Plan, surrounded by vacant land, to the west Planning Area 17 is designated Medium Density Residential, to the south Planning Area 21 is

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

designated Open Space Recreational (Parks) and Planning Area 22 designated Commercial, and to the east the designation is Rural Residential.

SPECIFIC PLAN

Since Specific Plan No. 293 was adopted in 1997, it has been modified nine (9) times.

- Approval of the first modification (September 2004), which added seven (7) acres to Planning Area 22 and modified Planning Areas 15, 16, 17, 18, 19, 21, and 22, and certification of the accompanying Environmental Addendum (Addendum No. 1 to EIR No. 380) (EA 38611), occurred in 2004.

Planning Area 18 was modified from the 10-acre school site to an approximately 15-acre High Residential designation consisting of 270 dwelling units. Apparently, the school district did not need another school in the area at the time of the modification.

- The second modification (December 2004), which modified Planning Areas 25, 26 and 27.
- The next three modifications, Substantial Conformance No. 3 (July 2005), 4 (October 2005), and 5 (December 2005) modified buildings heights and park construction phasing conditions.
- The sixth modification, Amendment No. 5 which occurred in 2009, revised the financing mechanisms, park phasing conditions, and modified Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, 12, 19, 31, 39, 40, 45B, 46, 47A, 47B, 47C, 49A, 49B, 50A, 50B, 50C, 54A, 54B, 62A and 62B.
- The seventh modification, Substantial Conformance No. 6, consolidated Planning Areas 15 and 16 into one Planning Area 15 and updated the terminology of the land use designation within the Specific Plan to reflect the Riverside County General Plan, occurred in 2012. These modifications served to allow the processing of Tract Map No. 36417 and to update the entire SPA to be consistent with terminology and procedures within the General Plan.
- The eighth modification, Substantial Conformance No. 7, which modified the minimum lot sizes within Planning Areas 58, 60, and 61, occurred in 2016. Substantial Conformance No. 7 also reincorporated critical elements, including the transfer of units between development areas, permit thresholds, the provision of parks, Project Phasing

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

Plan, Fair Share Allocation into the Specific Plan the Cost Sharing, and Benefit Area Description which were previously omitted by Substantial Conformance No. 6.

- The ninth modification, Substantial Conformance No. 8 is limited to the redistribution of 27 of the approved 493 units within Planning Areas 38A, 38B, 39, and 40, with no modifications to the unit count and the High-Density Residential Land Use Designations. Additionally, no modifications were made to the configuration, acreage, or Zoning within the four Planning Areas, nor elsewhere within Specific Plan 293.

GRADING

The rough grading is proposing cut and fill of about 14,878 cubic yards. No dirt material will be imported. The property completely outside of the FEMA Zone AE floodplain area; therefore, is minimal Flood Hazard. In addition, the project has a couple of easement areas traversing the property north to south proposed to be quitclaimed.

CIRCULATION/ACCESS

The Project will construct the ultimate street improvements along the street frontage at Winchester Hill Drive and Windy Ridge Lane (Collector Streets) to serve the proposed residential development and convey traffic to roads of equal or higher classification, such as Leon Road (Urban Arterial Highway) and Domenigoni Parkway (Urban Arterial Highway). The proposed street improvements will include, but not limited to, the required right-of-way dedication, sidewalk, parkway, curb and gutter, and street lighting. Street improvements will include landscaping as required to provide aesthetic and noise mitigation of transportation routes.

Internal access and circulation:

- The main access to the development will be taken from Winchester Hills Drive into two, thirty-six-foot access roads, identified as Street "A" and Street "D".
- The internal circulation provides twenty-six-foot width access roads identified as Streets "B," "C", "N", "O", and "P" on the Tentative Map.
- The clustered and bungalow housing located to the south, east, and north perimeters typically includes four to six residential homes accessed through twenty-four (24) foot shared alleys from where the garages will be accessed.

In addition, the site is bordered to the north by Salt Creek from which the project is proposing to fence the private open space areas and construct the community theme trail segment along the

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north project frontage (Class I Bike/Regional Trail, pursuant to Winchester Hills Specific Plan 293). The trail head improvements will be constructed along the north project perimeter. The trail will vary in size, including approximate 4-foot to 8-foot landscaped grading easement, followed by an approximate 13-foot landscape area, followed by a 15-foot equestrian/pedestrian trail. The Trail head may include “asphalt paved Class I Regional bicycle trail and stabilized decomposed granite pedestrian/equestrian trail,” and will be constructed per Riverside County Flood Control Water Conservation District trail head specifications.

The project has been conditioned to be constructed pursuant to the Specific Plan Urban Arterial Highway standards requiring a six-foot parkway area adjacent to the street followed by a five-foot sidewalk. The applicant will comply with any additional requirements established by the Traffic Division.

PARKING

Pursuant to Ordinance No. 348 residential dwellings with three or more bedrooms shall provide 2.75 spaces/unit, plus one additional parking space for an onsite employee; however, there will be no employees as part of this development and so the latter requirement is waived. The project is proposing a total of 451 parking spaces; 328 spaces are proposed as two-car garage (attached or detached to dwellings) and 123 spaces are proposed as uncovered surface parking, dispersed throughout the Project site.

The proposed 164 garages will be equipped with EV charging capabilities; and the Project site’s Recreation Area will have an additional four EV stalls, available for use by residents.

In compliance with Section 18.12-Off-street Vehicle Parking of Ordinance No. 348, a bicycle rack has been included within the garage of each residence; and two “Class II” Bicycle racks will be installed to the east and west side of the “Recreational Area”. A parking exhibit is enclosed with this Staff Report.

WINCHESTER HILLS SPECIFIC PLAN DESIGN GUIDELINES

The Winchester Hills Specific Plan prescribes site design within walkable neighborhoods consistent with the desired western rural surroundings. The preferred building styles are western building styles, predominately those of rural America. The project’s Architectural styles are supported by the Specific Plan which define the historical character and quality of the community and provide visual cohesiveness. The Project is proposing two story homes ranging in size from 1,373 to 2,355 square feet, including 65 motor-court cluster design homes and 99 bungalow homes. The architecture is designed under three themes: “Spanish,” “California,” and

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“Craftsman.” The color palette includes shades of brown and grays and materials include flat roof tiles and brick/stone accents.

OPEN SPACE

In conjunction with the new dwellings, open space areas will include:

- A 6,757square-foot (0.15 acre) recreational area with pool and spa, multi-purpose lawn and BBQ/picnic area.
- Although not a recreation amenity, as general open space, a single water quality basin located at the northwest corner of the development to facilitate site drainage and infiltration.
- The project will develop a trail segment along the entire length of the project’s north perimeter within the “Salt Creek Channel” (Class I bike trail/regional trail).

ENTRY MONUMENTATION

The Project is proposing entry monumentation in compliance with the Specific Plan to include construction materials, landscaping features and identifying signage that will reinforce the rural community character of Winchester Hills. The project will include “Major Community Entry” monumentation at Winchester Hill Drive and Windy Ridge Lane, adjacent to Lot 39. The Major Community Entry Monument will be consistent with Specific Plan Figure IV-12 and include masonry walls with manufactured stone veneer, radius configuration, wall height, rustic wrought iron style signs, decorative boulders, and large specimen trees. “Neighborhood Community Entry” monuments are proposed at the site’s main entrances on Winchester Hill Drive, Streets “A” and “D.” The required entry monumentation signs have been included in the Wall and Fence plan.

WALLS AND FENCES

Per the Project’s Wall and Fence Plan, the following is proposed:

- Six-foot high split face perimeter wall is proposed along the site’s Winchester Hill Drive frontage, along Street “D”, and around the corner of Windy Ridge Lane along Lots 37 through 39.
- Six-foot-high vinyl fencing will be placed to create private open space for each residence.
- Six-foot high tubular steel fencing will be placed around the recreational area (pool and spa).
- Six-foot-high steel fence will be constructed around the detention basin.

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- Six-foot-height combo wall with stone veneer pilaster, two-feet split face block and cap, and three-foot tubular stainless-steel fence will be constructed on Lots 3 through Lot 7, fronting Leon Road, and Trail Head.

LANDSCAPING

The subject Project proposes the placement of a variety of new trees and groundcover, located primarily along slopes and street frontages, as well as throughout the Project's proposed community park and water quality basin. All plantings both type and quantity have been chosen and placed for compliance with the County's Ordinance No. 859 (Water Efficient Landscape Requirements).

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

In 1997, in accordance with requirements of the California Environmental Quality Act (CEQA) and concurrent with adoption of the Winchester Hills Specific Plan, the Board of Supervisors certified Environmental Impact Report (EIR) No. 380 (SCH 1991082004).

The current proposed project would amend Planning Area 18 of the Winchester Hills Specific Plan by changing the Land Use designation for two lots from Very High Density Residential to High Density Residential, and thereby reducing the density for the Project site from a maximum of 20 units per acre to 14 units per acre, and the number of permissible residential units from 225 units to 164 units, in conjunction with a request for a Plot Plan Permit and Tentative Map to allow the construction of 164 residential units with individual condominium ownership.

Pursuant to State CEQA Guidelines section 15162, where an EIR has been previously certified, no subsequent or supplemental EIR shall be required where it is determined, on the basis of substantial evidence in the record, that none of the four criteria for requiring a subsequent or supplemental EIR is applicable, rather, in accordance with Section 15164 (a), an Addendum may be prepared and where it is determined that some changes or additions to the original document are necessary, but that none of the four criteria described in Section 15162 have occurred.

State CEQA Guidelines section 15162 provides that an addendum to an adopted Environmental Impact Report may be prepared if only minor technical changes or additions are necessary or if none of the conditions described below have occurred:

1. *Substantial changes are proposed that would require major revisions to the EIR or negative declaration.*

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The proposed Project implements Specific Plan No. 293 (Winchester Hills) specifically Planning Area 18 of the Specific Plan and is consistent with the permitted uses and development standards of Planning Area 18. The project is reducing the residential density of Planning Area 18 from Very High Density Residential to High Density Residential, reducing the proposed number of residential units from 225 dwelling units to 164 dwelling units. The type and amount of development is reduced from what was anticipated for Planning Area 18 as is detailed in the Initial Study/Addendum and supporting technical reports; therefore, the amount of impacts primarily from traffic and related impacts to air quality, biological, cultural, archeological, energy, geology soils, hazards and hazardous materials, hydrology and water quality, public services, utilities, and noise would likely be reduced from what was analyzed in EIR No. 380 that was prepared for the Specific Plan No. 293. The project action is considered a minor technical change and will not create or result in any new or different environmental impacts previously identified. Therefore, no substantial changes are proposed that would require major revisions to the EIR.

2. *Substantial changes would occur requiring major revision 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.*

As demonstrated in the accompanying Initial Study/Addendum and supporting technical reports, the proposed Project would not require major revisions to the previously-certified EIR No. 380 because the Project would not result in any new significant impacts to the environment, nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the EIR No. 380. In summary, the proposed Project consists of an implementing Project for Planning Area 18 of Specific Plan No. 293 (Winchester Hills). EIR No. 380 evaluated development of Planning Area 18 to reduce the density from Very High Density Residential to High Density Residential. The use is consistent with the zoning designation. There are no components of the Project that would result in increased physical environmental effects beyond what was previously evaluated and disclosed as part of EIR No. 380. Accordingly, there would be no new environmental effects or a substantial increase in the severity of previously-identified significant effects as a result of the proposed Project. Thus, the proposed Project would not require major revisions to the previously-certified EIR No. 380.

Subsequent to the certification of EIR No. 380, no substantial changes in the circumstances under which the Project would be undertaken have occurred. Consistent with the conditions that existed at the time EIR No. 380 was certified, the Project site comprises a parcel of land that was previously graded. Land uses surrounding the site include primarily vacant residential, open space, and commercial land immediately surrounding the Project site to the north, west, and south and single-family residential uses to the east. The construction of 164 condominium residential units would not result in significant and unavoidable impacts to air quality, biological, and agricultural as identified in the impacts and mitigation measure Table II-2 included in the previously certified EIR 380. The project will not result in new or increase impacts that have not

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been previously analyzed in regards to air quality, biological, cultural, archeological, energy, geology soils, hazards and hazardous materials, hydrology and water quality, public services, utilities, and noise as demonstrated in the accompanying Initial Study/Addendum and supporting technical reports no substantial changes have occurred in the surrounding area that would result in new or more severe impacts to the environment as compared to what was evaluated and disclosed in EIR No. 380.

3. *New information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of 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;*
 - c) *Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the Project but the Project proponents decline to adopt the mitigation measure or alternative; or,*
 - d) *Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the Project proponent declines to adopt the mitigation measure or alternative.*

Subsequent to the certification of EIR No. 380, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 380 was prepared. Changes in law have occurred since certification of EIR No. 380 that have resulted in more environmentally protective rules and regulations (e.g., increased energy efficiency, water conservation, fuel efficiency, etc.) to which the Project would be required to comply. Compliance with modern rules and regulations would result in decreased impacts to the environment as compared to what was assumed, evaluated, and disclosed by EIR No. 380.

The proposed Project would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 380

Subsequent to the certification of EIR No. 380, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 380 was certified and that would substantially reduce impacts to air quality, biological, and agricultural, which were identified as significant and unavoidable by EIR No. 380.

Subsequent to the certification of EIR No. 380, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 380 have

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been identified to reduce the significant unavoidable impacts to air quality, biological, and agricultural.

The Initial Study/Addendum prepared for this Project analyzed if any of the conditions listed above would occur in light of the proposed Project. No new significant impacts would occur as a result of the proposed Project that were not previously addressed in the EIR. No new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

The attached, Addendum No. 9 to EIR No. 380 represents the independent judgement of Riverside County acting as Lead Agency under the Statute. All documents supporting this determination are located at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project County Staff must conclude that the necessary findings can be made for the project. The following findings are in addition to those incorporated in the environmental addendum.

Land Use Findings:

1. The subject Project would revise the County's adopted General Plan Land Use Designation for the project site from Community Development: Very High Density Residential (CD: VHDR) to Community Development: High Density Residential (CD: HDR) and similarly revise the adopted Specific Plan land use designations from Very High Density Residential (VHDR) to High Density Residential (HDR); thereby reducing the building density range from 14-20 dwelling units per acre to 8-14 dwelling units per acre. The proposed Project is consistent with the properties' (General Plan) Community Development Foundation Component, which through implementing Land Use and zoning allows for residential uses with a variety of housing styles, types, densities, affordability to ensure that new development enhances quality of life. In addition, the proposed Project is consistent with the Harvest Valley/Winchester Area Plan which supports smaller lots for single-family attached and detached residences, including stacked flats, courtyard homes, patio homes, zero lot line homes, multi-family apartments, condominiums, duplexes, townhouses, and clustered development. The proposed GPA as part of the Project does not involve a change in or conflict with the Riverside County Vision, any General Plan Principles, and any foundation Component Designation in the General Plan except as otherwise expressly allowed.

Pursuant to the County's adopted General Plan and clarifying/implementing Harvest Valley/Winchester Area Plan, the Foundation Component for the Project site is

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Community Development (CD) and the Land Use Designation is Very High Density Residential (VHDR), the latter allowing for construction of both single and multifamily dwellings at a prescribed density range of 14 to 20 dwelling units per acre. The proposed scope of work would change the property's Land Use (and so revise both the General Plan and Area Plan) to High Density Residential (CD: HDR), reducing the allowable density range to 8 -14 dwelling units per acre.

The proposed General Plan Amendment (GPA) (and resulting change in Land Use) would be consistent with the property's Community Development Foundation Component, in that the HDR designation would continue to facilitate the development of residential uses, including a variety of housing styles, types and densities, implementing the following Policies of the Land Use Element of the General Plan. Detailed findings for GPA compliance are enumerated herein under "Entitlement Findings."

LU 28.1

Accommodate the development of single- and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps.

LU 28.4

Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

Harvest Valley / Winchester Area Plan Consistency

As stated, the Project site is located within the Harvest Valley/Winchester Area Plan, itself clarifying and implementing land use for the broader General Plan by providing more specific policies and standards within identified areas. The proposed GPA would revise the Land Use designation for the Project site from VHDR to HDR, ultimately facilitating the construction of new residential structures of a type and density consistent with the policies and overall vision of the Area Plan.

2. Pursuant to the Harvest Valley/Winchester Area Plan, the Project Site is located within the Highway 79 Policy Area, itself requiring compliance with Policy "HVWAP 7.2," which states as follows:

Maintain 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

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generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

The proposed GPA would revise the Land Use designation for the Project site from VHDR to HDR and maximum density from 20 (residential) units per acre to 14 units per acre – a reduction of 30 percent and commensurate lessening of vehicular trips, consistent with the noted Policy. Furthermore, this Specific Plan has been deemed consistent with the Highway 79 Policy Area through past modifications to the Specific Plan and the proposed reduction by the Project would provide for additional reduction in units.

3. The Winchester Hills Specific Plan (SP293) is a regulatory document stipulating guidelines and standards for the development of 2,841 acres of land with a mix of residential, commercial, education and recreation uses spread across 62 Planning Areas. The document was initially adopted (concurrent with certification of an Environmental Impact Report – SCH No. 1991082004) by the Board of Supervisors in 1997. Broken down by use, buildout of SP293 would result in the following: Residential: 1,093.9 acres (maximum of 5,354 total residential units at a range of densities), Commercial: 150 acres, Industrial: 104 acres, medium manufacturing: 14 acres, Educational: 49 acres (four elementary schools), Parks: 76 acres, Undeveloped Open Space: 458 acres.

Since adoption, SP293 has been amended 8 times (including approval of associated environmental documentation) - including eight determinations of Substantial Conformance and five Amendments - ultimately revising Land Uses, Planning Area boundaries, densities and uses for 37 (of 62) Planning Areas. To date, only a small portion of the SP has been implemented, with most Planning Areas remaining undeveloped.

The proposed Project would revise Planning Area (PA) 18 exclusively, amending the prescribed Land Use and density of 14.9 acres from Very High Density Residential (VHDR) with a density of 14.0 to 20.0 units per acre to High Density Residential (HDR) with a density of 8.0 to 14.0 units per acre and a corresponding reduction in the amount of target units from 225 to 164. The 164 units proposed for Planning Area 18 and by the Tentative Tract Map results in a decrease of 27%. The change of reduction of density range is permissible as long as the total number of dwelling units within Winchester Hills does not exceed 5,354 units.

Development standards (parking, building height, setbacks, etc.) for PA 18 mirror those of the R-3 (General Residential) Zone and are prescribed in Section 8.1 of Ordinance No. 348. No changes are proposed to those standards under the current scope of work. Therefore, the proposed density reduction is consistent with the intent of the Winchester Hill Specific Plan.

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4. The proposed subdivision of 14.9 acres into 164 condominium units in conjunction with recreational area, BBQ picnic area, landscaping, parking, trail head and infrastructure, is a permissible use of land within Planning Area 18 of Winchester Hills Specific Plan Area Plan No. 18 pursuant to the current Specific Plan Zoning Ordinance.
5. The construction of the proposed 164 detached two-story condominium units, in conjunction with community facilities/amenities including a recreational area, open space, parking, landscaping, trail segment and infrastructure is consistent with the Land Use Development Standards required in Planning Area 18 of the Winchester Hills Specific Plan, pursuant to Ordinance No. 348, Article VIII, Section 8.2, including but not limited to, structure heights and setbacks from property lines as is detailed in the following development standards findings section. No variances or other deviations from standards are requested.
6. The proposed amendment would achieve the purpose of the General Plan and would not be detrimental to the intent of the General Plan and would not be detrimental to the neighborhood. The proposed residential development is consistent with the Community Development: High Density Residential which supports condominium residential uses consistent with the density and design standards of the Winchester Hills Specific Plan zoning designation; therefore, the project will be consistent with the General Plan and will not be detrimental to the neighborhood.

Entitlement Findings:

General Plan Amendment No. 210115

Findings to approve an Entitlement/Policy General Plan Amendment are enumerated in Section 2.4 (C)(2) of Ordinance No. 348. Findings (a) and (b) are required in all cases, coupled with one or more from the remaining list. Finding (C)(2)(a) is found to be most appropriate for the Project.

1. The proposed change does not involve a change in or conflict with:
 - a. The Riverside **County Vision** (Chapter 2 [Vision Statement] of the Riverside General Plan) includes twelve major topics identified as important to the County and includes both past accomplishments as well as goals for creating a sense of place and community. Within the broader subject areas, the Vision provides a more detailed listing of both the County's values as well as specific expectations for the built environment, intended to act as a guide to property owners, developers and decisionmakers.

The Project is consistent with the intent of the Riverside County Vision, including the Housing Vision requiring that proposed development be well integrated within the community. The Transportation Vision is met because the project will construct new and expanded transportation corridors proposing connection as part of the development process and providing direct and immediate access to open space

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areas. The Healthy Communities Vision is supported because the project will include a recreation area with pool and spa, open space with BBQ and sitting areas, a trail segment located along the north property line and private open space. These amenities provide residents options to endow a healthier lifestyle and improve the quality of life of the residents. The project will be located within walking distance of future commercial development providing residents with easy walking distance of homes, shopping opportunities, and workplaces. The Conservation and Open space Resource System Vision supports open space system and methods to provide visual relief, passive and active recreation, such as the Projects proposed recreation area, open space, and trailhead system improvements.

The Vision Statement for Population Growth stipulates that “new growth patterns no longer reflect a pattern of urban sprawl rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into that framework. In other words, important open space and transportation corridors define growth areas.” The subject project is consistent with and does not involve a change in or conflict with the Riverside County Vision in that it proposes infill development to accommodate population growth. The project site utilizes the existing natural setting by avoiding the existing drainage area where possible, excluding the road to access the project.

On the topic of Healthy Communities, the Riverside County Vision states, “Communities are developed so that they support and encourage residents to be more physically active; achieved by increasing the number of and access to active parks and trails, creating new passive open spaces, working with schools to open up school yards as parks, and promoting well balanced transportation networks with an equity between vehicle, public transit, bicycling and walking networks.” The project, with its recreation amenities meets this provision of the Riverside County Vision.

The aforementioned are samples of the Vision Statements with which the proposed General Plan Amendment is consistent, and not an exhaustive list. As the proposed scope of work is found to be consistent, conversely, the proposed Amendment is found to not conflict with the Riverside County General Plan Vision.

Any **General Plan Principle** as included in General Plan Appendix B. The Principles are a series of foundational propositions that, in conjunction with the Consensus Planning Principles and the County Vision, guide land use and development, growth of the County’s economic base and framework of its transportation system, as well as the preservation of natural and cultural resources.

General Plan Principle I (C)(1) states that the “Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in a given community.” The proposed revision to the Land Use designation to High Density Residential for the subject property would facilitate the development of 164 new residential units

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landscaping, parking, and related infrastructure in a manner that is compliant with all applicable standards of development, provide recreational area (pool/spa), open space, trail head, and increased variety in the County's housing stock, while implementing the Winchester Hill Specific Plan for the property.

Community Development Principle I (G)(1) states that "the County should encourage compact and transit-adaptive development on regional and community scales. The policy goal is to permit and encourage densities and intensities, and to reduce the land required for public infrastructure by reducing streets widths (subject to emergency access requirements) and other such requirements." The proposed residential Project represents an infill project on approximately 14.9 acres of vacant land, resulting in a compact development with additional, project-provided ultimate street improvements and drainage improvements along the northwest corner of the property, adjacent to the Riverside County Flood Control Water Conservation District trail head.

Environmental protection Principle II (A)(C) states that "the open space is a fundamental principle of community planning. Open space in this context means usable open space, available for residents to enjoy in a manner appropriate to its design, acceptance of human impacts and consistency with the aims of the General Plan." The project is proposing open space by providing a community recreational area centrally located and accessible from the residential properties. The recreation area includes pool, spa, recreational building, and parking. Open space has been provided near the recreation area providing BBQ and benches. In addition, the project provided walking areas in centralized locations leading to the recreational area and open space. The project will provide improvements to the RCFCWCD trail head along the north perimeter.

Transportation Principle III (B) (1) states that "New transportation corridors should be planned to provide an additional supporting framework, so that future community growth develops naturally and economically along these routes. Transit infrastructure requires advance dedication or set-asides consistent with regional transportation infrastructure plans to ensure adequate opportunity when the time for construction arrives. Transit equipment, distinct from rights-of-way and infrastructure systems, is a public responsibility and its provision should not be used as a condition of approval or a requirement of entitlement." The Project has been conditioned to provide ultimate street improvements along the project street frontages of Winchester Hill Drive, Windy Willow Lane and Leon Road, including providing required street dedications, and parkway.

Economic Development Principle VIII (A)(1) states that "The Vision encompasses a robust economy offering housing choices covering the complete spectrum from entry level to estate living environments and provides a solid economic base to support needed public services and facilities." The Proposed development includes a high-density condominium with amenities that provides a variety of housing options.

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The aforementioned are samples of the Principles with which the proposed General Plan Amendment is consistent, and not an exhaustive list. As the proposed scope of work is found to be consistent, conversely, the proposed General Plan Amendment is found to not conflict with the Riverside County General Plan Principles as listed in Appendix B.

Any **Foundation Component** designation in the General Plan, since the property's existing "Community Development" (CD) Foundation Component, would be retained and therefore would not result in a conflict.

- b. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them in that the proposed revision to the property's Land Use Designation from Community Development: Very High Density Residential (CD: VHDR) to Community Development: High Density Residential (CD: HDR) would facilitate the construction of one hundred and sixty-four (164) condominium units, executing a key tenet of the General Plan and its implementing documents to provide additional housing opportunities for the County's current and future population, in a manner that is compliant with applicable standards of development and complementary to existing development and established sense of place.
- c. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. Development surrounding the project as propose, including the regional road system, flood control measures, and nearby residential development have limited the development potential of the parcel on which the project is located. The infrastructure capacity in the area including roads and drainage is not sufficiently adequate to serve the Very High Density Residential Development, but it is sufficient for the proposed High Residential Development. Given the unique product type that this applicant is proposing, a slight decrease in the prescribed density of the general plan is deemed appropriate and will fit within the prescribed growth pattern of the specific plan.

Specific Plan No. 293, Amendment No. 7

The following findings are required to approve a request for a Specific Plan Amendment. Amendment No. 7 to the Winchester Hills Specific Plan is found to comply with all applicable standards of development and will not create or result in any new or different environmental impacts not previously identified in the certified EIR dated 1997. In accordance with Government Code section 65454 and Sections 2.9 and 2.11 of Ordinance No. 348, Amendment No. 7 to the Winchester Hills Specific Plan is consistent with the Riverside County General Plan for the following reasons:

1. The Project proposes to amend Planning Area 18 to reduce the density from Very High Density Residential to High Density Residential for the construction of 164 condominium units with recreational area. The modifications to the Specific Plan text will not result in

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changes that will change or intensify the overall development plan for the Specific Plan area as is supported by the Addendum to the EIR. Furthermore, the proposed amendment will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the proposed footprint for development has always been proposed for development and appropriate mitigation measures have been incorporated into EIR No. 380 to ensure protection of these species and habitat where they may exist.

2. The Project is consistent with the overall Specific Plan, which supports high density multifamily units. The proposed Specific Plan Amendment will also be consistent with the General Plan as proposed to be amended. The Specific Plan and the current amendment to its relationship to the General Plan is addressed in the Specific Plan document. Furthermore, as is detailed in the General Plan Amendment findings, the Project is consistent with and does not conflict with the Vision, Planning Principles and purposes of the General Plan.

Tentative Tract Map No. 38255

To approve a Tentative Tract Map, the following findings must be made. Tentative Tract Map No. 38255 is a Schedule "H" subdivision proposing the construction of 164 condominium units. The Project is found to comply with all applicable standards (as enumerated in Ordinance No. 460), and accordingly all findings can be made to recommend for approval as proposed.

1. The Tentative Tract Map subdivision design and improvements are consistent with the General Plan and its implementing ordinances, the Harvest Valley/Winchester Area Plan, the Winchester Hills Specific Plan, and all requirements of State Law as is detailed in the prior General Plan Amendment and Specific Plan Amendment findings. The proposed Tentative Tract Map will comply with the referenced General Plan Principles by facilitating the creation of a variety of densities and housing types within the County, as well as provide new open spaces and opportunities for recreation for both residents and visitors. The design and density of the Tentative Tract Map site is consistent with the High Density Residential (HDR) Land Use Designation, all other requirements of the General Plan, and applicable requirements of the noted Area and Specific Plans, State law and the Ordinances of Riverside County.
2. The site of the proposed land division is physically suitable for the type of development and density because the site is relatively flat and been previously graded, facilitating the proposed type and density of development without requiring additional, extensive grading or landform alteration. Infrastructure to serve the residential development - including water, sewer, and roads - are either readily available to the site or would be constructed under the proposed Project. Subdivision of the property and subsequent development with residential units would complement the existing and planned surrounding land uses and support the existing suburban aesthetic that is predominant in the vicinity.

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3. 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 as detailed in the Project's EIR Addendum. The document concludes that the Project will not cause substantial changes such that additional analysis is required, including specifically, no substantial adverse effects, either directly or through habitat modifications for any special status species identified in either local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Wildlife Service. Pursuant to certified EIR No. 380, the while the Project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), it is not located within a Plan Cell Group, Plan Criteria Cell, or Conservation Area, and therefore, no Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JRP) are required. No substantial change from previous analysis would occur.

4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems in that the certified EIR for the Winchester Hills Specific Plan and Addendum submitted for the proposed scope of work do not identify the Project site. No new or amended analysis or mitigation is accordingly required for the proposed subdivision or subsequent development and implementation of the Project as proposed is therefore unlikely to cause serious public health problems.
As indicated in the included project conditions of approval, the proposed land division includes the improvements as required by Riverside County Ordinance No. 460 and memorialized in submitted plans and the draft conditions of approval, the proposed land division (subdivision) includes all required improvements for a Schedule "A" Map. Although project would normally qualify as a Schedule "H" subdivision on its own, due to the increased density of this project as a condominium subdivision schedule "A" improvements were applied to the project and agreed to by the applicant. The project specifically complies with the Schedule "A" improvement requirements of Ordinance No. 460, Section 10.5 as listed below, which are greater than those improvement requirements of Schedule "B".
 - a. Streets. Improved streets include frontage improvements to Winchester Hills Drive consistent with required improvements for a "Collector Road." The frontage improvements at Windy Ridge Lane would conform with the "General Local Street" requirements; internal streets (designed to conform to minimum dimensions for a minimum 24-foot-wide alley) will be dedicated as private. Sidewalk improvements will be required along all public streets and completed in accordance with the Improvement Standards of Ordinance No. 461 and the Winchester Hills Specific Plan.
 - b. Domestic Water. Water service will be supplied by the Eastern Municipal Water District via underground pipes, designed and constructed in compliance with requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. Fire Protection. Fire protection services will be provided by the Riverside County Fire Department in compliance with Ordinance No. 737.

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- d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District.
 - e. Walls/fences. The proposed scope of work would include:
 - Six-foot high decorative block walls and pilasters to the south perimeter of the property (fronting Winchester Hills Drive), along street "D", and around the corner of Windy Ridge Lane along Lots 37 through 39.
 - Six-foot combo wall composed two-foot split face block wall with three-foot tubular stainless steel atop, and battered stone veneer pilaster with concrete cap will be constructed on Lots 3 through 7, fronting Leon Road and Trail Head.
 - Six-foot-high vinyl fence will be constructed to separate private open space for each residence.
 - Six-foot-high tubular steel fence will be placed around the recreational area (pool and spa) and around the detention basin.
 - The project will include neighborhood monument at Windy Ridge Lane and Winchester Hills Drive, and wall neighborhood signs at the project entrances on Streets "D" and "A".
 - f. Electrical and Communication Facilities. The Project will be served by electrical, telephone, street lighting, cable television and internet services, with all related lines placed underground in conformance with the provisions of Article XIII of Ordinance No. 460.
5. The design of the proposed land division (subdivision) or the type of improvements thereon will not conflict with easements, whether acquired by the public at large, in that there are no public easements presently dedicated within the Project site, and therefore no conflicts would occur with implementation of the proposed scope of work.
 6. The lots or parcels as shown on the Tentative Map are consistent with the minimum size allowed by the project site's zoning classification in that the Project site is located within the boundaries of Planning Area 18 of the Winchester Hills Specific Plan and Article VIII Design Standards, which prescribes a minimum lot size area of 7,200 square feet, with a front 10-foot setback from Winchester Hill Drive and Windy Willow Lane, and with a height not to exceed 35-feet.

Plot Plan No. 210139

To approve a Plot Plan, the following findings must be made, with standards enumerated in Section 18.30 of Ordinance No. 348. As proposed, Plot Plan No. 210139 is found to comply with all applicable standards of development, and accordingly all findings can be made to recommend for approval as proposed.

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1. The proposed use conforms to all requirements of the Riverside County General Plan and its implementing ordinances, the Harvest Valley/Winchester Area Plan, Winchester Hills Specific Plan in that all proposed uses and structures are permitted pursuant to the subject property's respective General Plan Land Use Designation and Zoning, with development found to comply with applicable standards, including, but not limited to, building height, parking and setbacks from property-lines as indicated in the preceding findings and following development standards findings.
2. The overall development of the land shall be designed for the protection of the public health, safety, and general welfare in that the subject Project has been reviewed by County staff for conformance with applicable standards of development and found compliant. All proposed uses and structures are permissible within the property's respective Land Use designation and zoning, subject to the findings herein. Prior to issuance of a permit for construction, structural plans will be submitted to the County's Building and Safety Department to check for conformance with the California Building Code, a process that will ensure that ultimate development of the property will not result in adverse impacts to the public health, safety or general welfare.
3. The proposed use conforms to the logical development of the land and will be compatible with the present and future logical development of surrounding property in that the subject Project proposes subdivision of land and subsequent construction of residential units in conformance with the Land Use and zoning designations for the property, implementing the community's vision for the site in conformance with the Riverside County General Plan and Ordinance No. 348. Other properties in the vicinity presently contain and have been heretofore developed under similar zoning, and accordingly implementation of the subject project would continue the existing development pattern and aesthetic of the community. Additionally, the proposed project would not inhibit development of surrounding areas.
4. That the plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof in that the proposed Tentative Map and Plot Plan would facilitate subdivision and development of a presently vacant lot with residential structures, new streets, sidewalks and internal pathways that would provide vehicular and pedestrian connectivity to adjacent and surrounding properties.

The subject Project has been analyzed by the County's Transportation Department for compliance with applicable standards, including specifically, for vehicular ingress and egress, general circulation, as well as landscaping and drainage, finding that implementation would not result in adverse impacts to regional (vehicular) traffic flow, internal circulation throughout the property (whether by pedestrians or vehicles), nor to water quality and drainage offsite.

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5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed Tentative Tract Map would specifically allow for individual ownership (airspace subdivision) of 164 residential condominiums with interior roadways and common open space and one water quality basin for the Plot Plan. No sale of units will occur until such time as the final map has been recorded.

Development Standards Findings:

Development standards for Planning Area 18 of the Winchester Hills Specific Plan are cited in Ordinance No. 348.4930 in which references Article VIII, Section 8.2 of Ordinance No. 348 with certain modifications. As proposed, the Project is found to comply with all standards of development as listed below.

1. *The minimum lot area shall be 7,200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area.*

The project is proposing a 14.90-acre single parcel through the subdivision that contains 164 condominium units; therefore, the site exceeds the minimum lot size requirements.

2. *The minimum front and rear yards shall be ten feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than ten feet plus two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.*

Proposed structures will vary in height from 24 feet, four inches to 26 feet, inches; therefore, the project will not exceed 35 feet (the limit per zoning); front and rear setbacks for all structures are consistent with the minimum 10-foot requirement at all frontages around the perimeter of the Project site.

3. *The minimum side yard shall be five feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from each side lot line five feet plus two feet for each foot by which the height exceeds 35 feet; if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback.*

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Proposed structure heights do not exceed 35 feet; therefore, the minimum side yard requirement for the project is 5-feet, properties adjoining the street comply with the minimum 5-foot setback requirement.

4. *No lot shall have more than eighty (80%) percent of its net area covered with buildings or structures pursuant to the Winchester Hills Specific Plan (Area 18).*

Overall, the project units and the recreation buildings will be approximately 67%; therefore, this development standard would be met.

5. *The maximum ratio of floor area to lot area shall not be greater than two to one, not including basement floor area.*

The Project site is 649,044 square feet and the proposed building area is 207,422 square feet; therefore, the FAR for the project is 0.31; therefore, this development standard would be met.

6. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348

The project complies with the height requirements pursuant to Ordinance No.348, Article VII. The Bungalow product includes three styles: Spanish with a maximum height of 26'-1", California Ranch with a maximum height of 36'-11", and Craftsman with a maximum height of 26'-0".

the Cluster product includes three styles: California Ranch with a maximum height of 26'-4", Craftsman with a maximum height of 25'-9", and European Cottage with a maximum height of 30'-1".

7. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348.

The project complies with the parking requirements proposing a total 451 parking spaces, including 328 two car garage spaces, 4 EV parking spaces, 2 ADA spaces, and 117 uncover spaces.

Other Findings:

1. The subject property is not located within a Criteria Cell of the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP) and accordingly fulfills the Conservation Area requirements of the WRMSHCP.
2. The project site not located within a City Sphere of influence.
3. The project site is located within an Airport Influence Area (AIA) boundary of March Air Reserve base and is therefore subject to the Airport Land Use Commission (ALUC)

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review. The ALUC found the project consistent with the 2014 March Air Reserve Base/Inland port Airport Land Use Compatibility Plan provided compliance with the conditions of approval pursuant to the enclosed letter dated January 19, 2022.

4. In accordance with requirements of (Senate Bill) SB 18 and (Assembly Bill) AB 52, project notice was forwarded to several local Tribes on November 04, 2021. Riverside County requested a Sacred Lands File search and a consultation list from the Native American Heritage Commission (NAHC) of tribes whose historical extent includes the project area. Based on the December 16, 2021, list provided by NAHC, project notices were sent on the same day to SB18 Native American Tribal representatives. SB 18 consultations were requested by the Agua Caliente Band of Cahuilla Indians and the Pechanga Band of Luiseno Indians.
 - The Agua Caliente Band of Cahuilla Indians requested all cultural resource documentation associated with the project, on December 21, 2021, a meeting was held and consultation was concluded the same day with no further recommendations.
 - Pechanga requested consultation and requested copies of the cultural report and project exhibits; however, on December 09, 2021, an email was sent to the tribe explaining the project the land had already been graded and the tribe was present during that work. Consultation was concluded on January 04, 2022.

No existing Tribal Cultural Resource were identified, there are none present and therefore, there will be no impact to Tribal Cultural Resources. Thus, it is considered that no substantial change from previous analysis would occur. Therefore, no mitigation or monitoring is required.

5. The Project site is located within Zone “B” of the Mount Palomar Observatory Lighting Zone and accordingly has been conditioned to comply with all lighting standards specified within Ordinance No. 655.
6. The Project site is located within or partially within the Fee Assessment Area of the Stephen’s Kangaroo Rat Habitat Conservation Plan (SKRHCP). Pursuant to County Ordinance No. 663 and the SKRHCP, all projects proposed within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through onsite 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 onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for

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permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

1. The subject Project is not located within a designated Fire Hazard Zone, nor within a Fire Responsibility Area.
2. The Applicant prepared a Fire Truck Turning exhibit to demonstrate the project will be in compliance with the fire widths and turning radius.

Conclusion:

1. Pursuant to facts in the record and the analysis herein, and if approved by the Board of Supervisors, the subject project is found to conform to all applicable requirements of the Riverside County General Plan and implementing County Ordinances, the Harvest Valley/Winchester Area Plan, Winchester Hills Specific Plan, and applicable requirements of State law. Staff finds that, as proposed, the Project would not be detrimental to the health, safety, or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

The project site is located within the boundaries of the Winchester-Homeland Municipal Advisory Council (MAC) and was reviewed by that body at their meeting on January 10, 2023. The MAC Board voted to support the Project and made the following recommendations:

- No future additional units should be allowed.
- The Project must provide an association to maintain all common areas, must provide a monetary contribution toward construction of the 35-acre community park proposed by the Winchester Hills Specific Plan and to the five-acre park proposed for construction, identified as Planning Area 21, located on the south side of the project site.

The MAC letter in support of this project has been hereby enclosed.

This project was advertised in the Press Enterprise Newspaper, with public hearing notices mailed to all property owners within a 1200-foot radius.

As of the writing of this report, no correspondence has been received from the public concerning the subject project.

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ATTACHMENTS

Exhibit A – Resolution 2024-002
Exhibit B – GIS Exhibits
Exhibit C – Specific Plan Amendment
Exhibit D – GPA
Exhibit E – TTM/PPT
Exhibit F – CEQA EIR/Addendum
Exhibit G – Conditions of Approval
Exhibit H – Agency Review Letters


Aaron Gettis, Deputy County Counsel 1/31/2024



**WINCHESTER HILLS 164
RESIDENTIAL DEVELOPMENT**

PLOT PLAN NO. 210139

***ADDENDUM NO. 9 TO ENVIRONMENTAL IMPACT REPORT NO. 380
CEQ/ EA NO. 210243***

LEAD AGENCY:
RIVERSIDE COUNTY
PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CA 92501

PROJECT APPLICANT:
VAN DAELE HOMES
2900 ADAMS STREET, UNIT C-25
RIVERSIDE, CA 92504

August 9, 2023

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1.0 INTRODUCTION

In 1997, the County of Riverside approved the Winchester Hills Specific Plan. At that time, the County certified a comprehensive Environmental Impact Report (EIR No. 380) to comply with the requirements of the California Environmental Quality Act.

The County has decided to prepare an Addendum No. 9 to the above mentioned EIR No. 380 for a proposed Specific Plan Amendment, tentative Parcel Map, and Plot Plan on 14.9 acres. This action will not create or result in any new or different environmental impacts identified in the aforementioned EIR No. 380, and is needed to continue implementation of the Specific Plan. This site has already been rough graded'. Overall, the Project will result in a reduction of the target dwelling units within Planning Area 18 of Specific Plan No. 293 from 225 residential dwelling units (DU) to 164 DU.

1.2 HISTORY OF SPECIFIC PLAN NO. 293

The Riverside County Board of Supervisors approved the original WINCHESTER HILLS Specific Plan No. 293 (SP293) and certified its accompanying EIR No. 380 (SCH 1991082004) in 1997. The approved plan included a mix of residential and non-residential land uses on a 2,065.6-acre project site. At build-out, a maximum of 5,354 homes at densities ranging from 1.0 to 15 dwelling units per acre with a gross density of 4.6 dwelling units per acre was planned. Other non-residential land uses included are retail, service/manufacturing, schools, parks, open space, and a greenbelt system.

Planning Area 18, which is the focus Planning Area for this Addendum, was approved as part of the Specific Plan for a School Site (10.0 Acres).

Since ~~the~~ Specific Plan No. 293 was adopted in 1997, it has been modified ~~seven-nine~~ (97) times.

- Approval of the first modification (September 2004), which added seven (7) acres to Planning Area 22 and modified Planning Areas 15, 16, 17, 18, 19, 21, and 22, and certification of the accompanying Environmental Addendum (Addendum No. 1 to EIR No. 380) (EA 38611), occurred in 2004.

Planning Area 18 was modified from the 10 acre school site to an approximately 15 acre High Residential designation consisting of 270 dwelling units. Apparently the school district did not need another school in the area at the time of the modification.

- The second modification (December 2004), which modified Planning Areas 25, 26 and 27.
- The next three modifications, Substantial Conformance No. 3 (July 2005), 4 (October 2005), and 5 (December 2005) modified buildings heights and park construction phasing conditions.

- The sixth modification, Amendment No. 5 which occurred in 2009, revised the financing mechanisms, park phasing conditions, and modified Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, 12, 19, 31, 39, 40, 45B, 46, 47A, 47B, 47C, 49A, 49B, 50A, 50B, 50C, 54A, 54B, 62A and 62B.
- The seventh modification, Substantial Conformance No. 6, ~~which~~ consolidated Planning Areas 15 and 16 into one Planning Area 15 and updated the terminology of the land use designation within the Specific Plan to reflect the Riverside County General Plan, occurred in 2012. These modifications served to allow the processing of Tract Map No. 36417 and to update the entire SPA to be consistent with terminology and procedures within the General Plan.
- The eighth modification, Substantial Conformance No. 7, which modified the minimum lot sizes within Planning Areas 58, 60, and 61, occurred in 2016. Substantial Conformance No. 7 also reincorporated critical elements, including the transfer of units between development areas, permit thresholds, the provision of parks, Project Phasing Plan, Fair Share Allocation into the Specific Plan the Cost Sharing, and Benefit Area Description which were previously omitted by Substantial Conformance No. 6.
- The ninth modification, Substantial Conformance No. 8 is limited to the redistribution of 27 of the approved 493 units within Planning Areas 38A, 38B, 39, and 40, with no modifications to the unit count and the High-Density Residential Land Use Designations. Additionally, no modifications were made to the configuration, acreage, or Zoning within the four Planning Areas, nor elsewhere within Specific Plan 293.

It should be noted that at some point after PA 18 was approved as a 15-acre High Residential designation allowing 270 dwelling units, the designation changed from High Residential to Very High Density Residential allowing 225 dwelling units through the subsequent amendments, modifications and substantial conformances.

1.3 PROJECT SUMMARY

This Specific Plan Amendment, Number 9, is limited to reducing the residential density of Planning Area 18 (PA 18) from Very High Density Residential to High Density Residential. The proposed project will change the number of residential units from the approved 225 dwelling units to 164 dwelling units. The overall total of allowable units within the Specific Plan remains the same.

1.4 ADDENDUM DOCUMENTATION

When a lead agency has already prepared an EIR, CEQA mandates that " no subsequent or supplemental environmental impact report shall be required by the lead agency or any responsible agency, unless one or more of the following occurs:

1. Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
2. Substantial changes occur with respect to the circumstances which the project is being undertaken which will require major revisions to the environmental impact report; or
1. New information, which was not known or could not have been known at the time the environmental impact report was certified as complete, becomes available." (Cal. Pub. Res. Code Section 21166).

State CEQA Guidelines Section 15162 clarifies that a subsequent EIR or supplemental EIR is only required when "substantial changes" occur to a project or the circumstances surrounding a project, or "new information" about a project implicates "new significant environmental effects" or a substantial increase in the severity of previously identified significant effects" (State CEQA Guidelines Section 15162).

When only minor technical changes or additions to a previous EIR are necessary and none of the conditions described in Public Resources Code Section 21166 calling for preparation of a subsequent or supplemental EIR have occurred, CEQA allows the lead agency to prepare and adopt an addendum to the previously approved EIR [State CEQA Guidelines Section 15164(b)].

In Addendum No. 9, the County of Riverside, as the Lead Agency, has decided to prepare an Addendum to EIR No. 380 for SP No. 293 because this action is considered a minor technical change and will not create or result in any new or different environmental impacts then what was previously identified. None of the conditions described in Guidelines Section 15162 calling for the preparation of a subsequent EIR have occurred.

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

The Winchester Hills project is located in the west-central portion of the County of Riverside, east of the City of Menifee, and west of the City of Hemet. As shown on Figure 1, Planning Area 18 is located north of Domenigoni Parkway and the proposed Winchester Hill Drive, west of Leon Road, and south of the Salt Creek Channel.

2.2 EXISTING SITE AND AREA CHARACTERISTICS

2.2.1 General Plan and Zoning

The approved SP No. 293 targets the development of 225 dwelling units within Planning Area 18, and 5,354 units in the Specific Plan as a whole. The latest amendment to SP No. 293 reduces the target dwelling units in Planning Area 18 to 164 dwelling units, as shown on Figure 2, which is a 27% decrease. Accordingly, the target dwelling units in SP No. 293 would be reduced to 5,293, a 1.2% total decrease. However, this is such a small reduction in the target number of dwelling units that it is conceivable that the undeveloped portions of the Specific Plan will be able to make up the difference in the reduction of development potential while remaining within the prescribed density range of the Specific Plan.

2.2.2 Existing Site Conditions

As shown on Figure 3, the Project site has been mass graded through the approved subdivisions and other development applications prior to this application. Additionally, the “backbone” infrastructure is either currently in place or is under construction in the area surrounding the project.

Figure 1: PLANNING AREA EXHIBIT

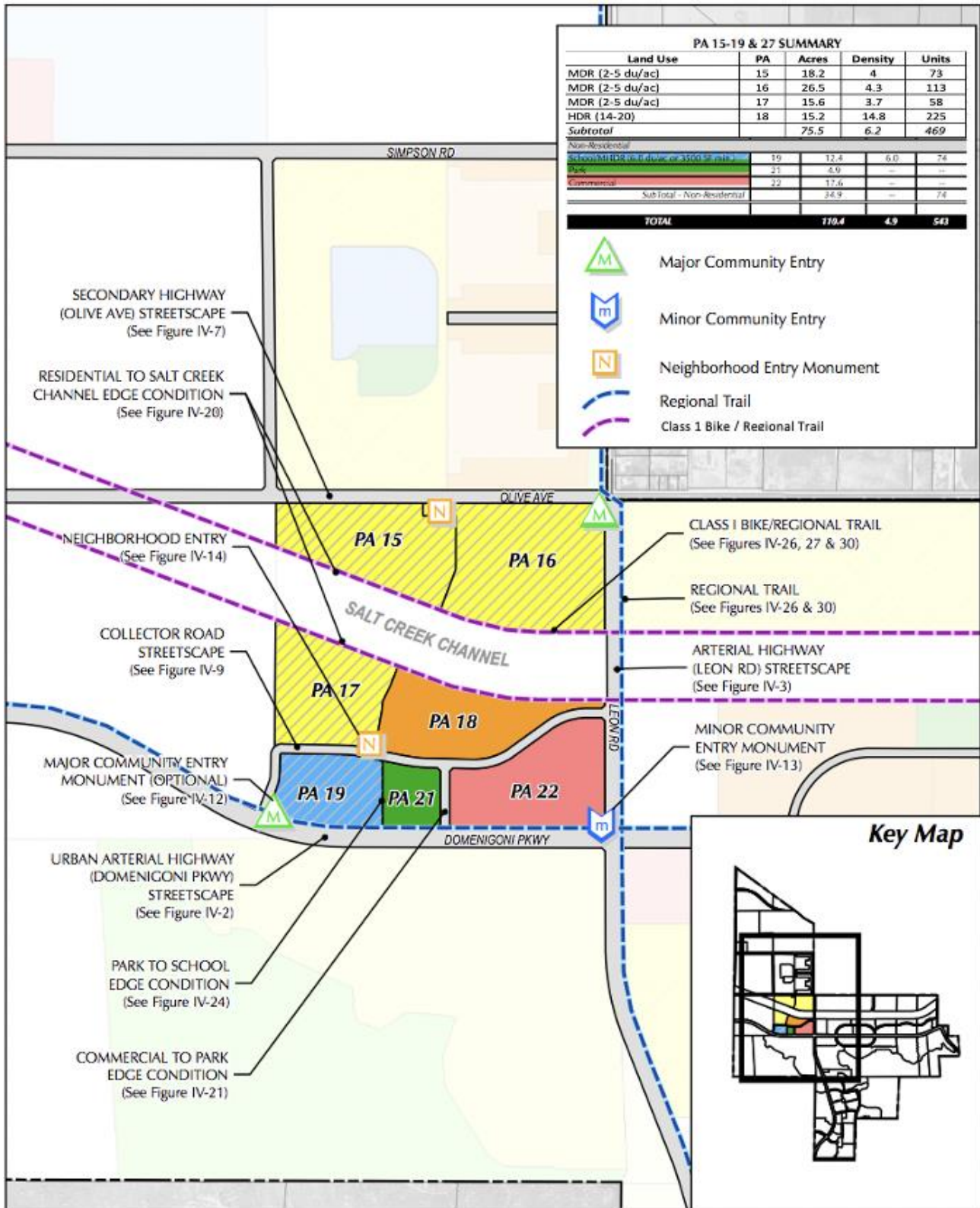


Figure 2: SITE PLAN

Figure 3: Aerial Photograph



2.3 SCOPE OF ENVIRONMENTAL ANALYSIS

The County requested several technical studies to verify the Project's compliance with not only the EIR for Specific Plan No. 293, but also with subsequent actions such as Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR060854:

- Biology / MSHCP Analysis
- Cultural Resources
- Phase I Environmental Site Assessment
- Geology

- Project Specific Water Quality Management Plan
- Greenhouse Gas Analysis
- Hydrology Report
- Noise Impact Analysis
- Paleontological Assessment
- Traffic Analysis
- Vehicle Miles Travelled Analysis

Each of these studies concluded either:

- a) There was not a new significant impact to the particular issue or
- b) There would be no impact over what was originally anticipated by either the Specific Plan, or by the prior actions.

Additionally, although the project site itself is reducing in development intensity at the Project location by 27%, the potential development of the Specific Plan as a whole remains unchanged. Therefore, anticipated fees generated by the Project (development impact fees, school fees, utility connections, etc) are not anticipated to be affected by a significant amount.

The proposed project would be required to comply with Mitigation Measures pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable. Because the proposed project has been previously graded, some of the Mitigation Measures will not be applicable and may not be relevant to the Planning Area 18 location within the Specific Plan.

3.0 ENVIRONMENTAL CHECKLIST

Environmental Assessment (CEQ / EA) Number: 210243

Project Case Type (s) and Number(s): GPA210115, SP00293A07, TTM38255, PPT210139

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501

Contact Person: Evan Langan, Principal Planner

Telephone Number: 951-955-3024

Applicant's Name: Christine Moore, Van Daele Homes

Applicant's Address: 2900 Adams Street, Unit C25, Riverside, CA 92504

3.1 PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 210115 is a proposal to modify the land use designation on the County’s General Plan Land Use Map from Very High Density Residential to High Density Residential for the subject property.

Specific Plan Amendment No. 293A07 is a request to modify the land use designation of Planning Area 18 from Very High Density Residential (14-20 dwelling units per acre) to High Density Residential (8-14 dwelling units per acre).

Tentative Tract Map No. 38255 is an application to establish a one-lot condominium parcel.

Plot Plan No. 210139 is the site plan, architectural plans, and landscaping plan for development of the subject property. This plan provides for the development of 164 dwelling units in six different types of residential units. A total of 451 parking spaces will be provided, along with private recreation areas, detention basins, streetside landscaping, and internal roadways. All buildings will have a maximum of thirty-five (35’) height limit, in compliance with the SP zone, and will have a mix of detached and attached two story homes. It is anticipated that construction will begin in 2024, and continue for approximately 6 months.

Street improvements (including landscaping) will be installed along the Project frontage on Woody Ridge Land and Winchester Hill Drive.

Utilities will be provided to the Project by the following providers:

- Electricity: Southern California Edison
- Gas: Southern California Gas
- Telephone: Verizon
- Cable TV: Frontier / Spectrum
- Water: Eastern Municipal Water District (EMWD)
- Sewer: EMWD

All utilities are currently in place for adjacent properties to the south and west and will be brought on to the Project site through the construction process.

School District: Hemet Unified School District

The above is hereinafter referred to as the “Project” or “project”.

B. Type of Project:

Site Specific ; Countywide ; Community ; Policy .

C. Total Project Area: 14.9 Acres

Residential Acres: 14.9	Lots: 1	Units: 164	Projected No. of Residents: 665
Commercial Acres: 0	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 0	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: 0			

- D. Assessor's Parcel No(s):** 461-160-047; 461-160-048
- E. Street References:** East of Windy Ridge Lane, North of Winchester Hill Drive, West of Leon Road, South of Salt Creek Channel
- F. Section, Township & Range Description or reference/attach a Legal Description:** T5S R2W S31NE
- G. Brief description of the existing environmental setting of the project site and its surroundings:** The Project is located in an area that is rapidly developing. To the North lies Salt Creek Channel. To the West is a residential development under construction. To the East is a planned residential development that has not yet begun construction and to the South lies a planned commercial development and public park site that have not started construction.
- H. Other Public Agency Involvement and Required Permits:** None

3.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project, if the General Plan Amendment is approved, would be consistent with the proposed Community Development: High Density Residential (CD: HDR) land use designation and other applicable land use policies within the General Plan.
- 2. Circulation:** The project, as conditioned, has adequate circulation to the site via Winchester Hill Road, and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project lies outside all Cell Criteria Areas of the Western Riverside Multi-Species Habitat Conservation Plan (WR-MSHCP). In accordance with policy OS 17.1, this General Plan Amendment was reviewed via the County's HANS process and was found to be consistent with the provisions of the MSHCP. Additionally, the Project site is not a wildlife movement corridor. It will not impact wildlife habitat, or riparian, riverine, or vernal pool resources. Therefore, the project meets all applicable Multipurpose Open Space policies.
- 4. Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
- 5. Noise:** The project will not expose future residents to noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.

6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies
8. **Healthy Communities:** The proposed project meets all applicable Healthy Community element policies. In particular, policies HC3.3 and HC2.2.a, which refer to encouraging the development of bicycling and pedestrian pathways.
9. **Environmental Justice Summary:** The Project is not located within an area that Riverside County has designated as a “Environmental Justice Community” with the General Plan, and so those policies do not apply.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Very High Density Residential

E. Overlay(s), if any: None

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

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Harvest Valley / Winchester in all directions
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Open Space / Recreation to the North and Southwest, Medium Density Residential to the West, and Commercial/Retail to the South
4. **Overlay(s), if any:** n/a
5. **Policy Area(s), if any:** Highway 79 Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Winchester Hills, Specific Plan No. 293
2. **Specific Plan Planning Area, and Policies, if any:** 18, Very High Density Residential

I. Existing Zoning: SP

J. Proposed Zoning, if any: SP

K. Adjacent and Surrounding Zoning: SP

3.3 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 “More Severe Impacts” or “New Ability to Substantially Reduce Impact” as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Paleontological Resources
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- Mandatory Findings of Significance

3.4 DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature

Date

For: John Hildebrand
Planning Director

Printed Name

4.0 ENVIRONMENTAL ANALYSIS

4.1 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.

4.1.1 Aesthetics

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
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 landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways", Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085

ORIGINAL EIR No. 380 FINDING:

The Riverside County General Plan designates certain travel routes as Scenic Highways. The purpose of the designation is to protect the scenic resources and qualities in the areas through which these routes pass. Routes shown on the County's Scenic Highways map include Official State Scenic Highways, highways which the State identifies as Eligible for Official Scenic Highway Designation, and County roadways which the County has designated as Official Scenic Routes and Eligible Scenic Routes.

The project site does not lie within the viewshed of a highway or other roadway with any of these four designations.

General Plan Policies

The County's goal regarding scenic highways is to continue to participate in the State Scenic Highways Program. The State program seeks to identify, protect and enhance State scenic resources with the assistance of local, County and state government agencies.

Environmental Impact

Since the project site is not located adjacent to or within view of a designated or eligible scenic highway, the project will not have adverse or significant impacts on any scenic highway.

Pg. V-155 of EIR No. 380

EIR No. 380 did not identify any impacts to scenic vistas for views. EIR No. 380 did not identify any impacts associated with aesthetically offensive site open to public views.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

- a-c)** Consistent with the original EIR No. 380 and relevant modifications, there are no officially designated scenic highways within the project site vicinity. The nearest designated scenic highway is State Route 74 and is located approximately 15 miles northeast of the project site. Due to the distance and the terrain in between State Route 74 and the project site, the project would not be visible from the scenic highway. Implementation of the project would convert a vacant graded area to residential structures, which would be governed by the Design Guidelines in the approved Specific Plan to ensure that the site is developed in a manner that is not aesthetically offensive. The residential development would be considered typical for the area and the structures would not substantially damage scenic resources. Impacts to aesthetic issues have already been addressed pursuant to the original EIR No. 380, and no new impacts are

introduced as part of this action because no new scenic resources have been identified since the adoption of the Specific Plan. Therefore, no substantial change from previous analysis would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
2. Mt. Palomar Observatory a. Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution), Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085, Project Materials

ORIGINAL EIR No. 380 FINDING:

The original EIR for the Winchester Specific Plan did not address potential interference with the nighttime use of the Mt. Palomar Observatory. However, the Specific Plan Amendment No. 2 environmental document (EA 38611) did state that the project is located in Zone B and would be required to comply with Ordinance No. 655 for nighttime sky compliance.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

- a) According to the County’s Harvest Valley/Winchester Area Plan (*HVWAP*) (Figure 7, *HVWAP Mt. Palomar Nighttime Lighting Policy Area*); the Project site is located within Zone B of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. At its closest point the Project site is approximately 26 miles northwest from the Observatory.

The following policy is contained in the *HVWAP*:

HVWAP 9.1: Adhere to the lighting requirements of county ordinances for standards that are intended to limit light leakage and spillage that may interfere with the operations of the

Mount Palomar Observatory.

Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source, and shielding, prohibitions and exceptions.

Adherence to Ordinance No. 655 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA, as it applies to all development projects uniformly. Outdoor lighting sources include parking lot lights, wall mounted lights and illuminated signage. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project.

Additionally, this issue has been adequately addressed via prior development applications on the Project site, and no new issues have arisen since that time. As the proposed project is required to comply with Ordinance No. 655 Zone B regulations, no substantial change from previous analysis would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Description

ORIGINAL EIR No. 380 FINDING:

The original EIR for the Winchester Specific Plan did not address potential impacts to nighttime views or light levels. However, the Specific Plan Amendment No. 2 environmental document (EA 38611) did state that other lighting issues were adequately addressed in EIR No. 380 and that no new issues have arisen since the certification of EIR No. 380.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

- a) The project will include the introduction of 164 new residential units into the Winchester / Harvest Valley area of Riverside County. The amount of lighting introduced to this area by this project is considered to be incremental, and not significant compared to the surrounding area. Also, the amount of lighting that is proposed for the site is less than anticipated, since the Project includes a Specific Plan Amendment that would reduce the target number of dwelling units in the area by approximately 27%. No substantial change from the previous analysis would occur.

- b) The development of the project will comply with applicable standards and ordinances that require downward shielded lighting and no light trespass. Additionally, the conceptual landscape plan associated with this subdivision shows the design of the lighting fixtures which follow light trespass regulations. Therefore, no substantial change from the previous analysis would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.2 Agriculture and Forest Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				

<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085

ORIGINAL EIR No. 380 FINDING:

Implementation of the project would result in a permanent, irreversible loss of approximately 2,310 acres of mostly local important farmland. The mitigation below reduced these impacts to less than significant levels.

Mitigation Measures

Conflicts between proposed urban uses and agricultural activities could arise. Also, the immediate presence of urban development may result in the ultimate conversion of adjacent farmland to urban uses (due to land costs, production costs, ready availability of infrastructure, etc.). Thus, mitigation should focus on reducing project conflicts with surrounding viable agricultural uses and preventing premature conversion of surrounding farmlands to urban uses.

AG-1. Only agricultural uses will be permitted on properties within Winchester Agricultural Preserve No. 27 as long as Williamson contracts are in effect.

AG-2. For development projects around the site perimeter which abut existing, off-site agricultural land uses and properties within Winchester Agricultural Preserve No. 27, the development plan shall incorporate setbacks and other appropriate buffers which will minimize urban/rural land use conflicts.

AG-3. The County’s right-to-farm ordinance, Ordinance No. 625, will remain in effect to protect farmers’ rights with respect to urban encroachment.

Level of Impact with Mitigation

Impacts will be less than significant.

Pgs V-91 and V-92 of EIR No. 380

However, the Specific Plan Amendment No. 2 environmental document (EA 38611) did state that agricultural resources were adequately addressed in EIR No. 380 and that no new issues have arisen since the certification of EIR No. 380.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

a-d) The project site is located within a Specific Plan area. The Project site is not located on agricultural lands, lands zoned for agricultural use, or subject to a Williamson Act contract. Additionally, this project site does not involve other changes in the existing environment which could result in the conversion of Farmland.

The Project site has been mass graded in the recent past as part of previous development applications. The core infrastructure surrounding the Project has been installed. Impacts to agricultural issues have already been addressed and mitigated to less than significant levels. No new impacts are introduced as part of this action. Additionally, this project is not located within 300 feet of existing agricultural operations, so County Ord. No. 625 does not apply to this Project. Therefore, no substantial change from the previous analysis would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source(s): Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” Project Application Materials, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085

ORIGINAL EIR No. 380 FINDING:

The original EIR for the Winchester Specific Plan did not address potential impacts to forests. The Specific Plan Amendment No. 2 environmental document (EA 38611) did not provide any analysis that would impact forest resources.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

- a-c)** Even though impacts to *Forests* were not an issue discussed in EIR No. 380, there are still no impacts for the following reasons:
- The project site is not zoned for forest land or timberland.
 - There are no forest lands in the project vicinity, therefore, the project will not result in the loss of forest land.
 - It is not anticipated that the project will involve any other changes to the existing environment that could result in conversion of forest land to non-forest use.
 - The project site is not located within a forest. The closest forest is the Cleveland National Forest approximately 12 miles southwest of the Project site.

- The project site has been rough graded and is already approved for residential development.

Therefore, there are no new impacts to address in this addendum. Therefore, no substantial change from the previous analysis would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.3 Air Quality

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook, Air Quality Analysis conducted by Urban Crossroads on October 4, 2021, Environmental Impact Report No. 380

ORIGINAL EIR No. 380 FINDING:

From pages V-66 through V-72 of Environmental Impact Report No. 380:

Thresholds for Determining Significance

The SCAQMD gives wide discretion to lead agencies in the assessment of air quality impacts. No clear guidelines have been established for defining “significant” with regard to pollutant emissions. As a matter of practice, SCAQMD indicates that impacts may be considered sufficient if the amount of pollution generated by the project is substantial and contributes to the degradation of an air basin, or if the project is inconsistent with the AQMP.

To assist lead agencies in the assessment of air quality impacts in EIRs the SCAQMD has developed thresholds of significance criteria. SCAQMD stresses that the criteria are suggestion only since the lead agency makes the final decision as to whether or not air quality impacts are considered significant. If a project meets these criteria, the lead agency may or may not conclude that a project results in significant air quality impacts. The following criteria are applicable to the proposed specific plan:

1. A project capable of daily emissions of one or more of the following pollutants:
 - a. Carbon Monoxide 550lbs
 - b. Reactive Organic Gases 55lbs
 - c. Nitrogen Oxides 55lbs
 - d. Particulates 150lbs
2. Any facility attracting or generating more than 2,000 motor trips per day (1,000 vehicles in and out)
3. Any General Plan or General Plan Amendment which would provide for increased population growth.

Environmental Impacts

Air quality impacts can be divided into two categories: short-term and long-term. Short-term impacts are defined as those related to project construction or grading operations. Long-term impacts are associated with the ongoing activities in the project site once the project has been completed.

Short Term Impacts

Temporary impacts will result from project construction activities. Air pollutants will be emitted by construction equipment, and dust will be generated during grading and site preparation. Construction activities for large development projects are estimated by the U.S. Environmental Protection Agency’s “Compilation of Air Pollutant Emission Factors” to add 1.2 tons of fugitive dust per acre of soil disturbed per month of activity. If water or other soil stabilizers are used to control dust as required by SCAQMD Rule 403, the emissions can be reduced by 50 percent.

Close to 2,500 acres of the project site will be affected by grading activities. This represents the maximum amount of grading that will be required for project implementation. Applying the above factors to the approximately 2,500 acres of soil disturbed, a one-month grading cycle, and a 20-year total project buildout, results in an estimate of 0.20 tons per day of particulate emissions released. This level exceeds the SCAQMD recommended threshold level of 150 pounds per day.

Dust generated by grading activities usually becomes more of a local nuisance than a serious health problem. In some cases grading may occur near existing development. Nearby residence may experience some adverse effects from airborne dust. However, standard required practices of watering soils and otherwise stabilizing disturbed materials can reduce particulate dust and related impacts.

Heavy-duty equipment construction equipment, particularly diesel-powered equipment, will emit hydrocarbons and other pollutants. Related emissions are difficult to quantify due to day-to-day variability in construction activities and equipment used. Typical emission rates for diesel equipment are contained in the SCAQMD *Air Quality handbook*,

For the purposes of this analysis, a worst-case scenario assumes eight pieces of heavy duty grading equipment, as outlined in Table V-9, operating for eight hours per day. This level of activity will result in the average daily pollutant emissions presented in Table V-9. Only daily NOx emissions, using these assumptions, will exceed recommended SCAQMD threshold levels for point source emissions. Short-term construction related NOx emissions can be expected to be significant due to the type of construction equipment used for heavy grading. Upon completion of grading and major construction activity, these emissions will cease.

Long Term Impacts

The main source of long-term project emissions will be from motor vehicles. Other emissions will result from the combustion of natural gas for space heating and the generation of electricity for domestic and commercial use. These two sources can be added to provide an estimate of total project emissions.

Vehicular Emissions: Estimates of vehicular emissions generated by the proposed project were made using the computer model created by the SCAQMD. The model was run using the assumptions outlined in the air quality worksheets contained in Appendix A of this EIR. The year 2007 was chosen as the horizon year since SCAQMD's model does not extend beyond this year. Table V.10 shows the estimated daily project missions associated with vehicle trips.

Stationary Emissions: Estimates of stationary emissions were made using generation factors contained in the SCAQMD's Air Quality Handbook for Preparing Environmental Impact Reports. The estimated emissions associated with power plant operations are summarized in Table V-10.

Vehicular and stationary emissions can be added together to provide an estimate of total daily emissions associated with the project at build-out. The totals, reported in Table V-10, indicate that the project has the potential to generate 19,819 pounds of CO, 1,419 pounds of reactive organic gases, 5,438 pounds of NOx, 459 pounds of SOx, and 728 pounds of particulates on a daily basis. These levels are all considered adverse and significant.

It should be noted that the total project trips used to calculate vehicle emissions assumes the 30 percent trip reduction described in Section D.1 (Circulation). The trip reduction accounts for the pedestrian orientation of each "village and the aim to reduce vehicle use for short trips (to schools, parks, local shopping). This development approach will reduce pollutant emissions associated with excess trips. Nonetheless, project air quality impacts will still be significant due to the project's size.

Industrial Emissions: The project includes a large business park and industrial component. Future uses may include industrial processes which emit pollutants. The SCAQMD regulates industrial and commercial activities to ensure that they comply with established rules and regulations for emissions control. Ongoing SCAQMD operations should effectively control potential future impacts.

Mitigation Measures

Construction Emissions

The following mitigation measures will be imposed on individual development projects to reduce construction-related emissions, particularly fugitive dust:

- AQ-1. Construction equipment shall be properly maintained and serviced to minimize exhaust emissions.
- AQ-2. Grading activities shall cease during periods of high winds. High winds are generally considered over 30 miles per hour.
- AQ-3. SCAQMD Rule 403 will be adhered to, ensuring the clean-up of construction-related dirt on approach routes to construction sites.
- AQ-4. During grading activities, topsoil mounds shall be stabilized to prevent wind erosion and release of dust and particulates. This may be accomplished through regular watering, hydroseeding, netting, chemical applications, or other acceptable methods.
- AQ-5. All unpaved roads and parking areas will be watered down or chemically treated for dust control purposes.
- AQ-6. Trucks leaving construction sites will be washed off.
- AQ-7. All provisions of County Ordinance No. 457 relating to construction activity will be enforced.

Transportation Related Emissions

The following mitigation measures will be included as part of the proposed project to reduce vehicle miles traveled:

- AQ-8. SCAQMD Rule XV requiring employee carpooling and other trip reduction measures shall be required for all new development projects and businesses subject to Rule XV.
- AQ-9. Transportation System Management Plans shall be required consistent with SCAQMD Regulation XV to reduce trip making where feasible. Features of these plans may include, but not be limited to:
 - Consideration of transit use incentives by employers to encourage public transit use by employees; a Consideration of developing staggered work hours; and
 - Consideration for providing convenient bus shelters and bus turnouts along the major arterials to encourage ridership and improve traffic flow.
- AQ-10. The network of pedestrian and combination biking /pedestrian trails shown in the specific plan will be provided to encourage walking and biking for short-destination trips.
- AQ-11. Major developers will work with the Riverside Transit Agency to establish new bus routes and stops to service new development within the specific plan area.
- AQ-12. Bus stops and/or bus shelters will be provided at each village activity.

center, at the regional shopping center, and at strategic locations within the industrial/business park

AQ-13. All parking lots serving new development will be paved.

AQ-14. Bicycle racks will be provided at each activity center, at the regional shopping center, and at major employment areas.

AQ-15. The project developer(s) will actively participate in County efforts to establish a regional train station/transit center along the AT&SF railroad line which forms the northwest property boundary.

Energy Conservation Measures

The following energy conservation measures will be included as part of the proposed project to reduce power plant emissions associated with new development:

AQ-16. Project developers shall be required to implement building construction which complies with applicable energy guidelines included in Title 24 of the California Code of Regulations.

AQ-17. Energy-efficient lighting will be installed in new development projects.

AQ-18. The use of supplemental solar water heaters will be considered in all new construction.

Level of Impact with Mitigation

With implementation of the above-mentioned mitigation measures, air quality impacts will be substantially lessened. However, even with implementation of the above mitigation measures, cumulative air quality impacts are considered unavoidable and significant.

Approval of the project will require a Statement of Overriding Considerations for air quality impacts.

**TABLE V-9
ESTIMATED DAILY CONSTRUCTION-RELATED
POLLUTANT EMISSIONS**

Type of Equipment (no. of pieces)	Hrs/Day (or miles)	Pollutant (lbs/day)				
		CO	HC	NOx	SOx	Part.
Wheeled Tractor	8	29	2	10	1	1
Motor Grader	8	1	0	0	1	0
Scraper (2)	16	20	5	61	7	6
Roller (2)	16	5	1	14	1	1
Miscellaneous (2)	16	11	2	27	2	2
Construction Worker Trips (a) (30 persons @ 20 miles)	600	8	1	2	0	0
TOTAL		73	11	115	12	11

Source of Emission Factors: *Air Quality Handbook for Preparing Environmental Impact Reports*.
South Coast Air Quality Management District.

a) Assumes 1992 emissions factors at 35 miles per hour.

**TABLE V-10
ESTIMATED FUTURE LONG-TERM EMISSIONS**

Pollutant Source	Emissions in Pounds per Day				
	CO	ROG	NOx	SOx	PM10
Vehicles	19,494	1,393	3,559	321	671
Stationary					
Electric Power	229	12	1,319	138	46
Natural Gas	96	26	560	-	11
TOTALS	19,819	1,419	5,438	459	728

Source of Generation Factors: SCAQMD, *Air Quality Handbook for Preparing Environmental Impact Reports*, February 1993.

Note: Any tables or figures in this section are from the current *AQ/GHG Analysis*, unless otherwise noted.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

a) *Would the Project conflict with or obstruct implementation of the applicable air quality plan?*

Air quality regulations have become much more stringent since the adoption of Environmental Impact Report No. 380. Criteria pollutants are pollutants that are regulated through the development of human health based and/or environmentally based criteria for setting permissible levels. Criteria pollutants, their typical sources, and health effects are identified below in Table 1:

TABLE 1: CRITERIA POLLUTANTS

Criteria Pollutant	Description	Sources
NO _x	NO _x consist of nitric oxide (NO), nitrogen dioxide (NO ₂) and nitrous oxide (N ₂ O) and are formed when nitrogen (N ₂) combines with O ₂ . Their lifespan in the atmosphere ranges from one to seven days for nitric oxide and nitrogen dioxide, to 170 years for nitrous oxide. NO _x is typically created during combustion processes and are major contributors to smog formation and acid deposition. NO ₂ is a criteria air pollutant and may result in numerous adverse health effects; it absorbs blue light, resulting in a brownish-red cast to the atmosphere and reduced visibility. Of the seven types of nitrogen oxide compounds, NO ₂ is the most abundant in the atmosphere. As ambient concentrations of NO ₂ are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO ₂ than those indicated by regional monitoring station.	Any source that burns fuel such as automobiles, trucks, heavy construction equipment, farming equipment and residential heating.
VOC	VOCs are hydrocarbon compounds (any compound containing various combinations of hydrogen and carbon atoms) that exist in the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and/or may be toxic. Compounds of carbon (also known as organic compounds) have different levels of reactivity; that is, they do not react at the same speed or do not form O ₃ to	Organic chemicals are widely used as ingredients in household products. Paints, varnishes and wax all contain organic solvents, as do many cleaning, disinfecting,

	<p>the same extent when exposed to photochemical processes. VOCs often have an odor, and some examples include gasoline, alcohol, and the solvents used in paints. Exceptions to the VOC designation include CO, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate. VOCs are a criteria pollutant since they are a precursor to O₃, which is a criteria pollutant. The terms VOC and ROG (see below) are used interchangeably.</p>	<p>cosmetic, degreasing and hobby products. Fuels are made up of organic chemicals. All of these products can release organic compounds while you are using them, and, to some degree, when they are stored.</p>
PM ₁₀	<p>PM₁₀: A major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes, and aerosols. Particulate matter pollution is a major cause of reduce visibility (haze) which is caused by the scattering of light and consequently the significant reduction air clarity. The size of the particles (10 microns or smaller, about 0.0004 inches or less) allows them to easily enter the lungs where they may be deposited, resulting in adverse health effects. Additionally, it should be noted that PM₁₀ is considered a criteria air pollutant.</p>	<p>Sources of PM₁₀ include road dust, windblown dust and construction. Also formed from other pollutants (acid rain, NO_x, SO_x, organics). Incomplete combustion of any fuel.</p>
PM _{2.5}	<p>PM_{2.5}: A similar air pollutant to PM₁₀ consisting of tiny solid or liquid particles which are 2.5 microns or smaller (which is often referred to as fine particles). These particles are formed in the atmosphere from primary gaseous emissions that include SO₄ formed from SO₂ release from power plants and industrial facilities and nitrates that are formed from NO_x release from power plants, automobiles and other types of combustion sources. The chemical composition of fine particles highly depends on location, time of year, and weather conditions. PM_{2.5} is a criteria air pollutant.</p>	<p>PM_{2.5} comes from fuel combustion in motor vehicles, equipment and industrial sources, residential and agricultural burning. Also formed from reaction of other pollutants (acid rain, NO_x, SO_x, organics).</p>
SO _x	<p>SO₂ is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. When SO₂ oxidizes in the atmosphere, it forms SO₄. Collectively, these pollutants are referred to as sulfur oxides (SO_x).</p>	<p>Coal or oil burning power plants and industries, refineries, diesel engines</p>
CO	<p>CO is a colorless, odorless gas produced by the incomplete combustion of carbon-containing fuels, such as gasoline or wood. CO concentrations tend to be the highest during the winter morning, when little to no wind</p>	<p>Any source that burns fuel such as automobiles, trucks, heavy construction</p>

	and surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, unlike ozone (O ₃), motor vehicles operating at slow speeds are the primary source of CO in the SCAB. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections.	equipment, farming equipment and residential heating.
Pb	Pb is a heavy metal that is highly persistent in the environment and is considered a criteria pollutant. In the past, the primary source of Pb in the air was emissions from vehicles burning leaded gasoline. The major sources of Pb emissions are ore and metals processing, particularly Pb smelters, and piston-engine aircraft operating on leaded aviation gasoline. Other stationary sources include waste incinerators, utilities, and lead-acid battery manufacturers. It should be noted that the Project does not include operational activities such as metal processing or Pb acid battery manufacturing. As such, the Project is not anticipated to generate a quantifiable amount of Pb emissions.	Metal smelters, resource recovery, leaded gasoline, deterioration of Pb paint.

Currently, the criteria used to determine the significance of potential Project-related air quality impacts are taken from the Initial Study Checklist in Appendix G of the State CEQA Guidelines (14 CCR §§15000, et seq.). Based on these thresholds, a project would result in a significant impact related to air quality if it would:

- Conflict with or obstruct implementation of the applicable air quality plan.
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.
- Expose sensitive receptors to substantial pollutant concentrations.
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

The SCAQMD has also developed regional significance thresholds for other regulated pollutants, as summarized at Table 3-1. The SCAQMD's CEQA Air Quality Significance Thresholds (April 2019) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

TABLE 2: MAXIMUM DAILY REGIONAL EMISSIONS THRESHOLDS

Pollutant	Construction Regional Thresholds	Operational Regional Thresholds
NO _x	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Pb	3 lbs/day	3 lbs/day

Construction Emissions

Construction related emissions are expected from the following construction activities:

- Site Preparation
- Grading
- Building Construction
- Paving
- Architectural Coating

The anticipated construction duration, by phase, is shown in Table 3* below. The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per *CEQA Guidelines 15064 (1)*.

TABLE 3: CONSTRUCTION DURATION

Phase Name	Start Date	End Date	Days
Site Preparation	11/28/2022	12/09/22	10
Grading	12/10/22	1/20/23	30
Building Construction	1/21/23	3/15/24	300
Paving	2/3/04	3/15/24	20
Architectural Coating	8/23/22	9/19/22	30

*Although these dates are in the past, it is anticipated that future regulations will be more stringent, and thus, impacts will be even less than shown.

Site specific construction fleet may vary due to specific project needs at the time of construction. The associated construction equipment was generally based on CalEEMod 2016.3.2 defaults, and the Project applicant has confirmed that the equipment list is reasonable for the Project's construction. A detailed summary of construction equipment by phase is provided in Table 4 below.

TABLE 4: CONSTRUCTION EQUIPMENT ASSUMPTIONS

Phase Name	Equipment	Amount	Hours / Day
Site Preparation	Crawler Tractors	4	8
	Rubber Tired Dozers	3	8
Grading	Crawler Tractors	2	8
	Graders	1	8
	Rubber Tired Dozers	1	8
	Scrapers	2	8
Building Construction	Cranes	1	7
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
Architectural Coating	Air Compressors	1	8
Paving	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8

Impacts without Mitigation

It should be noted that Environmental Impact Report No. 380 concluded that impacts to air quality standards for the Specific Plan as a whole will be significant, even with mitigation incorporated. CalEEMod calculates maximum daily emissions for summer and winter periods. The estimated maximum daily construction emissions without mitigation are summarized on Table 5. Detailed construction model outputs are presented in Appendices of the Air Quality Study. Under the assumed scenarios, emissions resulting from the Project construction will not exceed thresholds established by the SCAQMD for emissions of NO_x.

TABLE 5: OVERALL CONSTRUCTION EMISSIONS SUMMARY

Year	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
2022	4.54	46.55	30.70	0.06	8.72	5.13
2023	4.15	41.47	29.55	0.06	5.10	2.96
2024	65.15	26.61	38.00	0.07	8.742	5.13
Winter						
2022	4.55	46.55	30.63	0.06	8.72	5.13
2023	4.15	41.48	29.49	0.06	5.10	2.96
2024	65.16	26.67	37.69	0.07	2.01	1.36
Maximum Daily Emissions Winter / Summer	65.16	46.55	37.69	0.07	8.72	5.13
SCAQMD Threshold	75	100	550	150	150	55
Threshold Exceeded for either Winter or Summer?	No	No	No	No	No	No

Operational activities associated with the proposed Project will result in emissions of VOCs, NOX, SOX, CO, PM10, and PM2.5. Operational emissions would be expected from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions

As previously stated, CalEEMod utilizes summer and winter EMFAC2017 emission factors in order to derive vehicle emissions associated with Project operational activities, which vary by season. As such, operational activities for summer and winter scenarios are presented in Table 6. Detailed operational model outputs are presented in the Air Quality Study. The Project would not exceed the numerical thresholds of significance established by the SCAQMD for emissions of VOC, NOX, CO, PM10, and PM2.5.

TABLE 6: SUMMARY OF PEAK OPERATIONAL EMISSIONS

Operational Activities	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Winter						
Area Source	7.06	2.60	14.58	0.02	0.27	0.27
Energy Source	0.14	1.17	0.50	0.01	0.09	0.09
Mobile Source	4.61	5.62	47.39	0.11	11.72	0.45
Maximum Daily Winter Emissions	11.81	9.39	62.47	0.13	11.72	0.45
Summer						
Area Source	7.06	2.60	14.58	0.02	0.27	0.27
Energy Source	0.14	1.17	0.50	0.01	0.09	0.09
Mobile Source	4.78	5.23	49.24	0.11	11.35	0.08
Maximum Daily Summer Emission	11.98	9.00	64.32	0.13	11.72	0.45
Highest Daily						
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Localized Significance Threshold (LST)

After Environmental Impact Report No. 380 was certified, LSTs were developed by local air quality management districts in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects.

In order to determine the appropriate methodology for determining localized impacts that could occur as a result of Project-related construction, the following process is undertaken:

- CalEEMod is utilized to determine the maximum daily on-site emissions that will occur during construction activity. The SCAQMD's *Fact Sheet for Applying CalEEMod to Localized Significance Thresholds* and CalEEMod User's Guide *Appendix A: Calculation Details for CalEEMod* is used to determine the maximum site acreage that is actively disturbed based on the construction equipment fleet and equipment hours as estimated in CalEEMod (33) (28).
- If the total acreage disturbed is less than or equal to five acres per day, then the SCAQMD's screening look-up tables are utilized to determine if a Project has the potential to result in a significant impact. The look-up tables establish a maximum daily emissions threshold in lbs/day that can be compared to CalEEMod outputs.
- If the total acreage disturbed is greater than five acres per day, then LST impacts are appropriately evaluated through dispersion modeling.
- The LST methodology presents mass emission rates for each SRA, project sizes of 1, 2, and 5 acres, and nearest receptor distances of 25, 50, 100, 200, and 500 meters. For project sizes between the values given, or with receptors at distances between the given receptors, the methodology uses linear interpolation to determine the thresholds.

The project site is approximately 15 gross site acres and can be disturbed daily during site preparation and grading activities. For the purposes of this analysis, and as a conservative measure, the SCAQMD look-up tables of 5 acres are used to determine localized significance thresholds for site preparation and grading. The LST lookup tables can be used as a conservative measure to show that even if the daily emissions from all project construction were emitted on a 5-acre site (and therefore concentrated over a smaller area which would result in greater site adjacent concentrations), if the impacts are less than significant, then a more detailed evaluation is not necessary.

The threshold values presented in Table 6, are from the look-up tables for a 5-acre site and a 25-meter distance for localized NO_x, CO, PM₁₀, and PM_{2.5} evaluation. The thresholds are presented in Table 7.

TABLE 7: MAXIMUM DAILY LOCALIZED CONSTRUCTION EMISSIONS THRESHOLDS

Pollutant	Construction Localized Thresholds
NO _x	220 lbs/day
CO	1,230 lbs/day
PM ₁₀	10 lbs/day

PM _{2.5}	6 lbs/day
-------------------	-----------

Table 8 identifies the localized impacts at the nearest receptor location in the vicinity of the Project. Without mitigation, localized construction emissions would not exceed the applicable SCAQMD LSTs for emissions of any criteria pollutant using the most restrictive distance.

TABLE 8: PROJECT LOCALIZED CONSTRUCTION EMISSIONS

On-Site Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	46.5	34.4	8.6	5.1
SCAQMD Localized Threshold	220	1,230	10	6
Threshold Exceeded?	No	No	No	No

The Project is located on an approximately 15-acre parcel. This analysis is conservative as it assumes that all operational emissions associated with the project would occur within a 5-acre area. The LST analysis generally includes on-site sources (area, energy, mobile, and on-site cargo handling equipment are discussed in the Air Quality study). However, it should be noted that the CalEEMod outputs do not separate on-site and off-site emissions from mobile sources. In an effort to establish a maximum potential impact scenario for analytic purposes, the emissions shown on Table 9 represent all on-site Project-related sources including 10 percent of the Project-related mobile sources. Modeling based on these assumptions demonstrates that even within broad encompassing parameters, Project operational-source emissions would not exceed applicable LSTs.

As shown on Table 9 operational emissions will not exceed the LST thresholds for the nearest sensitive receptor. Therefore, the Project will have a less than significant localized impact during operational activity.

TABLE 9: LOCALIZED SIGNIFICANCE SUMMARY OF OPERATIONS

On-Site Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	1.65	17.56	2.30	2.17
SCAQMD Localized Threshold	236	2,817	21	11
Threshold Exceeded?	No	No	No	No

Although the Project will have an increase in pollutants, those impacts are below the thresholds established by the Air Quality Management District. Further, the proposed project would be required to comply with the mitigation measures from the previous EIR. Cumulative air quality impacts would remain significant and unavoidable, but a Statement of Overriding Considerations and Findings have been made by the County of Riverside as part of project approval. Therefore, no substantial change from the previous analysis would occur.

b) 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?

The proposed Project site area is designated as an extreme non-attainment area for ozone, and a non-attainment area for PM₁₀, PM_{2.5}, and lead.

The AQMD has published a report on how to address cumulative impacts from air pollution: *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution* (44). In this report the AQMD clearly states (Page D-3):

“...the AQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR. The only case where the significance thresholds for project specific and cumulative impacts differ is the Hazard Index (HI) significance threshold for toxic air contaminant (TAC) emissions. The project specific (project increment) significance threshold is HI > 1.0 while the cumulative (facility-wide) is

HI > 3.0. It should be noted that the HI is only one of three TAC emission significance thresholds considered (when applicable) in a CEQA analysis. The other two are the maximum individual cancer risk (MICR) and the cancer burden, both of which use the same significance thresholds (MICR of 10 in 1 million and cancer burden of 0.5) for project specific and cumulative impacts.

Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant.”

Therefore, this analysis assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD’s recommended daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-

related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable.

CONSTRUCTION IMPACTS

It should be noted that Environmental Impact Report No. 380 concluded that short-term air quality impacts would be significant during construction of Specific Plan No. 293 as a whole. The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that proposed Project construction-source air pollutant emissions would not result in exceedances of regional thresholds. Mitigation Measures AQ1 – AQ7 from Environmental Impact No. 380 have been superseded by updated and more stringent regulations as have been discussed earlier. Therefore, proposed Project construction-source emissions would be considered less than significant on a project-specific and cumulative basis, and there are no new substantial changes from the previous analysis.

OPERATIONAL IMPACTS

It should be noted that Environmental Impact Report No. 380 concluded that long-term air quality impacts would be significant after Specific Plan No. 293 as a whole was constructed. The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that proposed Project operational-source air pollutant emissions would not result in exceedances of regional thresholds. Mitigation Measures AQ8 – AQ18 from Environmental Impact No. 380 have been superseded by updated and more stringent regulations as have been discussed earlier. Therefore, proposed Project operational-source emissions would be considered less than significant on a project-specific and cumulative basis, and there are no substantial changes from the previous analysis.

c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

It should be noted that the impacts to sensitive receptors were not addressed in Environmental Impact Report No. 380. The potential impact of Project-generated air pollutant emissions at sensitive receptors has also been considered. Sensitive receptors can include uses such as long-term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, childcare centers, and athletic facilities can also be considered as sensitive receptors.

Results of the LST analysis indicate that, with application of mitigation, the Project will not exceed the SCAQMD localized significance thresholds during construction. Therefore, sensitive receptors would not be exposed to substantial criteria pollutant concentrations during Project construction.

Results of the LST analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during operational activity. Further Project traffic would not create or result in a CO “hotspot.” Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations as the result of Project operations. Therefore, there are no new substantial changes from the previous analysis.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

It should be noted that the impacts to sensitive receptors were not addressed in Environmental Impact Report No. 380. 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
- 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. Therefore, there are no new substantial changes from the previous analysis.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

4.1.4 Biological Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

impede the use of native wildlife nursery sites?				
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and 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 State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, *Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Compliance Analysis for the Van Daele Homes TTM38255 Project Site (15.60-acres), Community of Winchester, Unincorporated Western Riverside County, California*, Cadre Environmental, September 29, 2021, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085

ORIGINAL EIR No. 380 FINDING:

From Pages V-103, V-104, V-106, V-109, and V-110 of Environmental Impact Report No. 380:

Threshold for Determining Significance

According to the CEQA Guidelines, impacts on biological resources may be considered significant if the project will: 1) substantially affect a rare or endangered species of plant or animal, or the habitat of the species; or 2) interfere substantially with the movement of any resident or migratory fish or wildlife species.

At this writing, no preliminary or final MSHICP has been prepared. The plan may or may not call for dedication of lands within the project area. This project does provide 427 acres of passive open space in the hillsides, all or a portion of which could be incorporated into a MSHCP preserve area. Should a MSHCP be adopted, the developer(s) may be required to participate in mitigation programs which could include land dedication, fee payments, off-site habitat purchase, or other measures. Such participation and the provision of the onsite open space will mitigate impacts on raptors associated directly to this project. Until such a plan is in place, however, it cannot serve as mitigation. Refer to Section H.1 for further discussion of cumulative impacts.

Mitigation Measures

The following measures have been incorporated into the project to reduce impacts on biological resources:

BIO-1. To mitigate impacts associated with loss of Stephens Kangaroo Rat habitat, the developer(s) comply with the requirements of the USFWS through the Army Corps of Brineers Section 404 permit process. Mitigation will most likely consist of compliance with the SKR Habitat Conservation Plan.

BIO-2. The known perching sites for Golden Eagles will be maintained as unimproved open space.

BIO-3. The developer will replace on-site all wetland areas eliminated by development, excepting Salt Creek, on a 1:1 basis, for a total of 1.17 acres. Replacement will occur either adjacent to Salt Creek or the planned onsite EMWD water reclamation facility. The basin or series of basins will cover a total of 1.17 acres. The basins will be planted with riparian species such as willows, cottonwoods, and understory vegetation. Maintenance will be the responsibility of the developer/owner until appropriate homeowners groups or assessment districts are established. A planting and management plan will be prepared by a qualified biologist and will be approved by the U.S. Fish and Wildlife Service through the U.S. Army Corps of Engineers Section 404 permitting process, as well as by the California Department of Fish and Game through the Section 1603 permitting process.

BIO 4. The developer will obtain a Section 404 permit from the Army Corps of Engineers to allow for wetland removal and replacement. The follow additional measures should be incorporated into the project to further reduce impacts.

BIO-5. The Riversidean Sage Scrub habitat in the open space hillside areas shall be permanently protected, Unauthorized trails shall be eliminated by covering with leaf litter or by providing stone or plant barriers.

BIO-6. Preserved Riversidean Sage Scrub areas shall be buffered from urban uses with appropriate transition planting on manufactured slopes adjacent to Sage Scrub.

BIO-7. Cut and fill arcas that previously supported Riversidean Sage Scrub and that are adjacent to undisturbed Sage Scrub areas shall be replanted with Riversidean Sage Scrub species.

BIO-8. If the developer is required by the County Flood Control District to perform Salt Creek improvements, the developer will obtain Section 404 Permits from the U.S. Army Corps of Engineers and Section 1603 Permits from the CDFG for streambed alteration.

BIO-9. The developer(s) will participate in any applicable mitigation programs established by the County for the Multi-Species Habitat Conservation Plan.

BIO-10. The open space hillside lands shall be permanently deed-restricted to prohibit any grading development, or other disturbance potentially harmful to wildlife. The parcels shall be maintained by a Homeowners Association or Community Association as prescribed by the Specific Plan conditions of approval. If appropriate, the subject parcels may be deeded to a public or private conservation entity which will ensure the long-term availability and vitality of the hillsides for wildlife preservation.

Level of Impact After Mitigation

Project-specific impacts will be less than significant.

Specific Plan Amendment No. 2 environmental document (EA 38611) stated that since the certification of EIR No. 380, a Biological Survey was performed for a large portion of the Specific Plan area, which included PA 18 (Biological Assessment by Pacific Southwest Biological Services dated May 24, 2002). The report concluded that the Project area had the potential to support habitat for the Quino Checkerspot Butterfly, but the potential for the species to occur onsite was low.

PROPOSED PROJECT ADDENDUM FINDING:**Findings of Fact:**

Since the certification of Environmental Impact Report No. 380, the County adopted a Multi-Species Habitat Conservation Plan (MSHCP) in 2003. Each of the mitigation measures identified in EIR No. 380 have been supplanted and updated through the policies and procedures of the MSHCP and are no longer applicable. Instead, each project is judged on compliance with the MSHCP. Because the project has been graded with approved permits pursuant to the approved Specific Plan, the project would have already complied with all biological survey, mitigation and monitoring requirements.

- a) The Project site has already been mass graded via grading permits and other development applications in the past. According to the MSHCP Consistency Determination in the Biological Compliance Analysis by CADRE Environmental (Feb. 22, 2022), the Project Site and offsite outfall structure impact area are located within the Western Riverside County MSHCP Harvest Valley/Winchester Area Plan outside of a Criteria Area, Cell Group or Subunit. Therefore, no Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) are required. The MSCHP analysis confirmed that there will be no additional impacts to any Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. No substantial change from previous analysis would occur.

- b-c) The Project site has already been mass graded via grading permits and other development applications in the past. However, even though the ground has been disturbed, the project will be conditioned to conduct a 30-day MSHCP preconstruction burrowing owl survey prior to the initiation of construction within the Project Site and offsite impact area to ensure protection for this species and compliance with the conservation goals as outlined in the MSHCP. The Project is also required to pay MSHCP Local Development Mitigation fees and Stephens' kangaroo rat fees as established and implemented by the County of Riverside. Therefore, the MSCHP

analysis confirmed that there will be no additional impacts to any endangered or threatened species. No substantial change from previous analysis would occur.

- d) The Project site has already been mass graded via grading permits and other development applications in the past. The MSCHP analysis confirmed that there will be no additional interference of any native resident or migratory fish or wildlife species, or with any wildlife corridors, or impede the use of native wildlife nursery sites. No substantial change from previous analysis would occur.
- e) The Project site has already been mass graded via grading permits and other development applications in the past. The MSCHP analysis confirmed that there will be no additional impacts to any riparian habitat. No substantial change from previous analysis would occur.
- f) The Project site has already been mass graded via grading permits and other development applications in the past. The MSCHP analysis confirmed that there will be no additional impacts to any protected wetlands. No substantial change from previous analysis would occur.
- g) The Project site has already been mass graded via grading permits and other development applications in the past. The MSCHP analysis confirmed that there will be no additional impacts to any local policies or ordinances protecting biological resources. No substantial change from previous analysis would occur.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380. No mitigation is required.

Monitoring: No monitoring is required.

4.1.5 Cultural Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
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,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

pursuant to California Code of Regulations, Section 15064.5?				
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Source(s): On-site Inspection, Project Application Materials, *A Phase I Cultural Resources Assessment for the Winchester Hills Project*. Brian F. Smith and Associates, Inc., September 24, 2021, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085

ORIGINAL EIR No. 380 FINDING:

Threshold for Determining Significance

The CEQA Guidelines clearly state criteria to be used to determine the significance of impacts to cultural resources. These criteria are based on two factors: 1) the significance of the resource: and 2) the degree to which a given action affects a cultural resource. With regard to criteria 1, if a resource cannot be demonstrated to possess significance (scientific, cultural, educational), there will be no adverse effect. Significant impacts to a cultural resource will result in a project results in the destruction of an identified significant archaeological site without adequate testing, data recovery, and reporting.

Mitigation Measures

The project cultural resources report (Appendix E) lists on a site-by-site basis the measures required to ensure proper recovery and reporting of the resources identified. These measures are outlined below, beginning with measure HPR-2. As a general rule, all further excavation, recovery, and reporting will be accomplished as provided for in Appendix K Supplementary Document J of the CEQA Guidelines, as identified in mitigation measure HPR-1

HPR-1. Development will seek to avoid damaging effects on archaeological resources. Should avoidance not prove feasible, as determined by a qualified archaeologist, mitigation will be provided as recommended by the archaeologist and as described in Appendix K. Supplementary Document. J of the CBQA Guidelines. In general, these guidelines require the following:

- Preservation of sites in place as the preferred manner of avoiding damage to historic and prehistoric resources.
- Development and implementation of an excavation plan for sites that cannot be preserved.
- Stopping of excavation in the event of discovery of human remains until the County Coroner has determined that no investigation of the cause of death is required: or, if descendants have made a recommendation of the property owner regarding proper disposal of the remains, or until descendants have failed to make a recommendation within 24 hours of notification. If no recommendation is received, remains will be interred with appropriate dignity on the property in a location not subject to further development.

HPR-2. Any brush removal and/or surface disturbing activity (soils or geologic testing or clearing in preparation for grading) near PDS-1 and all alluvial areas shall be observed by a qualified archaeologist. Should archaeological material appear during this work, the archaeologist shall be empowered to halt or redirect the clearing or grading until appropriate archaeological recovery can be made.

- HRP-3. Prior to the issuance of grading permits, the following deposits shall be test excavated to determine significance, and to formulate management recommendations based on test excavation results: PDS-2 (archaeological component), PDS-3, PDS-5 (CA-RIV-1356), PDS-6, PDS-8, PDS-9, PDS-10, PDS-11, PDS-12, PDS-13, PDS-14, PDS-15, PDS-18, PDS-19, PDS-24, PDS-26, PDS-27, PDS-28 (archaeological component), PIS-30, PDS-32, PDS-33, PDS-34, PDS-35, PDS-36, PDS.37 (CA-RIV-1502), PD5-38 (CA-RIV-1503).
- HRP-4. Archival research shall be conducted to determine the age and ownership history of PDS-21. Management recommendations shall be formulated based on the results.
- HRP-5. PDS-2 (historical component), PDS-4, and PDS-31 shall be documented through photography and detailed mapping prior to issuance of grading permits Page
- HRP-6. PDS-2 and PDS-28 (historic components) shall be backfilled in conjunction with grading activity.
- HRP-7. The Specific Plan developers) will be required to have a paleontologist on-site during any initial mass grading operations for individual development projects. In the event resources are discovered, a resource recovery plan will be required to identify methods to; (1) prepare recovered specimens, including sediment processing for small vertebrate fossils; (2) curate specimens into an established repository; and (3) report findings with a complete specimen inventory.

Level of Impact with Mitigation

Strict adherence to the mitigation measures can reduce impacts to less than significant levels.

The Specific Plan Amendment No. 2 environmental document (EA 38611) did state that a Phase I Cultural Resource Survey was conducted and concluded that portions of the Specific Plan area may be sensitive for the potential discovery of cultural resources. Mitigation was proposed to have an Archaeologist and Tribal monitor present during grading.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

It should be noted that the original land use plan for Specific Plan No. 293 showed a greater area of development. Due to more recent archaeological studies, areas within Specific Plan No. 293 are now set aside as permanent open space in order to preserve more culturally sensitive areas.

- a-b)** The Project site has already been mass graded via grading permits and other development applications in the past. No properties listed in the National Register of Historic Places (NRHP), the Archeological Determinations of Availability (ADOE), or the Built Environmental Resource Directory (BERD) are located within the project. According to the historic topographic maps and aerial photographs, the property appears to have been repeatedly cleared and disked

throughout the twentieth century. Therefore, no substantial change from the previous analysis will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
9. Archaeological Resources				
a. Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-Site Inspection, Project Application Materials, *A Phase I Cultural Resources Assessment for the Winchester Hills Project*. Brian F. Smith and Associates, Inc., September 24, 2021, Environmental Impact Report No. 380.

ORIGINAL EIR No. 380 FINDING:

Threshold for Determining Significance

The CEQA Guidelines clearly state criteria to be used to determine the significance of impacts to cultural resources. These criteria are based on two factors: 1) the significance of the resource; and 2) the degree to which a given action affects a cultural resource. With regard to criteria 1, if a resource cannot be demonstrated to possess significance (scientific, cultural, educational), there will be no adverse effect. Significant impacts to a cultural resource will result if a project results in the destruction of an identified significant archaeological site without adequate testing, data recovery, and reporting.

Mitigation Measures

The project cultural resources report (Appendix E) lists on a site-by-site basis the measures required to ensure proper recovery and reporting of the resources identified. These measures are outlined below, beginning with measure HPR-2.

As a general rule, all further excavation, recovery, and reporting will be accomplished as provided for in Appendix K Supplementary Document I of the CEQ.A Guidelines, as identified in mitigation measure PR-1

- HPR-1. Development will seek to avoid damaging effects on archaeological resources. Should avoidance not prove feasible, as determined by a qualified archaeologist, mitigation will be provided as recommended by the archaeologist and as described in Appendix K. Supplementary Document. J of the CBQA Guidelines. In general, these guidelines require the following:
- Preservation of sites in place as the preferred manner of avoiding damage to historic and prehistoric resources.
 - Development and implementation of an excavation plan for sites that cannot be preserved.
 - Stopping of excavation in the event of discovery of human remains until the County Coroner has determined that no investigation of the cause of death is required: or, if descendants have made a recommendation of the property owner regarding proper disposal of the remains, or until descendants have failed to make a recommendation within 24 hours of notification. If no recommendation is received, remains will be interred with appropriate dignity on the property in a location not subject to further development.
- HPR-2. Any brush removal and/or surface disturbing activity (soils or geologic testing or clearing in preparation for grading) near PDS-1 and all alluvial areas shall be observed by a qualified archaeologist. Should archaeological material appear during this work, the archaeologist shall be empowered to halt or redirect the clearing or grading until appropriate archaeological recovery can be made.
- HPR-3. Prior to the issuance of grading permits, the following deposits shall be test excavated to determine significance, and to formulate management recommendations based on test excavation results: PDS-2 (archaeological component), PDS-3, PDS-5 (CA-RIV-1356), PDS-6, PDS-8, PDS-9, PDS-10, PDS-11, PDS-12, PDS-13, PDS-14, PDS-15, PDS-18, PDS-19, PDS-24, PDS-26, PDS-27, PDS-28 (archaeological component), PIS-30, PDS-32, PDS-33, PDS-34, PDS-35, PDS-36, PDS.37 (CA-RIV-1502), PD5-38 (CA-RIV-1503).
- HPR-4. Archival research shall be conducted to determine the age and ownership history of PDS-21. Management recommendations shall be formulated based on the results.
- HPR-5. PDS-2 (historical component), PDS-4, and PDS-31 shall be documented through photography and detailed mapping prior to issuance of grading permits
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- HPR-6. PDS-2 and PDS-28 (historic components) shall be backfilled in conjunction with grading activity.
- HPR-7. The Specific Plan developers) will be required to have a paleontologist on-site during any initial mass grading operations for individual development projects. In the event

resources are discovered, a resource recovery plan will be required to identify methods to; (1) prepare recovered specimens, including sediment processing for small vertebrate fossils; (2) curate specimens into an established repository; and (3) report findings with a complete specimen inventory,

PROPOSED PROJECT ADDENDUM FINDING:

It should be noted that the original land use plan for Specific Plan No. 293 showed a greater area of development. Due to more recent archaeological studies, areas within Specific Plan No. 293 are now set aside as permanent open space in order to preserve more culturally sensitive areas.

Findings of Fact:

- a-b)** The Phase I archaeological assessment for the Winchester Hills Project was negative for the presence of cultural resources. As stated previously, the subject property has been previously impacted by clearing, disking, and grading. When land is cleared, disked, or otherwise disturbed, evidence of surface artifact scatters is typically lost. However, given that the property has been heavily disturbed since prior to 2005, the project appears to be lacking any evidence of historic or prehistoric occupation. Furthermore, the properties immediately surrounding the subject parcel do not represent locations of recorded historic or prehistoric occupation, which also confirms the minimal potential for buried cultural resources on this property. Therefore, mitigation measures will not be recommended for the development of the Winchester Hills Project, as no potential impacts to cultural resources were identified. Therefore, no substantial change from the previous analysis would occur.
- c)** The Project is not in an area of known human remains. The project site has been substantially graded. However, if human remains are found on the site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5. Therefore, there are no new substantial changes from the previous analysis.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.6 Energy

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
10. Energy Impacts				
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

ORIGINAL EIR No. 380 FINDING:

From pages V-111, V-113, and V-114 of Environmental Impact Report No. 380:

Threshold for Determining Significance

Impacts that may be considered significant but mitigable include a substantial increase in the planning area's reliance on petroleum resources. Impacts considered adverse, but less than significant would be continued reliance on petroleum resources as the primary energy supply at the same level as currently exists.

Mitigation Measures

ENG-1. To reduce electric power demand and consumption, building standards outlined in Title 24 of the California Administrative Code will be implemented in all new residential, commercial, institutional, and industrial developments.

ENG-2. Development will incorporate energy-saving devices where feasible. These devices may include the following:

- The use of individual meters versus multiple meters.
- The installation of lighting switches and multi-switch provisions for control by occupants and building personnel.
- The use of time-controlled interior and exterior public lighting limited to that necessary for the safety of persons and property; and
- The use of energy efficient major appliances.

- ENG-3. Specific measures are recommended to reduce electrical demand:
- The use of time-controlled thermostats and lights.
 - Use of fluorescent lighting or vapor lights inside of incandescent lighting;
 - Weatherstripping and caulking of all doors and windows.
 - Insulation of all buildings, hot water tanks, pipes, and ducts; and
 - Use of solid-state dimmer switches
- ENG-4. Specific measures recommended to reduce natural gas consumption include:
- Use of an automatic flue gas damper when using a gas heating system,
 - Use of electrically lighted pilot lights for all gas systems; and
 - Insulation of all gas-heated hot water tanks.
- ENG-5. The project applicant will consult with SCG during the design phase to facilitate the process of adapting the project's architectural design elements to the maximization of efficient energy use.

Level of Impact After Mitigation

Impacts will be less than significant.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

- a-b)** This project is proposing a decrease in density by approximately 27% from what the existing General Plan and Zoning designations prescribe for this Planning Area, thus will use less energy than was originally anticipated. Additionally, the original Specific Plan called for 5,991 dwelling units. A series of modifications have occurred within the Winchester Hills that reduced the area of development and the density of development. With the implementation of this Specific Plan Amendment, the total targeted number of dwelling units allowed in the Specific Plan was reduced to 5,354; a reduction of approximately 11%. Additionally, advancements in technology that produce more energy efficient equipment (Energy Star) and State laws have been introduced since the certification of EIR No. 380 that require standard energy-efficient features in every new development. Federal, State and regional regulations have become more stringent since the past approvals, resulting in increased energy efficiency for construction vehicles and equipment since the original project was approved. The project would be required to comply with the 2019 Riverside County Climate Action Plan (CAP) and show that 20 percent off the building's energy demand has been offset through on-site renewable energy production. [CAP Measure R2-CE1: Clean Energy, requires that on-site renewable energy production \(including but not limited to solar\) shall apply to any tentative tract map that proposes to add more than 75 new dwelling units of residential development. Renewable energy production shall meet or exceed 20 percent of energy demand for multi-family residential development by implementing the following potential measures: Outreach to the community to promote clean energy incentives; require solar panel installation on new residential buildings; encourage energy](#)

[storage system installation with solar panels.](#) -Compliance with CALGreen requirements and the Riverside County CAP, and other federal and State energy regulations would demonstrate that the project would not result in the inefficient, wasteful or unnecessary consumption of energy. Therefore, there are no new substantial changes from the previous analysis.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

4.1.7 Geology and Soils

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project</i>				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report titled "Geotechnical Due Diligence", LGC Geotechnical, August 30, 2021, Environmental Impact Report No. 380

ORIGINAL EIR No. 380 FINDING:

Threshold for Determining Significance

Significance with respect to seismic concerns is difficult to define due to the many variables associated with seismic events. For example, significant effects of a major earthquake will vary depending upon the location, intensity, and duration of the event, as well as the local conditions (e.g., whether or not liquefaction potential exists). For the purpose of this analysis, impacts may be considered significant if seismic conditions are such that earthquake activity could result in direct, substantial damage and/or danger to property or major public facilities, or loss of human life.

Mitigation Measures

No mitigation measures for seismic hazards currently are incorporated into the project. The following measures are recommended as project conditions of approval:

- SS-1. In areas where liquefaction potential exists, project developers will be required to submit detailed remediation reports. Remediation may include removal and recompacting of near surface soils. Removal should be adequate to mitigate liquefaction potential and potential settlement considerations to the satisfaction of the County geologist.
- SS-2. The County Geologist will review all grading plans for development projects, consistent with County practices, to ensure adequate measures are incorporated to eliminate liquefaction and ground shaking hazards.
- SS-3. All buildings shall be designed and constructed in accordance with County seismic building code requirements. The requirements for Seismic Zone 4 and the Base Shear Formula, Section 2312(d) of the UBC shall be followed for building design. unless otherwise specified by the County Department of Building and Safety.

Level of Impact With Mitigation

Impacts will be less than significant.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

The Geology Report stated that the Project site is not located in a State of California Earthquake Zone, and no active or potentially active faults have been mapped across the Project site. The Project would be subject to Mitigation Measures and Conditions of Approval identified in EIR No. 380, which would ensure the mandatory adherence to Uniform Building Code (which has been replaced by the California Building Code, "CBC") and County ordinance requirements. The CBC includes more stringent requirements related to seismic design as compared to the Uniform Building Code that was in effect when EIR No. 380 was certified. Therefore, there are no new substantial changes from the previous analysis.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially</i>	<i>No substantial change from</i>
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			<i>Reduce Impact</i>	<i>previous analysis</i>
<i>Would the project:</i>				
12. Liquefaction Potential Zone a. Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report titled "Geotechnical Due Diligence", LGC Geotechnical, August 30, 2021, Environmental Impact Report No. 380

ORIGINAL EIR No. 380 FINDING:

Threshold for Determining Significance

Significance with respect to seismic concerns is difficult to define due to the many variables associated with seismic events. For example, significant effects of a major earthquake will vary depending upon the location, intensity, and duration of the event, as well as the local conditions (e.g., whether or not liquefaction potential exists). For the purpose of this analysis, impacts may be considered significant if seismic conditions are such that earthquake activity could result in direct, substantial damage and/or danger to property or major public facilities, or loss of human life.

Mitigation Measures

No mitigation measures for seismic hazards currently are incorporated into the project. The following measures are recommended as project conditions of approval:

SS-1. In areas where liquefaction potential exists, project developers will be required to submit detailed remediation reports. Remediation may include removal and recompacting of near surface soils. Removal should be adequate to mitigate liquefaction potential and potential settlement considerations to the satisfaction of the County geologist.

SS-2. The County Geologist will review all grading plans for development projects, consistent with County practices, to ensure adequate measures are incorporated to eliminate liquefaction and ground shaking hazards.

SS-3. All buildings shall be designed and constructed in accordance with County seismic building code requirements. The requirements for Seismic Zone 4 and the Base Shear Formula, Section 2312(d) of the UBC shall be followed for building design. unless otherwise specified by the County Department of Building and Safety.

Level of Impact With Mitigation

Impacts will be less than significant.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

According to Map My County GIS, the Project site is located in an area that has a Moderate level of liquefaction occurrence potential. The Project would be subject to Mitigation Measures and Conditions of Approval identified in EIR No. 380, which would ensure the mandatory adherence to Uniform Building Code (which has been replaced by the California Building Code, “CBC”) and County ordinance requirements. The CBC includes more stringent requirements related to seismic design as compared to the Uniform Building Code that was in effect when EIR No. 380 was certified. Further, the Project would be required to adhere to the recommendations and conditions stated in the July 11, 2022 Conditions of Approval letter from the County Geologist, which would reduce potential liquefaction impacts to less than significant levels. Therefore, there are no substantial changes from the previous analysis.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report titled “*Geotechnical Due Diligence*”, LGC Geotechnical, August 30, 2021

ORIGINAL EIR No. 380 FINDING:

Threshold for Determining Significance

Significance with respect to seismic concerns is difficult to define due to the many variables associated with seismic events. For example, significant effects of a major earthquake will vary depending upon the location, intensity, and duration of the event, as well as the local conditions (e.g., whether or not liquefaction potential exists). For the purpose of this analysis, impacts may be considered significant if seismic conditions are such that earthquake activity could result in direct, substantial damage and/or danger to property or major public facilities, or loss of human life.

Mitigation Measures

No mitigation measures for seismic hazards currently are incorporated into the project. The following measures are recommended as project conditions of approval:

SS-1. In areas where liquefaction potential exists, project developers will be required to submit detailed remediation reports. Remediation may include removal and recompacting of near surface soils. Removal should be adequate to mitigate liquefaction potential and potential settlement considerations to the satisfaction of the County geologist.

SS-2 The County Geologist will review all grading plans for development projects, consistent with County practices, to ensure adequate measures are incorporated to eliminate liquefaction and ground shaking hazards.

SS-3. All buildings shall be designed and constructed in accordance with County seismic building code requirements. The requirements for Seismic Zone 4 and the Base Shear Formula, Section 2312(d) of the UBC shall be followed for building design, unless otherwise specified by the County Department of Building and Safety.

Level of Impact With Mitigation

Impacts will be less than significant.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

The Project site is not located within a fault or fault zone according to Map My County GIS. The Project would continue to be required to comply with CBC design features that would resist the effects of seismic ground motions. With mandatory compliance to the 2022 CBC requirements, Project construction, structures and persons on the Project site would not be exposed to substantial ground-shaking effects. There would be no substantial change from previous analysis as impacts will continue to be less than significant.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				

<p>14. Landslide Risk</p> <p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report titled "Geotechnical Due Diligence", LGC Geotechnical, August 30, 2021, Environmental Impact Report No. 380

ORIGINAL EIR No. 380 FINDING:

Threshold for Determining Significance

Significance with respect to seismic concerns is difficult to define due to the many variables associated with seismic events. For example, significant effects of a major earthquake will vary depending upon the location, intensity, and duration of the event, as well as the local conditions (e.g., whether or not liquefaction potential exists). For the purpose of this analysis, impacts may be considered significant if seismic conditions are such that earthquake activity could result in direct, substantial damage and/or danger to property or major public facilities, or loss of human life.

Mitigation Measures

No mitigation measures for seismic hazards currently are incorporated into the project. The following measures are recommended as project conditions of approval:

SS-1. In areas where liquefaction potential exists, project developers will be required to submit detailed remediation reports. Remediation may include removal and recompacting of near surface soils. Removal should be adequate to mitigate liquefaction potential and potential settlement considerations to the satisfaction of the County geologist.

SS-2 The County Geologist will review all grading plans for development projects, consistent with County practices, to ensure adequate measures are incorporated to eliminate liquefaction and ground shaking hazards.

SS-3. All buildings shall be designed and constructed in accordance with County seismic building code requirements. The requirements for Seismic Zone 4 and the Base Shear Formula, Section 2312(d) of the UBC shall be followed for building design, unless otherwise specified by the County Department of Building and Safety.

Level of Impact With Mitigation

Impacts will be less than significant.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

The project site is located on graded, flat land. There are no areas of steep slope or mountainous terrain that may be cause of, or impacted by landslide, lateral spreading, collapse, or rockfall hazards. Therefore, there are no new substantial changes from the previous analysis.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report titled “*Geotechnical Due Diligence*”, LGC Geotechnical, August 30, 2021, Environmental Impact Report No. 380

ORIGINAL EIR No. 380 FINDING:

Threshold for Determining Significance

Significance with respect to seismic concerns is difficult to define due to the many variables associated with seismic events. For example, significant effects of a major earthquake will vary depending upon the location, intensity, and duration of the event, as well as the local conditions (e.g., whether or not liquefaction potential exists). For the purpose of this analysis, impacts may be considered significant if seismic conditions are such that earthquake activity could result in direct, substantial damage and/or danger to property or major public facilities, or loss of human **life**.

Mitigation Measures

No mitigation measures for seismic hazards currently are incorporated into the project. The following measures are recommended as project conditions of approval:

SS-1. In areas where liquefaction potential exists, project developers will be required to submit detailed remediation reports. Remediation may include removal and recompacting of near surface soils. Removal should be adequate to mitigate liquefaction potential and potential settlement considerations to the satisfaction of the County geologist.

SS-2 The County Geologist will review all grading plans for development projects, consistent with County practices, to ensure adequate measures are incorporated to eliminate liquefaction and ground shaking hazards.

SS-3. All buildings shall be designed and constructed in accordance with County seismic building code requirements. The requirements for Seismic Zone 4 and the Base Shear Formula, Section 2312(d) of the UBC shall be followed for building design, unless otherwise specified by the County Department of Building and Safety.

Level of Impact With Mitigation

Impacts will be less than significant.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

The effects of areal subsidence generally occur at the transition or boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e., alluvium vs. bedrock) are present, or in areas of overdraft owing to groundwater withdrawal, usually where bounded by Neogene faults. In view of the nature of the underlying bedrock materials, the potential for this phenomenon to affect the site is considered low.

The geologic report associated with this port concluded that there are no features generally associated with areal subsidence (i.e., radially-directed drainages flowing into a depression(s), linearity of depressions associated with mountain fronts, etc.), directly on the project site.

In addition, ground fissures are generally associated with excessive groundwater withdrawal and associated subsidence, or active faulting. Additionally, the geologic report did not reveal any information that active faulting or excessive groundwater withdrawal, or ground fissures, or hydroconsolidation in the specific site location, is occurring at this time. Therefore, the potential for areal subsidence or ground fissures is considered less than significant.

Therefore, there are no new substantial changes from the previous analysis.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
16. Other Geologic Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, Geology Report titled “*Geotechnical Due Diligence*”, LGC Geotechnical, August 30, 2021, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085, Environmental Impact Report No. 380

ORIGINAL EIR No. 380 FINDING:

Threshold for Determining Significance

Significance with respect to seismic concerns is difficult to define due to the many variables associated with seismic events. For example, significant effects of a major earthquake will vary depending upon the location, intensity, and duration of the event, as well as the local conditions (e.g., whether or not liquefaction potential exists). For the purpose of this analysis, impacts may be considered significant if seismic conditions are such that earthquake activity could result in direct, substantial damage and/or danger to property or major public facilities, or loss of human life.

Mitigation Measures

No mitigation measures for seismic hazards currently are incorporated into the project. The following measures are recommended as project conditions of approval:

SS-1. In areas where liquefaction potential exists, project developers will be required to submit detailed remediation reports. Remediation may include removal and recompacting of near surface soils. Removal should be adequate to mitigate liquefaction potential and potential settlement considerations to the satisfaction of the County geologist.

SS-2 The County Geologist will review all grading plans for development projects, consistent with County practices, to ensure adequate measures are incorporated to eliminate liquefaction and ground shaking hazards.

SS-3. All buildings shall be designed and constructed in accordance with County seismic building code requirements. The requirements for Seismic Zone 4 and the Base Shear Formula, Section 2312(d) of

the UBC shall be followed for building design, unless otherwise specified by the County Department of Building and Safety.

Level of Impact With Mitigation

Impacts will be less than significant.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

The geologic report concluded that the risks of each of these geologic hazards are considered negligible. The United States Geological Survey (USGS) California Volcano Observatory website: <https://www.usgs.gov/observatories/california-volcano-observatory/california-has-active-and-hazardous-volcanoes> indicated that no active volcanos are located within Riverside County. The project vicinity consists of relatively flat landforms with no hillsides in the area that could have potential to cause mudflow hazards. Diamond Valley Lake is approximately 3.4 miles southeast of the project site, but the topography between the reservoir and the site contains various elevations (hills) that would prevent any seiche occurrence to impact the site. Therefore, there are no new substantial changes from the previous analysis.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
17. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Geology Report titled "Geotechnical Due Diligence", LGC Geotechnical, August 30, 2021, Google Earth, Riverside County GIS, Specific Plan No. 293 and its

subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085, EIR No. 380

ORIGINAL EIR No. 380 FINDING:

Criteria For Determining Significance

Impacts may be considered significant if the project will expose persons or property to substantial landslide, erosion, or other mass wasting hazards.

Landform

- SO-1. Detailed preliminary grading plans shall be submitted with each subsequent development project application (e.g., tentative tract map, conditional use permit, plot plan). Such plans shall show all cut and fill areas, finished pad elevations, typical cross sections (where appropriate), and an estimate of total earthwork volumes.
- SO-2. All grading shall be performed in accordance with County requirements in effect at the time site-specific grading plans are submitted.
- SO-3. Grading will not be permitted on slopes in excess of 25 percent,
- SO-4. The site shall be cleared of all obstructions and deleterious material, including any miscellaneous trash, debris and organic material that may be present prior to grading. All vegetation not slated to remain undisturbed in "natural areas shall be removed to the root zone and disposed of off-site in a proper landfill facility. All structures slated for demolition shall be removed under the observation of the project geotechnical consultant in order to verify adequate removal of foundations, utilities and septic systems. On-site wells shall be abandoned in accordance with Riverside County specifications
- SO-5. Near surface soils shall be removed and recompacted. Removal depths shall be determined by the project geotechnical consultant during the grading operation. It is estimated that removals will average from three to five feet in depth. All excavations shall be inspected and tested by a registered soil engineer prior to placement of fill in order to verify the minimum compaction obtained at bottom.
- SO-6. Individual cut lots located within the bedrock areas shall be capped with suitable earth materials for landscape and/or utility laterals. Capping of the lots shall extend deep enough to accommodate placement of service utilities and possible landscape vegetation. Care shall be exercised in placement of very permeable materials, as it may expedite percolation of irrigation and rain waters through the soils, resulting in ponding at the interface of compacted soils and bedrock. Supplemental area drains may be required in these situations, if determined by the geotechnical engineer.
- SO-7. Surface gradients shall be provided adjacent to buildings to direct surface water away from foundations and slabs toward suitable drainage facilities. Ponding of surface water shall be prohibited adjacent to structures or pavements.

- SO-8. During grading, observation and testing shall be conducted by a registered soils engineer in order to verify that the grading is being performed in accordance with the recommendations contained in applicable soils reports.
- SO-9. All cut and fill slopes shall be inspected by the project soil engineer or engineering geologist. Should cut slopes exhibit unstable or hazardous characteristics, appropriate corrective grading measures such as stabilization fills or buttress fills shall be required.
- SO-10. Care shall be taken to avoid spillage of loose material down the face of slopes during grading and during drainage terrace and down drain construction. Fine grading operations for benches and down drains shall not deposit loose, trimmed soils on the finished slope surfaces. These materials shall be removed from the slope face areas.
- SO-11. All temporary roads created during grading must be removed in their entirety or replaced as properly compacted fill prior to issuance of building permits.
- SO-12. No water shall be allowed to flow over the slopes, other than incidental rainfall. No alteration of pad gradients shall be allowed which will prevent pad and roof runoff from being expediently directed to approved disposal areas.
- SO-13. Cut slopes that face in the same direction as the prevailing natural slope will require top of cut paved interceptor swales.
- SO-14. All berms shall be constructed and compacted as part of fine grading and shall be maintained by individual property owners. The recommended drainage patterns shall be established at the time of fine grading and shall be maintained throughout the life of the structure
- SO-15. All trenches excavated to depths of five feet or deeper shall be adequately shored during construction.
- SO-16. Footing plans shall be reviewed by a registered geotechnical engineer prior to construction grading in order to verify extent of removal and recompaction required.
- SO-17. Final foundation recommendations shall be made upon completion of grading and included in the final grading report prepared by the geotechnical consultant.
- SO-18. All grading shall conform to the requirements of Ordinance No. 457 and County hillside grading policies. Graded slopes shall reflect the natural terrain wherever possible.
- SO-19. Graded but undeveloped land shall be maintained in a weed-free condition. Graded lands shall be planted with interim landscaping within 90 days of completion of grading unless building permits for the graded land have been issued.
- SO-20. Future Home owners association shall be responsible for the maintenance and cleaning of all interceptor ditches, drainage terraces, down drains, and any other drainage devices which have been installed to promote slope stability.
- SO-21. Slope planting shall consist of groundcover, shrubs and trees which possess deep, dense root structures and which require minimal irrigation.

SO-22. Automatic sprinkler systems shall be installed, and their use shall be adjusted to account for natural rainfall. Appropriate irrigations schedule shall be established to provide adequate minimal moisture without imparting stress to the vegetation.

SO-23. All projects proposing construction activities, including cleaning, grading, or excavation, that result in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater, shall obtain the appropriate NDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation features may include, but may not be limited to: on-site retention, covered storage of all outside facilities, vegetated swales, monitoring programs, etc.

Level of Impact After Mitigation

Impacts will be less than significant.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

a-c) The Project site has been graded under previous development applications. The current development proposal will not significantly change topography. The project site would substantially maintain the site’s existing topography. The project would be conditioned to comply with the recommendations of the geotechnical study. The project site does not contain nor propose any subsurface sewage disposal systems and will utilize existing infrastructure near the site to connect to utilities. Therefore, there are no new substantial changes from the previous analysis.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
18. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<p>b. Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial direct or indirect risks to life or property?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Geology Report titled "Geotechnical Due Diligence", LGC Geotechnical, August 30, 2021, Soils report titled "Sampling of Fill, Winchester Meadows, Riverside County, California", Stantec, October 5, 2021, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085

ORIGINAL EIR No. 380 FINDING:

Criteria For Determining Significance

Impacts may be considered significant if the project will expose persons or property to substantial landslide, erosion, or other mass wasting hazards.

Landform

SO-1. Detailed preliminary grading plans shall be submitted with each subsequent development project application (e.g., tentative tract map, conditional use permit, plot plan). Such plans shall show all cut and fill areas, finished pad elevations, typical cross sections (where appropriate), and an estimate of total earthwork volumes.

SO-2. All grading shall be performed in accordance with County requirements in effect at the time site-specific grading plans are submitted.

SO-3. Grading will not be permitted on slopes in excess of 25 percent,

SO-4. The site shall be cleared of all obstructions and deleterious material, including any miscellaneous trash, debris and organic material that may be present prior to grading. All vegetation not slated to remain undisturbed in "natural areas shall be removed to the root zone and disposed of off-site in a proper landfill facility. All structures slated for demolition shall be removed under the observation of the project geotechnical consultant in order to verify adequate removal of foundations, utilities and septic systems. On-site wells shall be abandoned in accordance with Riverside County specifications

SO-5. Near surface soils shall be removed and recompacted. Removal depths shall be determined by the project geotechnical consultant during the grading operation. It is estimated that removals will

average from three to five feet in depth. All excavations shall be inspected and tested by a registered soil engineer prior to placement of fill in order to verify the minimum compaction obtained at bottom.

SO-6. Individual cut lots located within the bedrock areas shall be capped with suitable earth materials for landscape and/or utility laterals. Capping of the lots shall extend deep enough to accommodate placement of service utilities and possible landscape vegetation. Care shall be exercised in placement of very permeable materials, as it may expedite percolation of irrigation and rain waters through the soils, resulting in ponding at the interface of compacted soils and bedrock. Supplemental area drains may be required in these situations, if determined by the geotechnical engineer.

SO-7. Surface gradients shall be provided adjacent to buildings to direct surface water away from foundations and slabs toward suitable drainage facilities. Ponding of surface water shall be prohibited adjacent to structures or pavements.

SO-8. During grading, observation and testing shall be conducted by a registered soils engineer in order to verify that the grading is being performed in accordance with the recommendations contained in applicable soils reports.

SO-9. All cut and fill slopes shall be inspected by the project soil engineer or engineering geologist. Should cut slopes exhibit unstable or hazardous characteristics, appropriate corrective grading measures such as stabilization fills or buttress fills shall be required.

SO-10. Care shall be taken to avoid spillage of loose material down the face of slopes during grading and during drainage terrace and down drain construction. Fine grading operations for benches and down drains shall not deposit loose, trimmed soils on the finished slope surfaces. These materials shall be removed from the slope face areas.

SO-11. All temporary roads created during grading must be removed in their entirety or replaced as properly compacted fill prior to issuance of building permits.

SO-12. No water shall be allowed to flow over the slopes, other than incidental rainfall. No alteration of pad gradients shall be allowed which will prevent pad and roof runoff from being expediently directed to approved disposal areas.

SO-13. Cut slopes that face in the same direction as the prevailing natural slope will require top of cut paved interceptor swales.

SO-14. All berms shall be constructed and compacted as part of fine grading and shall be maintained by individual property owners. The recommended drainage patterns shall be established at the time of fine grading and shall be maintained throughout the life of the structure

SO-15. All trenches excavated to depths of five feet or deeper shall be adequately shored during construction.

SO-16. Footing plans shall be reviewed by a registered geotechnical engineer prior to construction grading in order to verify extent of removal and recompaction required.

SO-17. Final foundation recommendations shall be made upon completion of grading and included in the final grading report prepared by the geotechnical consultant.

SO-18. All grading shall conform to the requirements of Ordinance No. 457 and County hillside grading policies. Graded slopes shall reflect the natural terrain wherever possible.

SO-19. Graded but undeveloped land shall be maintained in a weed-free condition. Graded lands shall be planted with interim landscaping within 90 days of completion of grading unless building permits for the graded land have been issued.

SO-20. Future Home owners association shall be responsible for the maintenance and cleaning of all interceptor ditches, drainage terraces, down drains, and any other drainage devices which have been installed to promote slope stability.

SO-21. Slope planting shall consist of groundcover, shrubs and trees which possess deep, dense root structures and which require minimal irrigation.

SO-22. Automatic sprinkler systems shall be installed, and their use shall be adjusted to account for natural rainfall. Appropriate irrigations schedule shall be established to provide adequate minimal moisture without imparting stress to the vegetation.

SO-23. All projects proposing construction activities, including cleaning, grading, or excavation, that result in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater, shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation features may include, but may not be limited to: on-site retention, covered storage of all outside facilities, vegetated swales, monitoring programs, etc.

Level of Impact After Mitigation

Impacts will be less than significant.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

- a-c)** The project has been graded and maintained utilizing best management practices to reduce erosion susceptibility. The project requires a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. Further, Riverside County Ordinance No. 457 and 460 shall be complied with, which establish dust and erosion control practices. An erosion control plan would be submitted to the County for review and approval. The project would also require compliance with South Coast Air Quality Management District's Rule 403 to reduce particulate matter in the air. A Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) would also require best management practices to reduce erosion, topsoil loss and sedimentation effects. Therefore, there are no new substantial changes from the previous analysis.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
19. 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County 2019 General Plan Safety Element Figure S-8 "Wind Erosion Susceptibility Areas," Ord. No. 460, Article XV & Ord. No. 484, Environmental Impact Report No. 380

ORIGINAL EIR No. 380 FINDING:

From pages V-35 and V-36 of EIR No. 380:

Threshold for Determining Significance

Wind erosion and blowsand impacts can be considered significant if the project will expose a substantial number of people to blowsand conditions or will involve activities which produce substantial levels of airborne particulates with potential to harm people's health.

Short-Term Impacts

Based on the above information, the project will temporarily worsen the wind erosion and blowsand conditions in the vicinity during the construction period. Until the project is completely built out, new residents may be exposed to dust from on-going construction activities. However, short-term wind erosion and blowsand impacts are considered adverse but less than significant since fugitive dust can be effectively controlled. Also, the impacts will cease once construction activity ends.

Long-Term Impacts

As stated above, the project site does not lie within an area subject to blowsand problems. Thus, long-term impacts are considered neither adverse nor significant.

Mitigation Measures

- WEB-1. Short-term soil and wind erosion impacts will be minimized by limiting areas of soil disturbance and watering exposed soils before and during grading operations.
- WEB-2. Truck wheel washers will be installed by the project applicant where construction vehicles exit unpaved surfaces onto paved areas.
All adjacent roadways shall be maintained in a soil free condition.

Level of Impact with Mitigation

Adherence to the mitigation measures can reduce impacts to less than significant levels.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

Construction activities at the project site would be similar to what was assumed and analyzed in the approved EIR. The SWPPP ~~and~~ compliance with Ordinance No. 484, and adherence to WEB-1 and WEB-2 would ensure minimal erosion from wind and ~~the reduction would reduce of~~ airborne particulate matter. Therefore, there are no new substantial changes from the previous analysis.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

4.1.8 Greenhouse Gas Emissions

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
20. Greenhouse Gas Emissions				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials, (*Winchester Hills Greenhouse Gas Analysis County of Riverside* conducted by Urban Crossroads dated October 4, 2021).

ORIGINAL EIR No. 380 FINDING:

The original EIR did not address Greenhouse Gas Emissions and was not a required CEQA topic at the time the original EIR No. 380 was certified. The Air Quality Analysis in the original EIR contained information concerning greenhouse gas emissions that was readily available to the public (see Section 6. Air Quality in the Winchester Hills Specific Plan/EIR No. 380, page V-59).

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

a) Following the State’s adoption of Assembly Bill 32 (AB 32) in 2006, the California Air Resources Board (ARB) developed a climate change scoping plan that included directives for local governments to reduce greenhouse gas (GHG) emissions associated with land use 15 percent below baseline levels by 2020. The passage of AB 32, the California Global Warming Solutions Act of 2006, marked a watershed moment in California’s history. By requiring in law a sharp reduction of GHG emissions, California set the stage for its transition to a sustainable, low carbon future. AB 32 is the first program in the country to take a comprehensive, long-term approach to addressing climate change, and does so in a way that aims to improve the environment and natural resources while maintaining a robust economy. **Table 10, GHG Emissions Inventory**, shows the latest GHG emission inventories at the national, state, regional, and local levels.

TABLE 10: GHG EMISSIONS INVENTORY

United States (2018) ²	State of California (2018) ³	SCAG (2020) ⁴	County of Riverside (2017) ⁵
6,678 MMTCO ₂ e	425 MMTCO ₂ e	216.4 MMTCO ₂ e	4.90 MMTCO ₂ e

¹ MMTCO₂e = Million Metric Tons of Carbon Dioxide Equivalent

² <https://www.epa.gov/ghgemissions/inventory-us-greenhouse-gas-emissions-and-sinks>

³ https://ww3.arb.ca.gov/cc/inventory/pubs/reports/2000_2018/ghg_inventory_trends_00-18.pdf

⁴ <https://scag.ca.gov/greenhouse-gases>

⁵ https://planning.rctlma.org/Portals/14/CAP/2019/2019_CAP_Update_Full.pdf

Construction Greenhouse Gas Emissions

Greenhouse gas emissions are estimated for on-site and off-site construction activity using CalEEMod. **Table 11, Construction Greenhouse Gas Emissions**, shows the construction

greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction of the proposed Project. Construction emissions are averaged over 30 years and added to the long term operational emissions, pursuant to South Coast Air Quality Management District (SCAQMD) recommendations.

TABLE 11: CONSTRUCTION GREENHOUSE GAS EMISSIONS

Activity	Emissions (MTCO ₂ e/yr.) ¹			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e
2022	59.76	0.02	0.00	60.24
2023	475.44	0.09	0.01	480.49
2024	133.36	0.03	0.00	134.67
Total Construction Emissions	668.56	0.14	0.01	675.40
Averaged over 30 years²	18.48	0.00	0.00	18.59

¹ MTCO₂e/yr. = metric tons of carbon dioxide equivalents per year.

² The emissions are amortized over 30 years and added to the operational emissions, pursuant to SCAQMD recommendations.

Construction Greenhouse Gas Emissions

Greenhouse gas emissions are estimated for on-site and off-site construction activity using CalEEMod. **Table 12, Construction Greenhouse Gas Emissions**, shows the construction greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction of the proposed Project. Construction emissions are averaged over 30 years and added to the long term operational emissions, pursuant to South Coast Air Quality Management District (SCAQMD) recommendations.

Table 12: CONSTRUCTION GREENHOUSE GAS EMISSIONS

Activity	Emissions (MTCO ₂ e/yr.) ¹			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e
2022	59.76	0.02	0.00	60.24
2023	475.44	0.09	0.01	480.29
2024	133.36	0.03	0.00	134.67
Total Construction Emissions	668.56	0.14	0.01	675.40
Averaged over 30 years²	22.29	0.00	0.00	22.51

¹ MTCO₂e/yr. = metric tons of carbon dioxide equivalents per year.

² The emissions are amortized over 30 years and added to the operational emissions, pursuant to SCAQMD recommendations.

Table 13: OPERATIONAL GREENHOUSE GAS EMISSIONS

Emission Source	Emissions (MTCO ₂ e/yr.)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ e
Annual Construction-related emissions amortized over 30 years	22.29	0.00	0.00	22.51
Area Source	38.21	0.00	0.00	38.49
Energy Source	473.58	0.02	0.01	476.21
Mobile Source	1,769.74	0.11	0.08	1,795.82
Waste	39.03	2.31	0.00	96.70
Water Usage	35.72	0.28	0.01	44.82
Total CO₂e (All Sources)	2,474.55			
SCAQMD Threshold	3,000			
Significant?	No			

As shown on Table 13 above, the Project will result in approximately 788.5 MT CO₂e per year; the proposed project would not exceed the County of Riverside's screening threshold of 3,000 MT CO₂e per year. Thus, even though impacts from greenhouse gas emissions are reduced, it is considered that there is no substantial change from the previous analysis.

- b) The County of Riverside approved an Updated CAP on in December 2019. The CAP identified a screening level of 3,000 MT CO₂e to be in used in determining if a development would be too small to be able to provide the level of GHG emission reductions expected from the CAP. To do this the County of Riverside determined the GHG emissions allowed by a project such that 90% of the emissions on average from all projects would exceed that level and be "captured" by the CAP. [The project would be required to comply with CAP Measure R2-CE1: Clean Energy, which requires that on-site renewable energy production \(including but not limited to solar\) shall apply to any tentative tract map that proposes to add more than 75 new dwelling units of residential development. Renewable energy production shall meet or exceed 20 percent of energy demand for multi-family residential development by implementing the following potential measures: Outreach to the community to promote clean energy incentives; require solar panel installation on new residential buildings; encourage energy storage system installation with solar panels.](#) As shown in Table 20-3, the Project would result in approximately 788.5 MT CO₂e therefore the project would fall below the screening level indicating emission from the Project would be captured by the CAP and the project would therefore be consistent with the CAP emission projections. Since this Project is complying with the regulatory framework designed to reduce Greenhouse Gas emissions, there is no substantial change from the previous analysis.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.9 Hazards and Hazardous Materials

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
21. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) 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(s): Project Application Materials, Geology Report titled “*Geotechnical Due Diligence*”, LGC Geotechnical, August 30, 2021, Soils report titled “*Sampling of Fill, Winchester Meadows, Riverside County, California*”, Stantec, October 5, 2021, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085, EIR No. 380

ORIGINAL EIR No. 380 FINDING:

From pages V-77 and V-78 of EIR No. 380:

Thresholds for Determining Significance

Impacts are considered significant if the project involves the use, storage, transportation or production of large quantity of toxic substances, thereby posing a threat to the general public through direct release of these substances into the atmosphere, soils, or water supply.

Mitigation Measures

The following mitigation measures are recommended to reduce impacts. associated with the use or accidental release of hazardous materials:

- TOX-1. Users of hazardous materials will comply with applicable federal, state and local regulations requiring elimination and reduction of waste at the source by prevention of leakage, by segregation of hazardous waste, and by process of materials change.
- TOX-2. A materials storage and management plan shall be required for review and approval by the County Hazardous Waste Management Committee. This plan should include an emergency evacuation plan, as well as appropriate training programs for employees.
- TOX-3. Compatible industries should utilize methods such as recovery, reuse, and recycling of wastes to minimize the amount of chemicals disposed of.
- TOX-4. Riverside County's Hazardous Materials Incident Response Plan will continue to be implemented and updated to ensure the effective efficient prevention of and response to hazardous waste spills and industrial accidents involving hazardous materials.
- TOX-5. Industrial land uses should not be concentrated where. based on their hazardous materials and waste characteristic, potential hazards may affect public safety and health.
- TOX-6. The project applicant and all future industrial tenants shall be required to comply with Title 19 and 22 of the California Administrative Code and Title 40 of the Code of Federal Regulations.
- TOX-7. Hazardous materials that may be produced on-site will require transport by a licensed hauler to a designated facility. Haulers of hazardous materials, as well as disposal facilities, must be licensed by the U.S. Environmental Protection Agency.

Level of Impact After Mitigation

Adherence to the above mitigation measure will reduce the potential impacts to less than significant levels.

PROPOSED PROJECT ADDENDUM FINDING:

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

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

The Project site is located in the unincorporated suburban community of Winchester. The proposed Project could result in a significant hazard to the public if the project includes the routine transport, use, or disposal of hazardous materials or places housing near a facility which routinely transports, uses, or disposes of hazardous materials.

The routine use, transport, or disposal of hazardous materials is primarily associated with industrial uses that require such materials for manufacturing operations or produce hazardous wastes as by-products of production applications. The proposed Project does not propose or facilitate any activity involving significant use, routine transport, or disposal of hazardous substances.

During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. During construction, contractors would be required to comply with all applicable federal, State, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), SCAQMD, and Regional Water Quality Control Board. With mandatory compliance with applicable hazardous materials regulations, the Project would not create a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous materials during the construction phase. Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up, etc. would be sufficient to reduce potential impacts to a less than significant level.

With regard to Project operation, activities would occur on the project site in a similar manner as assumed in the original EIR. Certain hazardous materials commonly used at a residential development may include cleaners, pesticides, and food waste. The remnants of these and other products are disposed of as household hazardous waste that are prohibited or discouraged from being disposed of at local landfills. Consistent with the finding made in the original EIR, with implementation of mandatory regulatory requirements and standard conditions of approval, the Project would result in less than significant impacts due to the routine transport, use, or disposal of hazardous materials, and less than significant impacts associated with reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Thus, no substantial change from the previous analysis would occur.

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

The Project proposes to construct 164 residential homes and associated road improvements. A limited potential exists to interfere with an emergency response or evacuation plan during construction, primarily on Winchester Hill Road or Windy Ridge Lane. Control of access will

ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP), which will be reviewed and approved by the County. The TCP is designed to lessen and abate any construction circulation impacts. This is a standard condition applicable to all development; therefore, it is not considered mitigation for CEQA implementation purposes.

Following construction, emergency access to the Project site will be via Winchester Hill Road or Windy Ridge Lane. Therefore, implementation of the Project will not impair implementation of, or physically interfere with an adopted emergency response plan or an emergency evacuation plan. There is no substantial change from the previous analysis.

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?

The Project site is not located within one-quarter (1/4) mile of an existing or proposed school. The closest school to the site is Winchester Elementary School located at 28751 Winchester Road. Winchester Elementary School is approximately 0.46 mile north of the project site. The project site (Planning Area 18) was actually designated as a 10-acre school site in the original EIR, but through the years, it's designation changed to a residential use. However, for this analysis, it is considered that there is no substantial change from previous analysis.

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? No Impact

According to the California Department of Toxic Substances Control website accessed on February 21, 2022 (and again on August 17, 2023 - EnviroStor), the site is not listed on the "Cortese" list as required by Government Code Section 65962.5. There is no substantial change from previous analysis.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Impact	No substantial change from previous analysis
<i>Would the project:</i>				

22. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 (2) 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(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database, Airport Land Use Commission (ALUC) Development Review – Director’s Determination dated January 19, 2022.

ORIGINAL EIR No. 380 FINDING:

Threshold for Determining Significance

Impacts may be considered significant if a project proposes uses inconsistent with an adopted airport land use plan, or if a project will expose persons and structures to potential hazards associated with airport operations.

Environmental Impact

Airport Safety Considerations

As indicated above, the project site does not lie within existing or future noise contours for the airport and is not located within a relative risk area. The Hemet-Ryan Airport Land Use Plan is not applicable to the project site. Thus, impacts are considered non-adverse and less than significant.

Airport Use

The project will introduce new people and businesses into the area. These persons and businesses may incrementally increase use of the airport for recreation and commerce purposes. The airport plan anticipates a general,

Mitigation Measures

No mitigation is required.

Level of Impact After Mitigation

Impacts are non-adverse and less than significant.

PROPOSED PROJECT ADDENDUM FINDING:**a-c)**

Environmental Impact Report No. 380 did not analyze impacts to the March Air Reserve Base / Inland Port Land Use Compatibility Plan, since that plan was adopted after EIR No. 380 was certified by the County.

The Project is in Airport Compatibility Zone E of the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan, and thus required review by the Riverside County Airport Land Use Commission.

On January 19, 2022, the Director of the ALUC Director found the following:

“Although the project is located within the March Air Reserve Base/Inland Port Airport Influence Area, the nearest runway is actually Runway 15-33 at Perris Valley Airport. The elevation of Runway 15-33 at Perris Valley Airport is approximately 1,413 feet above mean sea level (AMSL) at its southerly terminus. At a distance of 35,920 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top of roof exceeding 1,772 feet AMSL. The project site elevation is 1,452 feet AMSL. With a maximum structure height of 31 feet, the top point elevation would be 1,483 feet AMSL. Therefore, review of the structures by the FAA Obstruction Evaluation Service (FAA OES) is not required.”

Accordingly, the ALUC Director found the project CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, and provided conditions that would be required to be adhered to for consistency.

ALUC Conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:

- (a) Any use 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 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 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. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction, and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Other Hazards to flight.

3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.

4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible for monitoring the stormwater basin.

Because the project would be consistent with the Airport Land Use Compatibility Plan, has been reviewed and approved by ALUC, and would not result in a safety hazard for people residing or working in the project are, it has been determined that no substantial change from the previous analysis would occur.

d)

Findings of Fact:

The Project is not located within the vicinity of a private airstrip or heliport. The closest airport to the project is Hemet-Ryan Airport located at 4710 Stetson Avenue, approximately 4.5 miles northeast of the project site. Consistent with the original EIR, impacts are non-adverse and less than significant. No substantial change from previous analysis would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.10 Hydrology and Water Quality

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database, Project Specific Water Quality Management Plan prepared by Adkan Engineers dated September 2021, “Hydrology Report for Winchester Hills Tract 30266-2”, prepared by Adkan Engineers, dated September 13, 2021

ORIGINAL EIR No. 380 FINDING:

From pages V-74 through V-76 of EIR No. 380.

Threshold for Determining Significance

Appendix G of the CEQA Guidelines indicates that significant impacts on water quality can be expected if implementation of the proposed project will contribute to existing water quality degradation.

Short-Term

Construction activities within the specific plan area may contribute to organic pollutants during the construction of infrastructure and improvements. However, this impact is considered less than significant because of the temporary nature of this impact is considered less than significant because of the temporary nature of construction activities and the ability to mitigate its effects through run-off control. All construction activities will be subject to the provisions under the NPDES implemented by the RWQCB. A Notice of Intent must be filed prior to the start of construction, and the project developers) will be required to comply with the RWQCB’s construction runoff permitting regulations.

Long-Term

The increase in development and population resulting from the proposed project will increase wastewater generation compared to existing uses (refer to Section D.2 - Water and Sewer). The Eastern Municipal Water District (EMWD) will be responsible for treating wastewater. EMWD plans to build a new facility in the Winchester area which will provide tertiary treatment. Tertiary-treated wastewater can be used for non-potable purposes, primarily landscape irrigation. Wastewater generated by the project is expected to eventually be reclaimed (treated and reused) for irrigation. According to the RWQCB, any wastewater coming from EMWD’s facilities must have a TDS content of 1,200 mg/l or better, the

target for the subject sub basin. These requirements will reduce impacts associated with this project to less than significant levels.

Mitigation Measures

WO-1 All projects proposing construction activities, including cleaning, grading, or excavation, that result in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater, shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation features may include, but may not be limited to: on-site retention, covered storage of all outside facilities, vegetated swales, monitoring programs, etc.

WO-2. All discharges to surface waters and groundwater will comply with the goals of the most current applicable Water Quality Control Plan for the Santa Ana River Basin Region.

Level of Impact After Mitigation

Impacts will be less than significant.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

The federal Clean Water Act (CWA) establishes the framework for regulating municipal storm water discharges (construction and operational impacts) via the National Pollutant Discharge Elimination System (NPDES) program.

A project would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Water Code Section 13050, or that cause regulatory standards to be violated as defined in the applicable NPDES storm water permit or Water Quality Control Plan for a receiving water body.

For the purpose of this specific issue, a significant impact could occur if the Project would discharge water that does not meet the quality standards of the agencies which regulate surface water quality and water discharge into storm water drainage systems. Significant impacts could also occur if the project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Water Quality Management Plan (WQMP) to reduce potential post-construction water quality impacts.

All new development in the County of Riverside is required to comply with provisions of the NPDES program, including Waste Discharge Requirements (WDR), and the 2013 Santa

Margarita MS4 Permit (amended 2015), as enforced by the San Diego Regional Water Quality Board (SDRWQCB).

Since the Project involves more than one acre of ground disturbance, it is subject to NPDES permit requirements for the preparation and implementation of a project-specific Storm Water Pollution Prevention Plan (SWPPP). Adherence to NPDES permit requirements and the measures established in the SWPPP are routine actions conditioned by the County and will ensure applicable water quality standards are appropriately maintained during construction of the proposed Project.

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), the County Building Department, and the County Transportation Department to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES. These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With adherence to the strict requirements of RCFC&WCD, any impacts to water quality are less than significant.

Therefore, the proposed Project will not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Any impacts will be less than significant and no substantial change from the previous analysis would occur.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No component of the proposed Project will deplete groundwater supplies. The Project design, as depicted on the Project plans and *WQMP*, will allow for water to percolate back into the ground and allow for groundwater recharge. This will help to offset any potential effects on groundwater recharge from other non-pervious elements of the proposed Project.

Therefore, implementation of the proposed Project will not 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). Impacts are considered less than significant and no substantial change from the previous analysis would occur.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?

The proposed Project drainage and water quality systems meet the requirements and criteria established by the County of Riverside and will include flood control protection by providing the

necessary Best Management Practices to treat the runoff generated by the Project in a manner that meet the requirements outlined in the Water Quality Management Plan Guidance Document.

As identified in the WQMP, the Project is designed to include on-site, structural source control BMPs (e.g., on-site storm drain inlets, storm drain markers, infiltration/detention basin, etc.) as well as operational source controls (e.g., drain system maintenance, signage and stenciling, limited use of pesticides etc.) to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. The Project's WQMP also outlines the long-term funding mechanisms and obligations for the operation and maintenance of the Project water quality features. Adherence to statutory requirements and long-term maintenance of BMPs would ensure that water quality and waste discharge requirements are not violated.

The post-Project drainage pattern will remain essentially the same as in the pre-Project condition. Therefore, long-term operation of the Project would not result in substantial impacts to water quality, water quality standards, or waste discharge requirements associated with long-term operational activities, and impacts would be less than significant

The proposed Project has been reviewed and conditioned by the RCFC&WCD, the County Building Department, and the County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES. These are standards conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes.

With adherence to the strict requirements mentioned above, the Project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces. Any impacts will be less than significant and there is no substantial change from the previous analysis.

d) *Result in substantial erosion or siltation on-site or off-site?*

Since the Project involves more than one acre of ground disturbance, it is subject to NPDES permit requirements for the preparation and implementation of a Project-specific SWPPP. Adherence to NPDES permit requirements and the measures established in the SWPPP are routine actions conditioned by the County and will ensure applicable water quality standards are appropriately maintained during construction of the proposed Project.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, the County Building Department, and the County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a WQMP and adherence to the requirements of the NPDES. These are standards conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes.

With adherence to the strict requirements mentioned above, the Project will not result in substantial erosion or siltation on-site or off-site. Impacts would be less than significant and there is no substantial change from the previous analysis.

e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?

The Project has been designed such that no substantial increase in surface runoff would occur with Project implementation.

The proposed conditions presented by the Project's site layout incorporate low impact development standards, green elements, hydromodification elements, permeable options, among others. The overall drainage patterns are preserved in the proposed condition by matching existing condition discharge points, dispersing impervious area flows to permeable areas, and includes infiltration areas to mitigate increases in peak storm runoff quantities.

These elements mitigate the proposed increases in the imperviousness over the existing conditions while allowing for the installation of all the proposed impervious elements. Using this type of treatment control plan, the Project design has minimized the proposed impervious area footprint as much as feasible without sacrificing design and use elements.

Therefore, the Project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Any impacts from implementation of the Project will be less than significant and there is no substantial change from the previous analysis.

f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

The Project *WQMP* details the Drainage Management Area (DMA) in conjunction with the proposed Project development. The post-Project drainage pattern will remain essentially the same as in the pre-Project condition, and therefore Project implementation would not result in an increase in the volume or rate of runoff from the Project site underdeveloped conditions.

The proposed Project has been reviewed and conditioned by the RCFC&WCD, County Building Department, and County Transportation Department, to mitigate any potential impacts as listed above through site design and the preparation of a *WQMP* and adherence to the requirements of the NPDES. The incorporation of BMP's during construction and operation would ensure that the Project does not result in substantial additional sources of polluted runoff.

These are standard conditions for the County of Riverside and are not considered mitigation for CEQA implementation purposes. With the inclusion of these standard conditions, any impacts

from implementation of the proposed Project that would 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, would be less than significant and there is no substantial change from the previous analysis.

g) *Impede or redirect flood flows?*

The post-Project on- and off-site drainage plan has been designed such that any flows will be directed to an on-site detention basin. No neighboring properties will not be impacted by flood flows from the development of this project because of the storm drain system design and basin. Therefore, any impact will be less than significant and there is no substantial change from the previous analysis.

h) *In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?*

Based on a review of the FEMA Flood Rate Insurance Map (FIRM), Panel Nos. 06065C2060H and 06065C2080H, and the Project site is not located within a FEMA designated flood hazard area. The FEMA Map indicates that the entire Project site and surrounding properties are located in Zone X, which corresponds to areas that are outside of the 0.2% annual chance floodplain.

The Project site is located approximately 35 miles Northeast of the nearest coastline (Pacific Ocean); therefore, the risk associated with tsunamis are negligible.

The Project site is not located adjacent to a body of water or a seiche (a run-up of water within a lake or embayment triggered by fault or landslide induced ground displacement.) The Project site is located approximately 3.3 miles Northwest of Diamond Valley Lake and 7.6 miles Northwest of Diamond Valley Lake. Therefore, the risk associated with a seiche is negligible.

In summary, the Project site development area is not located within a flood hazard, dam inundation, tsunami, or seiche zone. Any impacts would be less than significant and there is no substantial change from the previous analysis.

i) *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The Project *WQMP* has been prepared specifically to comply with the requirements of Riverside County for County Ordinance No. 754 (Riverside County Water Quality Ordinance) which includes the requirement for the preparation and implementation of a Project-Specific *WQMP*.

With adherence to, and implementation of the conclusions and recommendations set forth in the Project *WQMP*, Project site development will not conflict with or obstruct implementation of a

water quality control plan or sustainable groundwater management plan. Any impacts would be less than significant and there is no substantial change from the previous analysis.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

4.1.11 Land Use and Planning

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
24. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, GIS database, Project Application Materials, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085

ORIGINAL EIR No. 380 FINDING:

At the time of the certification of EIR No 380, there were no land use designations that covered what is now the Winchester Hills Specific Plan (SP No. 293). In the 1990’s, the County used a “Land Use Category Policy Analysis” whereas proposed general plan amendments were analyzed based upon established land use categories. The Specific Plan and the EIR both determined that the adoption of the Winchester Hills Specific Plan would not conflict with the land use policies of the General Plan. For the purpose of this analysis, it is assumed that impacts to land use and planning by the adoption of the Winchester Hills Specific Plan were adequately addressed in EIR No. 380.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

- a) The Project site is on previously-disturbed vacant lands. The project proposes residential development consistent with what was analyzed in the original EIR, but with a lower density. No structures, easements, channels, freeways are proposed that would have the potential to divide an established community. Thus, impacts are considered less than significant and no substantial change from previous analysis would occur.

- b) The current General Plan land use designation is Community Development: Very High Density Residential (CD: VHDR) per Planning Area 18 of the Winchester Hills Specific Plan (SP No. 293). One component of the Project is a proposed General Plan Amendment and Specific Plan Amendment that would modify the existing land use designation from CD: VHDR to Community Development: High Density Residential (CD: HDR). The General Plan Foundation designation for this site is Community Development, as are all of the contiguous properties. The General Plan allows for modifications to land use designations on properties provided that they are in the same foundation component, with special provisions for modifications within Specific Plans.

The zoning on the Project site is currently in the Specific Plan (SP) and is not proposed to be modified as part of this application.

As has been discussed in other sections in this initial study, the Project complies with most general plan policies pertaining to avoiding or mitigating environmental effects. Additionally, the Project is within the Highway 79 Policy Area, which restricts the amount of residential development that may occur. Since this Project is proposing to reduce the maximum residential development by 27%, thereby meeting this policy.

Therefore, the Project will not conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect and there would be no substantial change from previous analysis.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.12 Mineral Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				

<p>25. Mineral Resources</p> <p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>c. Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area," Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085,

ORIGINAL EIR No. 380 FINDING:

The original EIR did not specifically address mineral resources. It did address soils stating that the project site is underlain by five soil types, which may be describe generally as young alluvium, old alluvium, colluvium, fill and granitic bedrock. According to an Updated Mineral Land Classification Map for the California Geological Survey prepared by Russell V. Miller and Lawrence L. Busch, 2008, the project site is located in an MRZ-3 Zone. MRZ-3 is an area containing known or inferred mineral occurrences of undetermined mineral resource significance. It is anticipated that through all the revisions to the original Specific Plan and EIR, the mineral conditions of the site would not have changed significantly in regards to mineral resources and impacts to mineral resources would be considered less than significant.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

a-c) Consistent with the findings in the original EIR analysis, the project site remains in an MRZ-3 Zone designation and continues to contain know or inferred mineral occurrences of undetermined mineral resource significance. The Project site has been graded via prior land development applications, and no new impacts are being introduced as part of this Project. Impacts to mineral resources are considered less than significant and no substantial changes from previous analysis would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.13 Noise

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
26. Airport Noise				
a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map, March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan, "Airport Land Use Commission (ALUC) Development Review – Director’s Determination", Paul Rull, January 19, 2022

ORIGINAL EIR No. 380 FINDING:

From page V-47 of EIR No. 380:

The project site falls within the Perris Valley Land Use Planning Area. This planning area is generally affected by the County’s more active airports – March Air Force Base (MAFB) and Hemet-Ryan Airport. According to the Air Installation Compatible Use Zone (AICUZ) noise map prepared by MAFB, the project site is located outside of the airport noise contour of 65 LdN. (Ref. B-3) The County General Plan’s Project Noise Contours Map indicates that the project site is located outside of the Hemet-Ryan airport noise contour of 55 LdN (Ref. B-2). Therefore, the project site is not currently impacted by either of the two airports.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

Since the certification of EIR No. 380, the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan was adopted by the Riverside County Airport Land Use Commission. This Project was reviewed by staff of the Airport Land Use Commission, and it was found to be consistent with March Air Reserve Base / Inland Port Land Use Compatibility Plan.

- a) The Project site is located within Airport Compatibility Zone E of the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan. As such there are no restrictions on land uses or noise-sensitive uses. Only notification of future residents within this project are required, in accordance with the finding of consistency with the 2014 March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan.
- b) The Project site is not located within proximity of a private airport, and thus will have no change in impact from previous analysis.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project cause:</i>				
27. Noise Effects by the Project				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085, "Winchester Wills Noise Impact Analysis", Urban Crossroads, February 3, 2022

ORIGINAL EIR No. 380 FINDING:

From pages V-53 and V-54 of EIR No. 380:

Thresholds for Determining Significance

A noise impact will be considered significant if it is determined that an individual project is incompatible with noise sensitive land uses or will be adversely affected by a particular noise source. Riverside County General Plan policy discourages noise sensitive land uses in areas exceeding 65 CNEL (dBA) and requires those uses to have acoustical studies conducted by a qualified acoustical engineer.

Refer to Figure V-12 for noise/land use compatibility criteria.

Short-Term Impacts

Residences and schools represent the primary types of land uses which may be adversely affected by construction noise. The level of impact will depend upon several factors: the distance between construction activity and the sensitive receptors, the types of equipment used, the hours of construction operations, among others. Due to the size of the project and the extended phasing schedule, land use/construction noise conflicts can be expected to arise some time during (the "short-term" construction period. Some residents may consider construction noise adverse and possibly significant if it lasts for an extended time period. In the context of this EIR, however, impacts are not considered significant since measures can be put in place to mitigate construction noise (see Mitigation Measures below) and because impacts will cease upon cessation of construction activity.

Long-Term Impacts

Roadway Noise:

Residential uses will abut Newport/Patton, Briggs Road, and Olive Avenue. Both Briggs Road and Newport/Patton are proposed to be "Urban Arterial" roadways (a portion of Newport/Patton through the hills is shown as a "Specific Plan" road) with a roadway cross-section of 134 feet (a half-width of 67 feet from centerline to the outer edge of sidewalk or landscape strip). Residences and other sensitive land uses set back less than 33 feet from the road right-of-way could be exposed to exterior noise levels in excess of 65 dB Ldo. In the absence of mitigation, impacts are potentially significant.:

Short-Term Impacts

The following mitigation measures are proposed to reduce short-term construction-related noise impacts to less than significant levels.

- NOI -1. Site preparation, grading, and construction activities will take place only during daylight hours, or as otherwise permitted by County and local regulations and practices.
- NOI -2. All construction-related equipment, either fixed or mobile, will be equipped with properly operating and maintained muffler exhaust systems. Stationary equipment will be situated in a manner that will direct emitted noise away from noise sensitive receptors.
- NOI-3. Construction operations which produce the highest levels of noise will be arranged to occur together in the construction program in order to avoid continuing periods of greater annoyance.
- NOI-4. To protect the health of persons employed at construction sites, hearing protection equipment will be worn in compliance with regulations established by the California Occupational Safety and Health Administration.

Long Term Impacts

- NOI-5. All residential lots and dwellings will be sound attenuated against present and projected noise. Attenuation shall be provided to ensure that noise levels do not exceed an exterior standard of 65 AB CNEL in outdoor living areas and an interior standard of 45 dB CNEL in all habitable rooms.
- NOI-6. All individual industrial and commercial land use proposals will be reviewed on a project-by-project basis to determine what types of noise-attenuating features need to be incorporated into project design. The County will require project-specific noise assessments where appropriate. Such assessments shall provide recommendations to attenuate noise. In general, the following principles should be followed:
- Loading areas will be located away from any adjacent residential uses and will be screened as necessary to reduce noise impacts.
 - Block walls will be required as necessary to separate loud commercial/industrial activities from adjacent residential uses.
 - Outdoor mechanical equipment will be screened with noise-attenuating barriers.
 - Parking lots should be located away from residential and other noise sensitive uses or should be properly screened.
 - Additional rear yard setbacks, where appropriate, for residential uses which back up to major and arterial roadways.

NOI-7. In Neighborhood 1, Planning Unit 1, proposed residential uses will be located away from the railroad tracks, as recommended in acoustical studies associated with individual development projects.

Level of Impact After Mitigation

Implementation of these measures can substantially lessen the short-term impacts.

Long-term noise impacts can be reduced to less-than-significant levels.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

a-b) Noise Characteristics

Sound is mechanical energy transmitted by pressure waves in a compressible medium such as air. Noise is generally defined as unwanted sound. Sound is characterized by various parameters which describe the rate of oscillation of sound waves, the distance between successive troughs or crests, the speed of propagation, and the pressure level or energy content of a given sound wave. In particular, the sound pressure level has become the most common descriptor used to characterize the loudness of an ambient sound level. The unit of sound pressure ratio to the faintest sound detectable by a keen human ear is called a decibel (dB).

Because sound or noise can vary in intensity by over one million times within the range of human hearing, decibels are on a logarithmic loudness scale similar to the Richter Scale used for earthquake magnitude. Since the human ear is not as equally sensitive to all sound frequencies within the entire spectrum, noise levels at maximum human sensitivity are factored more heavily into sound descriptions in a process called "A-weighting" written as "dBA." Any further reference to decibels written as "dB" should be understood to be A-weighted values.

Time variations in noise exposure are typically expressed in terms of a steady-state energy level equal to the energy content of the time varying period (called Leq), or, alternately, as a statistical description of the sound pressure level that is exceeded over some fraction of a given observation period. Finally, because community receptors are more sensitive to unwanted noise intrusion during the evening and at night, State law requires that, for planning purposes, an artificial dB increment be added to quiet time noise levels in a 24-hour noise descriptor called the Community Noise Equivalent Level (CNEL). In some jurisdictions, the day-night level (called "Ldn") is used for noise exposure planning. Ldn is almost equivalent to CNEL.

CNEL or Ldn-based standards apply to noise sources whose noise generation is preempted from local control (such as from on-road vehicles, trains, airplanes, etc.). Since local jurisdictions cannot regulate the noise generator, they exercise land use planning authority on the receiving property. Uses that are amenable to local control are generally considered "stationary

sources.” Local jurisdictions generally regulate the level of noise that one use may impose upon another.

One noise source associated with land use intensification governed by local regulation is noise from construction activities. Construction noise is exempt from requirements during the hours from 7:00 a.m. to 6:00 p.m. on weekdays. Construction noise impacts are only considered to be significant if they occur outside these allowed hours on weekdays or at any time on Sundays and holidays.

Riverside County Noise Standards

The noise standards set forth in the Riverside County General Plan Program EIR have been adopted for use for the Project. The County noise policy is to ensure the compatibility of a proposed land use with the ambient acoustic environment and to similarly minimize excessive noise transmission from one land use to another. This policy is strongly enforced when dealing with noise-sensitive uses such as residences, schools, medical facilities, libraries, or places of worship. The proposed Project is classified as residential.

Outdoor noise environments of less than 65 dBA CNEL are considered acceptable for residential use, and 70 dBA CNEL are considered acceptable for park use.

NOISE MEASUREMENT RESULTS

The noise measurements presented below focus on the equivalent or the hourly energy average sound levels (Leq). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period. Table 14 identifies the hourly daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) noise levels at each noise level measurement location.

Table 14: AMBIENT NOISE LEVEL MEASUREMENTS

Location ¹	Description	Energy Average Noise Level (dBA L _{eq}) ²	
		Daytime	Nighttime
L1	Located north of the Project site west of Leon Road near planned residential housing.	61.2	56.1
L2	Locate northeast of the Project site near single-family residence at 29000 Leon Road.	62.7	56.6
L3	Located northeast of the project site east of Leon Road near planned residential housing.	53.5	49.6
L4	Located southeast of the Project site near single-family residence at 29370 Leon Road.	60.7	59.1
L5	Located south of the Project site near active development of residential south of Domenigoni Parkway.	58.9	56.1

¹ See Exhibit 5-A for the noise level measurement locations.

² Energy (logarithmic) average levels. The long-term 24-hour measurement worksheets are included in Appendix 5.2. "Daytime" = 7:00 a.m. to 10:00 p.m.; "Nighttime" = 10:00 p.m. to 7:00 a.m.

EXTERIOR NOISE ANALYSIS

Using the FHWA traffic noise prediction model and the parameters outlined in Table 14, the expected future exterior noise levels for the on-site Project land uses were estimated. Table 15 presents a summary of future on-site exterior traffic noise levels.

Table 15: UNMITIGATED EXTERIOR NOISE LEVELS

Lot	Roadway	Unmitigated Exterior Noise Level (dBA CNEL) ¹	
		1st Floor	2nd Floor
1	Winchester Hill Drive	53.6	53.6
2		53.6	53.6
3		53.6	53.6
4		53.6	53.6
5		53.6	53.6
6		53.6	53.6
7		53.6	53.6
8		53.6	53.6

¹ Exterior noise level calculations are included Appendix 5.1.

As can be seen in both Table 14 and Table 15 unmitigated and ambient noise levels are below the level of significance, and thus no mitigation is required.

CONSTRUCTION NOISE ANALYSIS

To evaluate whether the Project will generate potentially significant short-term noise levels at nearest receiver locations, a construction-related daytime noise level threshold of 80 dBA Leq is used as a reasonable threshold to assess the daytime construction noise level impacts. The construction noise analysis shows that the nearest receiver locations will satisfy the reasonable daytime 80 dBA Leq significance threshold during Project construction activities as shown on Table 16. Therefore, the noise impacts due to Project construction noise are considered less than significant at all receiver locations. Figure 4 shows the receiver locations that were studied as part of the noise analysis.

Figure 4: RECEIVER LOCATIONS

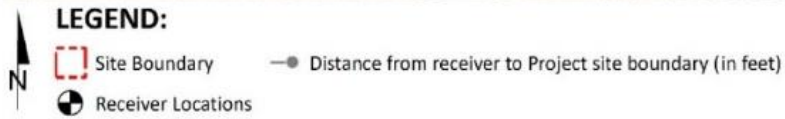


Table 16: CONSTRUCTION LEVEL COMPLIANCE

Receiver Location	Construction Noise Levels		
	Highest Construction Noise Levels	Threshold	Threshold Exceeded?
R1	52.9	80	No
R2	46.5	80	No
R3	50.6	80	No
R4	51.9	80	No
R5	53.2	80	No
R6	65.5	80	No

OPERATIONAL NOISE SOURCES

The Winchester Hills residential development is not expected to include any specific type of operational noise levels beyond the typical noise sources associated with similar residential land uses in the Project study area, such as people and children, parking lot activity, garage doors, air conditioners, and trash collection, and is considered a noise-sensitive receiving land use. Therefore, potential operational noise impacts for the residential land use are anticipated to be *less than significant*.

Given that these readings show that noise impacts are below the threshold, **there is no substantial change from the previous analysis.**

PROPOSED PROJECT ADDENDUM FINDING:

Impacts pertaining to vibrations were not addressed in EIR No. 380.

Findings of Fact:

- b) Using the vibration source level of typical construction equipment the construction vibration assessment methodology published by the FTA, it is possible to estimate the Project vibration impacts. Table 17 presents the expected Project related vibration levels at the nearby receiver locations. At distances ranging from 19 to 1,629 feet from Project construction activities, construction vibration velocity levels are estimated to range from 0.000 to 0.134 in/sec RMS and will exceed the County of Riverside threshold of 0.04 in/sec RMS receiver location R6, as shown on Table 17. Vibration levels from construction activity would expose receptors south of the project site to vibration levels in excess of County standards. Mitigation Measure NOI-1 is required to limit the equipment that would operate along the western property line. Therefore, the Project-related vibration impacts are considered significant and require mitigation measure NOI-8 to reduce impacts to less than significant levels.

Table 17: PROJECT CONSTRUCTION VIBRATION LEVELS

Receiver Location ¹	Distance to Const. Activity (Feet) ²	Typical Construction Vibration Levels PPV (in/sec) ³						Thresholds PPV (in/sec) ⁴	Thresholds Exceeded? ⁵
		Small bulldozer	Crane	Jack-hammer	Loaded Trucks	Large Bulldozer	Highest Vibration Level		
R1	601'	0.00	0.00	0.00	0.00	0.00	0.00	0.04	No
R2	1,629'	0.00	0.00	0.00	0.00	0.00	0.00	0.04	No
R3	605'	0.00	0.00	0.00	0.00	0.00	0.00	0.04	No
R4	506'	0.00	0.00	0.00	0.00	0.00	0.00	0.04	No
R5	728'	0.00	0.00	0.00	0.00	0.00	0.00	0.04	No
R6	19'	0.00	0.00	0.05	0.11	0.13	0.13	0.04	Yes

¹ Construction receiver locations are shown on Exhibit 11-A.

² Distance from receiver location to Project construction boundary.

³ Based on the Vibration Source Levels of Construction Equipment (Table 11-4).

⁴ County of Riverside General Plan.

⁵ Does the peak vibration exceed the acceptable vibration thresholds?

"PPV" = Peak Particle Velocity

The original EIR focused the noise impacts to traffic and other noise generating sources. The original EIR did not analyze vibration impacts. However, the determination of the original EIR was less than significant impacts with implementation of Mitigation Measures NOI-1 through NOI-7. With the addition of Mitigation Measure NOI-8, construction related vibration impacts are reduced to less than significant levels, which is consistent with the original EIR finding. Thus, **there is no substantial change from the previous analysis.**

Mitigation: Mitigation measures NOI 1 – 7 shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable. Furthermore, compliance with mitigation measure NOI-8 shall be required.

NOI – 8: Large loaded trucks and dozers (greater than or equal to 80,000 pounds) (3) shall not be used within 40 feet of the western Property line, if occupied at the time of Project construction, Instead, smaller, rubber-tired equipment (less than 80,000 pounds) shall be used within this area during Project construction to reduce vibration effects. If all mobile equipment used during Project construction are less than 80,000 pounds, then the 40-foot buffer mitigation is not required.

Monitoring:

This mitigation measure will be monitored by the County of Riverside through the permit review process.

4.1.14 Paleontological Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
28. Paleontological Resources a. Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report, *Paleontological Assessment for the Winchester Hills Project*, prepared by Brian F. Smith and Associates on September 17, 2021

ORIGINAL EIR No. 380 FINDING:

EIR No. 380 did not explicitly address impacts to Paleontological Resources.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

- a) The Project is located in High Sensitivity area for the potential to encounter paleontological resources, and thus would typically be required a qualified paleontologist to prepare a Paleontological Resource Impact Mitigation Program. However, since the site has been rough graded, the following condition shall be required:

According to the County's General Plan, this site has been mapped as having a "High Potential" for paleontological resources at depth. However, rough grading has occurred on the site pursuant to previous approvals and there may be a low potential for encountering fossil remains due, in part, to the limited earth-moving required to construct the project. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development, the applicant must follow the following procedures:

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. Per the County of Riverside Safeguard Artifacts Being Excavated in Riverside County (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.
8. 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.

With implementation of the County standard condition above, impacts to paleontological resources would be reduced to less than significant levels and the project would be consistent with the original EIR. **Thus, no substantial change from the previous analysis would occur.**

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

4.1.15 Population and Housing

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
29. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. 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"/>

Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085, "Winchester Hills Noise Impact Analysis", Urban Crossroads, February 3, 2022

ORIGINAL EIR No. 380 FINDING:

As stated previously, the Winchester Hills Specific Plan, as originally adopted, planned for 5,991 dwelling units in various residential densities. However, the EIR assumed the following developments:

**TABLE V-19
PROJECT HOUSING INVENTORY**

Land Use Category	Acres	Maximum Density, Intensity	Average Density, Intensity	Buildout
Low (L)	364.5	2 du/ac	1.5 du/ac	556 du
Medium (M)	625.1	4 du/ac	3.7 du/ac	2,336 du
Medium High (MH)	317.9	7 du/ac	6.3 du/ac	2,009 du
High (H)	102.5	12 du/ac	12.0 du/ac	1,230 du
Very High (VH)	9.4	18 du/ac	18.0 du/ac	169 du
Mixed Use	50.0		8.0 du/ac	400 du
Total	1,469.4			6,700 du

Abbreviation: du=dwelling unit; ac=acre
From Pages V-207-209 of the EIR.

The analysis also cites the following:

The State Department of Housing and Community Development has established the following housing affordability standards according to residential development densities:

- Moderate Income - 8 units per acre
- Low Income - 18 units per acre
- Very Low Income - 25 units per acre

Based on these standards, a total of 1,799 project units (27 percent of the total) will be affordable to lower and moderate income households. As Table V-19 indicates, 1,630 units will be developed at average densities of 8 to 12 units per acre and thus be potentially affordable to moderate income households. Another 169 units will be developed at an average density of 18 units per acre, providing affordable housing to low income households. While the Specific Plan does not establish a definitive inclusionary housing program to ensure provision of affordable housing, the Plan does provide opportunity for development of multi-family housing at densities that would facilitate affordable housing programs.

Although not explicitly stated, it can be assumed that the Specific Plan was deemed to have a less than significant impact on housing.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

- a) Although this Project is proposing new residential dwelling units, the amount proposed is a reduction of approximately 27% from what was anticipated in this particular location via Specific Plan No. 293. There are no new impacts and no substantial change from previous analysis would occur.
- b) The Project site location is already graded per previously-approved development applications on this site. No people would be displaced with project implementation. Additional housing would be provided for people with project implementation. Because the project proposes additional housing, no impacts that would displace people would occur and there would be no substantial change from previous analysis.
- c) Because the project proposes residential development, the Project will not create a demand for additional housing, but is intended to meet the County’s housing need for those incomes below the median income of the County.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.16 Public Services

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
30. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> a. 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 following <u>fire protection</u> services:				
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Source(s): Riverside County General Plan Safety Element, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 3349

ORIGINAL EIR No. 380 FINDING:

At the time of the certification of the EIR, a new Fire Station was preliminarily planned to be located within Planning Are 43. As of the writing of this Addendum, two fire stations have been constructed near the Project site that were not identified in the EIR. Although not explicitly stated in EIR No. 380, impacts to Fire Services are considered less than significant with these mitigation measures:

Mitigation Measures

- FPS-1. The proposed project will comply with the requirements of the Riverside County Fire Protection Ordinance No. 546.
- FPS-2. The project, given that is lies within a state response area, will be subject to Public Resource Code 42.90 regulations.
- FPS-3. The County Department of Building and Safety and the County Fire Department will enforce fire standards in the review of building plans and during building inspection.
- FPS-4. All project street widths, grades and turning/curve radii will be designed to allow access by fire suppression vehicles and will be subject to the approval of the Riverside County Fire Department.
- FPS-5. The project applicant will contribute appropriate fees in accordance with the fire unit impact fee, as well as plan check fees, and all other impact fees in accordance with current County of Riverside regulations.
- FPS-6. The project will be required to contribute to the improvement of fire protection services including such measures as:
 - Dedication of fire station site(s) of minimum size 1.25 acres:
 - Construction of new station(s) or upgrading of existing station(S) and/or
 - Provision of new equipment or upgrading of existing equipment.

The project developer will negotiate with the Fire Department to determine the combination of fees and dedications required. The fire station(s) shall be located at the community commercial planning units, or other locations as directed by the Fire Department.

FPS-7. All proposed structures, with the exception of detached single-family residences will be equipped with automatic fire sprinklers. A fire hydrant will be located a minimum of 165 feet from the corner any building to be inhabited by humans.

From page V-159 of the EIR

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

The Project site, along with the surrounding unincorporated Southwest Riverside County area, is served by the Riverside County Fire Department/CAL Fire. The closest station is the French Valley Fire Station #76 located at 29950 Menifee Road, Menifee, CA 92584, approximately 1.7 miles south/southwest of the Project site.

As part of the Project approval(s), standard conditions would be assessed on the Project to reduce impacts from the proposed Project to fire services. Funding for the Riverside County Fire Department (RCFD) is obtained from various sources, including the County's general fund, city general and benefit assessment funds, and other sources. RCFD capital funding is mostly provided by Development Impact Fees (DIF) collected by Riverside County or by the cities in which the specific project is located, pursuant to Ordinance No. 659. DIF for fire protection shall be paid prior to the issuance of a certificate of occupancy. Payment of DIF is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would 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 fire services, are considered incremental, and less than significant.

It should be noted that the Project represents a reduction of residential development of approximately 27% from what was prescribed in the Winchester Hills Specific Plan. Thus, impacts to Fire Services are less than what had been anticipated. Thus, there is no substantial change from previous analysis.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
31. Sheriff Services a. 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 following <u>sheriff</u> services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 3349

ORIGINAL EIR No. 380 FINDING:

Mitigation Measures

- SHF-1. The project developers) will pay developer fees in accordance with the provisions of Riverside County Ordinance No. 659.
- SHF-2. Fees collected will be used for stations to be added incrementally during the lifetime of the project.
- SHF-3. For the security and safety of future residents, the applicant and/or developer shall incorporate the following design concepts within each individual tract:
 - Circulation for pedestrian, vehicles, and police patrols.
 - Lighting of streets and walkways.
 - Prioritize the effort to provide visibility of doors and windows from the street and between buildings, where practical.
 - Privacy fencing meeting minimum height and material standards.

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

SHF-4, The developer will inform the Crime Prevention Unit of the Sheriff's Department of all new Residential Neighborhood Associations (RNA). These RNAs can be used as the foundation for establishing Neighborhood Watch Programs.

Level of Impact After Mitigation

Impacts will be less than significant.

From page V-163 of the EIR;

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

The proposed Project would have law enforcement services available from the County Sheriff's Department. The closest station is the Southwest Sheriff's Station located at 26890 Cherry Hills Boulevard, Menifee, CA 92586, approximately 4 miles west/northwest of the Project site.

As part of the Project approval(s), standard conditions would be assessed on the proposed Project to reduce impacts from the proposed Project on sheriff services. The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Furthermore, the Project must comply with County Ordinance No. 659 to prevent any potential effects to sheriff services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to sheriff services. Payment of DIF is a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would 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 sheriff services would be incremental and less than significant.

It should be noted that the Project represents a reduction of residential development of approximately 27% from what was prescribed in the Winchester Hills Specific Plan. Thus, impacts Sheriff Services are less than what had been anticipated. Therefore, there will be no substantial change from previous analysis.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would this project</i>				
32. Schools a. 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 following <u>school</u> services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): School District correspondence, GIS database, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 3349

ORIGINAL EIR No. 380 FINDING:

Mitigation Measures

- SCH-1. The proposed project will set aside approximately 40 acres of land for the development of four elementary schools: one elementary school within the RSD, two within the HUSD, and one within the MUSD.
- SCH-2. The project developer will negotiate directly with the four school districts impacted by the project to determine the type, size, and location of school sites to be provided within the project area boundaries, The sites will be shown on the final approved specific plan map.
- SCH-3. Prior to tentative approval of the Specific Plan by the Planning Commission, the developer(s) will provide proof to the County that satisfactory agreements have been reached with the school districts for provision of school sites and/or payment of fees to effectively mitigate school impacts.

Level of Impact After Mitigation

Developer negotiations with the school districts can reduce impacts to less than significant levels in the long term.

From Page V-173 of the Specific Plan

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

The Project would be required to pay school fees to the Hemet Unified School District (based on Project square footage) at the time of building permit issuance in order to mitigate any incremental impacts to school facilities. This is a standard condition and is not considered unique mitigation under CEQA. With payment of the applicable school fees, any impacts would be less than significant. Thus, there will be no substantial change from previous analysis.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would this project:</i>				
33. Libraries a. 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 following <u>library</u> services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 3349

ORIGINAL EIR No. 380 FINDING:

Mitigation Measures

- LIB-1. The developers) will pay development mitigation fees authorized by County Ordinance No. 659 to offset the impacts on libraries (and other facilities included within the fee program).
- LIB-2. If library-specific impact fees are established in the future, the developers) will pay any such fees in effect at the building permit stage.

Level of Impact After Mitigation

Incremental impacts of the proposed project will be mitigated by the developer (s)' participation in the County's facility fee programs. However, in absence of additional funding for improvements, the provision of library services in the County will still fall below the desired level.

From Page V-943 of the Specific Plan

NO SUBSTANTIAL CHANGE FROM PREVIOUS ANALYSIS:Findings of Fact:

Library impacts are typically attributed to residential development as reflected in Ordinance No. 659.

Implementation of the Project would not result in the expansion of the existing library system or require any new construction of library facilities. The Project site's proposed residential development will result in an incremental, but not significant increase the demand of library services.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

With payment of the DIF, any impacts from implementation of the proposed Project that would 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 library services, would be less than significant and no substantial change from previous analysis would occur.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would this project:</i>				
34. Health Services a. 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 following <u>health</u> services:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 3349

ORIGINAL EIR No. 380 FINDING:

Threshold for Determining Significance

Impacts on health services and facilities are considered significant if the project creates a demand for such services and facilities that exceeds the design or use standards of existing or planned facilities.

Environmental Impact

Based upon a level of service ratio of four beds per 1,000 population, between 70 to 73 beds would be required to serve the estimated 17,450-18,125 residents expected at project buildout. However, all four facilities which could serve the proposed project are currently operating below capacity. Therefore, no significant impacts are anticipated.

Mitigation Measures

No mitigation measures are required.

Level of Impact After Mitigation

Impacts are less than significant.

From Page V-196 of the EIR

NO SUBSTANTIAL CHANGE FROM PREVIOUS ANALYSIS:

Findings of Fact:

There will be an incremental increase in the demands of health services as a result of the project. Other areas in the general vicinity of the project are designated for residential development in the General Plan but have developed in public facility-type uses (private schools and churches). Although the residential development is greater than the current general plan designated on the subject site, it is mitigated by the fact that properties to the east and west will not be developed for residential purposes as prescribed in the General Plan. Therefore, the impacts to health services are considered to be less than significant. Thus, **there is no substantial change from the previous analysis.**

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.17 Recreation

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would this project:</i>				
35. Parks and Recreation				
a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

an adverse physical effect on the environment?				
c. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

ORIGINAL EIR No. 380 FINDING:

Threshold for Determining Significance

Impacts on recreation facilities are considered significant if the project creates a demand for recreation services which exceeds the design or use standards existing or planned facilities.

- PR-1. The project applicant will be required to dedicate and improve a minimum of 53.4 acres of useable, developed active parkland as identified in the Winchester Hills Specific Plan.
- PR-2. A homeowners' association, Mello-Roos, or similar assessment district will be formed to provide for parkland maintenance. Alternatively, the parklands will be dedicated to the Valley-Wide Recreation and Parks District, and all of the Specific Plan area will be annexed into the district.
- PR-3. Parks shall be phased in conjunction with residential development so that three acres of active parkland are provided for each 1,000 persons associated with the new development. in accordance with Condition Nos. 3.13 to 3.17, inclusive, of the approved Specific Plan conditions of approval.
- PR-4. The developer(s) will work with Valley-Wide and affected school districts to determine the types of facilities to be installed in parks and park/schools. No building permits shall be issued for any project until the developer assures, to the satisfaction of the County Planning Department, that agreement between the developer and Valley-Wide/school districts has been reached.
- PR-5. Recreation trails shall be improved and dedicated to the County prior to the issuance of any building permit for any development project. The trails shall be provided as indicated in the Specific Plan and shall be improved in accordance with current County standard.
- PR-6 Mitigation fees for regional parks and trails will be collected at the occupancy permit stage by the County Building and Safety Department, in accordance with the provisions of Riverside County Ordinance No. 659.

Level of Impact After Mitigation

With implementation of the above mitigation measures, project impacts on park and recreation facilities will be reduced to less than significant levels

From pages V-179 and V-180 of the EIR

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Facts:

a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

The project as designed includes a private recreation area and a private open space area totaling approximately 82,600 square feet within its boundaries. These areas are intended for the sole use of the homeowners within the project and is not a significant facility. Additionally, the Project will be required to pay Quimby fees. No substantial change for previous analysis would occur.

b) Increase 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?

It is anticipated that the residents of the project will be utilizing not only the pool within the subdivision, but also the neighboring trail system and the public parks within the Winchester / Harvest Valley area, particularly the large park located Southerly across Winchester Hill Drive from the Project. Thus, no substantial change from previous analysis would occur.

c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

The project is located within The Valley-Wide Recreation and Parks District, and thus will be required to pay Quimby fees prior to the final subdivision map recording. Consistent with the original EIR, no substantial change from previous analysis would occur.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No Substantial Change from Previous Analysis</i>
<i>Would the project.</i>				
36. Recreational Trails a. Include the construction or expansion of a trail system?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System, Specific Plan No. 293, Environmental Impact Report No. 380

ORIGINAL EIR No. 380 FINDING:

Recreational Trails were not explicitly analyzed in the original EIR. However, the original EIR stated that County-maintained recreation trails are principally located within, radiating from, and interconnecting parks, parkways, and principal or special recreation areas in the County. Unofficial equestrian trails currently traverse the project site, linking Kabian Park to the west with the future Double Butte Park site. The analysis in the Recreation section that included discussions about trails concluded that there would be less than significant impacts.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

The Project site is located adjacent to the Salt Creek Channel, in which is located a Regional Trail (Urban / Suburban). This trail is to be constructed by others, and the Project will introduce a connection to this trail. Because the parks provide interconnecting parkways/trails for pedestrians, bicycles and equestrian trails, impacts are considered less than significant and no substantial change from previous analysis would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.18 Transportation

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials *Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled* established December 15, 2020 by the Riverside County Transportation Department; *Winchester Hills (Tentative Parcel Map No. 38255) Traffic Study* conducted by Urban Crossroads on June 28, 2022, Environmental Impact Report No. 380, Specific Plan No. 293 and its subsequent amendments

ORIGINAL EIR No. 380 FINDING:

Mitigation Measures

The following Circulation Element amendments and subsequent road improvements must be incorporated into the project to minimize impacts on the local circulation network:

Roadway Improvements

- CIR-1. Amend the Circulation Element to upgrade Leon Road from Newport/Patton Avenue to Olive Avenue, and Newport/Patton between La Ventana and relocated SR 79, from Major to Urban Arterial status. These roads will be fully improved consistent with County Transportation Department requirements,

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- CIR-1A. Amend the Circulation Element to designate Newport/Patton Avenue as a Specific Plan Road between Briggs Road and La Ventana, to be improved to the specifications of the County Transportation Department.
- This road will be fully improved consistent with County Transportation Department requirements.
- CIR-2. Amend the Circulation Element to upgrade Leon Road from Holland Avenue to Newport/Patton Avenue, and from Olive Avenue to McCall/Grand Blvd, from Major to Arterial status. This road will be fully improved consistent with County Transportation Department requirements.
- CIR-3. Amend the Circulation Element to upgrade Briggs Road from Simpson Road to McCall/Grand Blvd. and West Winchester Road from Patton Avenue to Olive Avenue from Arterial to Urban Arterial status.
- This road will be fully improved consistent with County Transportation Department requirements.
- CIR-4. Amend the Circulation Element to provide new road segments and to eliminate existing segments as follows (and as illustrated in Figure V-23):
- a. Revise the alignment of Newport/Patton Avenue, from Rice Road to a point east of relocated SR 79, to follow a route north of the planned Domenigoni Reservoir.
 - b. Design the portion of Newport/Patton Avenue between Briggs Road and La Ventana Road with a design speed of 60 MPH, a minimum centerline radius of 1,500 feet, and a maximum 4% superelevation.
 - c. Extend Holland Road from Beeler Road to provide a new connection between Beeler Road and Winchester Road.
 - d. Eliminate La Ventana between Newport/Patton Avenue to Olive Avenue.
 - e. Eliminate Eucalyptus Road between Newport/Patton Avenue and Olive Avenue.
 - f. Eliminate Beeler Road between Newport/Patton Avenue and Olive Avenue.
 - g. Eliminate Olive Avenue between Patterson Avenue and (planned) relocated SR 79 to provide the desired arterial access spacing on SR 79.
 - h. Add El Callado Road between Simpson Road and relocated SR 79 to provide additional access opportunity from SR 79.
- CIR-5. McCall/Grand Blvd will be extended through the site as indicated on Figure V-23 and will be improved as an Urban Arterial highway consistent with County Transportation Department requirements.
- CIR-6. Olive Avenue and Simpson Road will be improved as Secondary roadways consistent with County Transportation Department requirements.
-

- CIR-7. Simpson Road will be improved as a Major roadway consistent with County Transportation Department requirements.
- CIR-8. Access restrictions, stop controls, and traffic lights will be provided as indicated on Figure V-23.
- CIR-9. Pursuant to requirements of the State Water Resources Control Board, a state-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activities include cleaning, grading, or excavation, that result in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater. Therefore, as a mitigation for this Specific Plan, the developer or builder shall obtain the appropriate NPDES construction permit and pay the appropriate fees prior to commencing grading activities. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program.

The following additional measures are recommended to reduce traffic impacts:

- CIR-10. Prior to the development of individual development projects within the Specific Plan, the Circulation Element Road improvements within the project boundaries which are required to provide access to the regional road network shall be fully or partially in place, as directed by the Transportation Department, to an extent capable of providing adequate service levels for the development proposed. Individual tentative tract map, plot plan, conditional use permit, and other discretionary permit approvals shall define the specific improvements required for each individual project.
- CIR-11. To ensure that roadway improvements are provided as necessary, the following development monitoring requirements should be followed:
- a. Traffic impact studies may be required with submittal of development applications requiring discretionary approval. The format of the studies will be determined by the Transportation Department.
 - b. If an impacted intersection is estimated to exceed service level standards, appropriate link and intersection improvements shall be provided as required by the Transportation Department.
 - c. If a trip ceiling or trip bank is established for the Specific Plan, a trip monitoring system must be established. Deduction of individual project trips from the "bank" should be deducted at the time of final tract map recordation. The Transportation Department should maintain the "bank" and provide an annual update on project trip status.
- CIR-12. The location of local street access points to Circulation Element roadways will occur generally as indicated on the approved Winchester Hills Specific Plan land use plan. However, precise access locations will be determined at the discretionary project approval level, subject to the review and approval of the Transportation Department.

- CIR-13. A fee program or similar funding mechanism should be established for the Specific Plan, or for phases, to provide for the improvement of key roadway links and interchange facilities.
- CIR-14. In addition to the traffic signals (traffic lights and stop controls) provided by the project, traffic signals will be installed as warranted through the Transportation Department's traffic signal fee program.
- CIR-15. Required traffic signals will be designed and interconnected to allow the signals to function in a coordinated system.
- CIR-16. Traffic signing and striping will be implemented in conjunction with detailed road construction plans for individual projects.

Non-Vehicular Circulation Improvements

- CIR-17. Combination pedestrian walkways/bikeways shall be provided as indicated in the Winchester Hills Specific Plan

Transit Service

- CIR-18. Bus stops and/or shelters shall be provided within each village activity center, at the regional commercial center, and at appropriate locations within the business park. Project developers will work with RTA planners to determine the locations of bus stops.
- CIR-19. Bus turnouts shall be provided as recommended in the project traffic report, and required turnouts shall be constructed in conjunction with street improvements.
- CIR-20. The project developer(s) will cooperate with future County efforts to establish a multi-modal transit center along the AT&SF railroad line which runs along the northern property boundary.
- CIR-21. The mitigation measures in section C.6 (Air Quality) of this EIR relating to Transportation Systems Management and Transportation Demand Management shall be adhered to.

Rail Transit

- CIR-22. Automatic at-grade crossing gates or a grade separation as approved by AT&SF Railroad shall be provided at the following AT&SF railroad/roadway intersections: Briggs Road, McCall/Grand Blvd, Leon Road, and Winchester Road. In addition, appropriate signing, striping, and flashing light signals shall be installed as directed by the Transportation Department and other responsible agencies.

Regional Circulation

- CIR-23. The regional General Plan Circulation Element amendments and circulation improvements outlined in Section I. Cumulative Impact analysis, subsection I. Circulation and Traffic, of this EIR should be pursued by the Transportation Department to ensure that adequate regional circulation goals can be achieved.

Level of Impact with Mitigation

Impacts can be reduced to less than significant levels.

From Pages V-137 through V-140 of the EIR

It should be noted that the General Plan Circulation Element, as well as many of the crossings identified in these mitigation measures, have already been accomplished.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Transit. Bus service in western Riverside County is provided by the Riverside Transit Authority (RTA). The Project is currently served by RTA Route 79 along Winchester Road (SR-79). The closest bus stop to the Project site is on Simpson Road at its intersection with SR-79. The development of this project will not directly adversely affect the operation of this bus stop. Therefore, impacts are less than significant.

Bicycle and Pedestrian Trails. According to the Harvest Valley / Winchester Area Plan (HVWAP) Figure 9, *Harvest Valley / Winchester Area Plan Trails and Bikeway System*, there is a planned "Regional Trail: Urban / Suburban" along the south side of Salt Creek, directly adjacent to the Project. As of this writing, the trail is under construction by others, and this Project proposes a connection to the trail. Therefore, the development of the Project will not affect any planned or existing bicycle or trails.

Roadways. Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation, and air quality. In its role as Riverside County's Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the County's CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of Governments (SCAG) is required under federal planning regulations to determine that CMPs in the region are consistent with the Regional Transportation Plan. The RCTC's current Congestion Management Program includes Winchester Road adjacent to the Project site in the CMP.

The RCTC CMP does not require traffic impact assessments for development proposals. However, local agencies are required to maintain the minimum level of service (LOS) thresholds included in their respective general plans. If a street or highway segment included as part of the

CMP falls below the adopted minimum level of service of E, a deficiency plan is required. The Project could conflict with the CMP if the Project were to cause the CMP facility to operate at an unacceptable LOS.

The Project will also be required to pay its Transportation Uniform Mitigation Fee (TUMF), Development Impact Fees (DIF), and Traffic Signal Mitigation Fee assessed on all new development which collectively help reduce overall impacts to the transportation system (i.e., roads and intersections). Some of the vehicle trips generated by the development on the Project site will connect to the CMP network. While the Project does represent an increase in trips to the CMP network, this increase is not considered cumulatively considerable due to the relatively small percentage increase in regional trips it represents, and all Project-level impacts are mitigated to less than significant levels.

Summary. Based on this information, the Project will not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Any impacts will be less than significant, and no mitigation is required. Thus, no substantial change from previous analysis would occur.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

In response to Senate Bill (SB) 743, the California Natural Resource Agency certified and adopted new CEQA Guidelines in January 2019, which now identify VMT as the most appropriate metric to evaluate a project's transportation impact under CEQA (Section 15064.3). However, the County of Riverside still utilizes Level of Service (LOS) metric for consistency with the General Plan.

CEQA Guidelines Section 15007(c) states that if a document meets the content requirements in effect when the document is sent out for public review, the document shall not need to be revised to conform to any new content requirements in Guideline amendments taking effect before the document is finally approved. The Guidelines changes with respect to VMT took effect on July 1, 2020, while the original EIR was certified in 1997. In accordance with CEQA Guidelines Section 15064.3(c) and 15007(c), revisions to the original EIR are not required under CEQA in order to conform to the new requirements established by CEQA Guidelines Section 15064.3. Further, according to the County's Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled, a project is presumed to cause a less than significant VMT impact if the project greenhouse gas emissions are less than 3,000 Metric tons of Carbon Dioxide Equivalent (MTCO_{2e}). As analyzed in the Greenhouse Gas Emissions Section 20 a), the Project would result in approximately 788.5 MTCO_{2e} per year; the proposed project would not exceed the County of Riverside's screening threshold of 3,000 MTCO_{2e} per year. Thus, even though impacts from greenhouse gas emissions are reduced, it is considered that there is no substantial change from the previous analysis.

~~Therefore, there will be no substantial changes from previous analysis.~~

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

The Project Site is almost perfectly square-shaped and is not adjacent to windy roads. Moreover, the proposed Project is already served by improved roads. The design of the interior streets have been approved by both the Transportation Department as well as the Fire Department, and does not include a geometric design or incompatible uses that would substantially increase hazards. Therefore, no impacts are identified or anticipated, and no mitigation measures are required. Therefore, no substantial changes from previous analysis would occur.

d) Cause an effect upon, or a need for new or altered maintenance of roads?

The Project site is located on North side of Winchester Hill Drive, 500 feet North of Newport Road / Domenigoni Parkway. Based on road geometries and posted speed limits, travelers along Newport Road and Leon Road have no sight distance constraints relative to the Project site and any future access points.

Any Project-related roadway improvements will be installed in conformance with Ordinance No. 461 and will be installed concurrently with other Project utilities or infrastructure facilities. Conditions of approval have been added to the Project to implement Ordinance No. 461. Therefore, implementation of the proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). There are no active farming uses in the immediate Project area. Any impacts are considered less than significant, and no substantial changes from previous analysis would occur.

e) Cause an effect upon circulation during the project's construction?

The Project will improve its frontage along Winchester Hill Road and Leon Road, which are already partially improved and functioning roadways. The development of the Project site would not cause an effect upon or result in the need for new or altered maintenance of roads since no new roads are being constructed and no existing roads are being substantially altered. Therefore, impacts will be less than significant and no substantial changes from previous analysis would occur.

f) Result in inadequate emergency access or access to nearby uses?

A limited potential exists to interfere with an emergency response or evacuation plan during construction. Construction work adjacent to Winchester Road and Leon Road will be limited to frontage improvements on both roadways and lateral utility connections which will limit the amount of potential traffic diversion. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP) which is a standard County Condition of Approval (COA) which is not considered mitigation under CEQA. In addition, compliance with Ordinance No. 457 regulating construction hours of operation and other County of Riverside Transportation Department procedures and permits will ensure that the safety of the traveling public is protected during construction. Following construction, emergency access to the Project site and area will remain as it was prior to the proposed Project.

The proposed Project is required to comply with Fire Department requirements for adequate access. Project site access and onsite circulation will provide adequate access and turning radius for emergency vehicles, consistent with the Fire Department's requirements. Therefore, the Project will not cause a significant impact on circulation during the Project's construction or for emergency access. Any impacts will be less than significant, and no substantial changes from previous analysis would occur.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would this project:</i>				
38. Bike Trails				
a. Include the construction or expansion of a bike system or bike lanes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan

ORIGINAL EIR No. 380 FINDING:

Bike trails were not explicitly analyzed in the original EIR and were not required as part of project implementation. However, there is a statement that a network of paseos linking with pedestrian/bicycle parkways will provide pedestrian and bicycle access throughout the project.

With the original EIR analyzing planning efforts to provide bicycle parkways, impacts to bike trails would have been considered less than significant.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

The Project site is located adjacent to the Salt Creek Channel, in which is located a Regional Trail (Urban / Suburban). This trail is to be constructed by others, but the Project will introduce a connection to this trail. Because no dedicated bike lanes are required as part of project implementation, impacts to bike trails would be considered less than significant and no substantial change from previous analysis would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.19 Tribal Cultural Resources

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
39. Tribal Cultural Resources				
<i>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, or 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>				
a. 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. 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 (c) of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)				
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Source(s): County Archaeologist, AB52 Tribal Consultation, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085, “A Phase I Cultural Resources Assessment for The Winchester Hills Project”, Brian F. Smith and Associates, Inc. dated September 24, 2021

ORIGINAL EIR No. 380 FINDING:

Tribal Consultation was not explicitly analyzed in the original EIR.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

a-b) The Senate Bill 18 (SB18)

SB18 is also called the Traditional Tribal Cultural Places bill and was signed into law September of 2004 and took effect March 1, 2005. SB 18 refers to PRC §5097.9 and 5097.995 which defines cultural places as: Native American sanctified cemetery place of worship, religious or ceremonial site, or sacred shrine (PRC §5097.9). Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historic Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (PRC §5097.993).

SB 18 established responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native American Tribes that have been identified by the NAHC and if that tribe requests consultation after local government outreach as stipulated in Government Code (GC) §65352.3. The purpose of this consultation process is to protect the identity of the cultural place and to develop appropriate and dignified treatment of the cultural place in any subsequent project. The consultation is required whenever a general plan, specific plan, or open space designation is proposed for adoption or to be amended. In addition to the requirements stipulated above, SB 18 amended GC §65560 to “allow the protection of cultural places in open space element of the general plan” and amended Civil Code §815.3 to add “California Native American tribes to the list of entities that can acquire and hold conservation easements for the purpose of protecting their cultural places.”

As part of the application process, California Native American Tribes must be given the opportunity to consult with the County for the purpose of preserving, mitigating impacts to, and identifying cultural places located on project land.

In compliance with Senate Bill 18 (SB18), on November 04, 2021, Riverside County requested a Sacred Lands File search and a consultation list from the Native American Heritage Commission (“NAHC”) of tribes whose historical extent includes the project area. Based on the December 16, 2021 list provided by NAHC, project notices were sent on the same day to 18 Native American Tribal representatives. SB 18 consultations were requested by the Agua Caliente Band of Cahuilla Indians and the Pechanga Band of Luiseno Indians. Please see consultation information with these two tribes below. No SB18 consultation request was received from the following contacts: Augustine Band of Cahuilla Mission Indians, Cabazon Band of Mission Indians, Colorado River Indian Tribe, Los Coyotes Band of Mission Indians, Morongo Band of Mission Indians, Ramona Band of Cahuilla Mission Indians, Santa Rosa Band of Mission Indians, Soboba Band of Mission Indians or the Torres-Martinez Desert Cahuilla Indians.

Assembly Bill 52 (AB52)

Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law’s purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as a cultural landscape. Also relevant is the category termed “traditional cultural property” (TCP) which is typically associated with cultural resource management performed under federal auspices. According to Guidelines for Evaluating and Documenting Traditional Cultural Properties (Parker and King 1998), “traditional” in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations, usually orally or through practice. The traditional cultural significance of a historic property, then, is significance derived from the role the property plays in a community’s historically rooted beliefs, customs, and practices. A TCP can be defined, generally, as one that is eligible for inclusion in the NRHP because of its association with cultural practices or beliefs of a living community that (a) are rooted in that community’s history, and (b) are important in maintaining the continuing cultural identity of the community. A landscape can be a TCP by extension a TCR, provided the cultural landscape meets the criteria and that the landscape is geographically defined in terms of the size and scope.

The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on November 04, 2021.

The Quechan Historic Preservation Officer responded in an email dated November 5, 2021. This communication indicated that the band had no comments, deferred to closer tribes and supported their decisions.

The Rincon Band of Luiseno Indians responded in a letter dated December 09, 2021. Rincon indicated that they did not have any questions and did not request consultation.

Consultations were requested by Pechanga Band of Luiseno Indians and Agua Caliente Band of Cahuilla Indians.

Pechanga requested consultation in an email dated November 12, 2021. The cultural report was provided to the tribe on November 12, 2021. On November 15, 2021 the AND document was sent to Pechanga and in response the tribe requested the project exhibits. These were provided the same day. On December 09, 2021 an email was sent to the tribe explaining the project in further detail including that the land had already been graded and the tribe was present during that work. Planning requested that the tribe provide any Tribal Cultural Resources information. No response was received, and a follow up email with the AND document was sent to the tribe on January 04, 2022 and consultation was concluded the same day.

The Agua Caliente Band of Cahuilla Indians responded in a letter dated December 03, 2021 requesting consultation on this project. The band requested all cultural resource documentation associated with the project. This was sent to the tribe on December 13, 2021. On December 21, 2021 a meeting was held in which this project was discussed. Agua Caliente concluded consultation the same day with no further recommendations.

No existing Tribal Cultural Resource were identified, there are none present and therefore, there will be no impact to Tribal Cultural Resources. Thus, it is considered that no substantial change from previous analysis would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.20 Utilities and Service Systems

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
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<i>Would this project:</i>				
40. Water				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Service Provider

ORIGINAL EIR No. 380 FINDING:

Threshold for Determining Significance

Appendix G of the CEQA Guidelines indicates that significant impacts on water supply and quality can be expected if implementation of the proposed project has the potential to create substantial demands for water and/or will contribute to existing water quality degradation.

From Pages V-144 and V-145 of the Original EIR

Distribution of water to the entire project site requires an extensive system of water lines. The project engineer has prepared preliminary plans for the project's water storage and distribution system. This system is illustrated in Figure V-25. The plan recommends the following improvements to the existing water transmission system:

- A loop system of 12-inch pipelines in the 1,627-foot pressure zone;
- A network of 12-inch pipelines in the 1,751-foot pressure zone;
- Two 36-million gallons EMWD water storage facilities to be located north of the project site (one for Phase II and the second during Phase III): and
- One one-million gallon EMWD water storage facility to be located southeast of the project site (constructed in Phase II1).

These facilities are necessary to provide adequate water pressures for fire flow and domestic uses. All final plans will be subject to EMWD review and approval. Since all facilities will comply with EMWD's requirements, impacts on the regional system can be avoided.

Impacts will be neither adverse nor significant.

Mitigation Measures

The following mitigation measures are included as part of the project to reduce water consumption and demand on existing water transmission systems:

- WSR-1. All project development will comply with all State and County regulations regarding water conservation and reclamation.
- WSR-2. Water conserving plumbing fixtures will be used in all construction, including low or ultra-low flow toilets and reducing valves for showers and faucets.
- WSR-3. Hot water lines will be insulated at the time of construction so that hot water is provided faster.
- WSR-4. All applicable sections of Title 20 and Title 24 of the California Code of Regulations regarding water consumption and conservation will be enforced.
- WSR-5. Irrigation systems that minimize runoff and evaporation and maximize water availability to plant roots will be required consistent with the requirements of County Ordinance No. 348. For mitigation monitoring purposes, landscaping plans for the project that identify irrigation systems will be submitted for review prior to the issuance of individual project building permits.
- WSR-6. Where possible, all new landscaping plans will incorporate native, drought-tolerant plant species approved by the County. Mulching will be used extensively in all landscaped areas. Mulch improves the water storage capacity of the soil by reducing evaporation and compaction.
- WSR-7. A separate water transmission system will be installed to facilitate the use of "gray water" from the Winchester RWRP for landscape irrigation. Reclaimed water will be used for irrigation in the following areas: landscaping for all commercial and industrial projects, parkways, roadway medians, parks, schools (if acceptable to the school districts), and other public facilities. A preliminary plan is shown in Figure V-27
- WSR-8. The Eastern Municipal Water District and the County of Riverside will approve subsequent tentative tract maps, conditional use permits, and plot plans on the basis of adequate water supplies and transmission systems.
- WSR-9. All water lines shall be designed and installed as required by the Eastern Municipal Water District.

Level of Impact After Mitigation

Impacts on regional water supplies will be incrementally adverse but less than significant.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

- a. The project will not require the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems. Eastern Municipal Water District has issued a “Will Serve” letter on August 25, 2021, indicating that they have sufficient capacity to provide water and sewer services to the Project. Therefore, it is considered that there will be no substantial change from previous analysis.
- b. The Eastern Municipal Water District (EMWD) provides much of the central portion of western Riverside County, including the Project site, with water services. In 2020, EMWD provided water to approximately 800,000 people within 555 square miles within Riverside County. EMWD has groundwater wells in two groundwater management areas and works with other stakeholders to protect the quality and integrity of the groundwater basins. EMWD receives imported water from the Metropolitan Water District of Southern California (Metropolitan). About half of the water used in EMWD’s service area is imported by Metropolitan. Through the implementation of local supply projects and increased water use efficiency, EMWD has been able to maintain a balance of local and imported water even as new connections have been added.

The EMWD 2020 UWMP was prepared utilizing regional growth projections prepared by SCAG included consultation with these agencies to reflect the current and planned land uses within their jurisdictions. As part of its planning process, EMWD has also reviewed general and specific plans available from Riverside County and the cities within the service area. The decrease in density proposed by the Project amounts to the subtraction of 61 new residences than was originally anticipated in the County’s General Plan. Therefore, the residential demand for water will actually decrease, as is shown in the following table:

TABLE 18: COMPARITIVE WATER USE

	Use	Number of Units	Demand of Water per Unit	Total Water Demand
A	Existing General Plan	225	748 gallons / unit / year	168,300 gallons / year
B	Proposed General Plan	164	748 gallons / unit / year	122,672 gallons / year
B-A	Anticipated residential water demand, compared to current General Plan designations	-61	-748 gallons / unit / year	-45,628 gallons / year

Standard water connection fees will address any incremental impacts of the Project. Payment of these fees are standard conditions and are not considered unique mitigation under CEQA.

Implementation of the Project will not require or result in the construction of new water treatment facilities or the expansion or relocation of existing facilities, the construction of which could cause significant environmental effects.

Eastern Municipal Water District has issued a “Will Serve” letter on October 28, 2020, indicating that they have sufficient water supplies to service this project. Any impacts are considered less than significant. **Therefore, there is no substantial change from the previous analysis.**

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
41. Sewer				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Department of Environmental Health Review, Service Provider, Environmental Impact Report No. 380

ORIGINAL EIR No. 380 FINDING:

Impacts on sewer utilities are considered significant if the project will result in demand which exceeds the existing or planned service capabilities of EMWD for this given area.

The following mitigation measures are recommended to reduce impacts on the sewer system:

- WSR-10. Final designs of the sewage collection and transportation system will be reviewed and approved by EMWD prior to approval of the first tentative tract map or other discretionary permit issued by the County.
- WSR-11. The developer(s) will pay all fees required by EMWD for regional sewage treatment services and facilities.
- WSR-12. All sewage lines, pump stations, and other required transmission facilities will be installed by the developer as directed by EMWD.
- WSR-13. Implementation of water conservation methods outlined above will be required to reduce wastewater generation and impacts to sewage transmission and treatment facilities.

Level of Impact After Mitigation

Impacts on sewage treatment services will be less than significant.

From Pages V-144 through V-155 of the Original EIR

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

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

The Project will be connected to the existing sewer services provided by Eastern Municipal Water District. The impacts of connecting to the existing sewer lines are considered temporary. Additionally, the Project will not be on septic tanks or an on-site wastewater treatment facility. Therefore, there will be a less than significant impact to sewer services.

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?

Sewer services to the Project site would be provided by Eastern Municipal Water District (EMWD). The Project would connect to an existing sewer line within Salt Creek. According to EMWD's Sewer System Master Plan, the Project is estimated to generate approximately 38,540 gpd (164 DUs x 235 gpd) of wastewater (SSMP, 2019, p. 3A-4). It should be noted that the existing General Plan designation calls for the development of 225 residential units, which would generate 52,875 gpd. By this reduction in density, the usage of sewer lines would decrease by 14,335 gpd.

According to the EMWD’s UWMP, approximately 53,073 acre feet per year (AFY) (47 million gallons per day (MGD) of wastewater was collected in 2020, the most current data available, and treated at four facilities: San Jacinto Valley, Moreno Valley, Temecula Valley, and Perris Valley, which have a combined treatment capacity of 86,360 AFY (77 million gallons per day (MGD). The Project Applicant would develop the Project site in accordance with the Project site’s existing land use designation. As such, the Project’s estimated wastewater generation rates would not require the expansion of existing sewer lines and impacts would be less than significant.

Eastern Municipal Water District has issued a “Will Serve” letter on August 25, 2021, indicating that they have sufficient sewer facilities to service this project, and therefore there is a less than significant impact to the wastewater service. Therefore, no substantial change for previous analysis would occur.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would the project:</i>				
42. Solid Waste				
a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence, Service Provider, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085, Environmental Impact Report No. 380

Mitigation Measures

The following mitigation measures will be included to reduce impacts on solid waste disposal facilities:

- SW-1. The certified waste hauler contracted by the project applicant will implement a curbside recycling program within the proposed project. Prior to recordation of the first subdivision map on the property, a comprehensive waste recycling program will be approved by County Waste Management Department.
- SW-2. All future development in the Commercial, Industrial, School, and Multi-Family Planning Units will comply with all County standards for provision of waste receptacles as part of the site and project design.
- SW-3. All new commercial and industrial developments will be required to use trash compactors for non-recyclable wastes
- SW-4. Proposed on-site commercial areas shall contain enclosures for collection of recyclable materials.

Level of Impact After Mitigation

With implementation of these mitigation measures, solid waste impacts can be reduced to adverse but less than significant levels.

From page V-191 of the EIR

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

One component of the Project is a reduction in the amount of allowable density, which will cause a reduction in the anticipated amount of solid waste generated on the site by a factor of approximately 27%. Therefore, no new impacts are anticipated in this Project and no substantial change from previous analysis would occur.

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

The Project would be required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939, AB 341, County Ordinance No. 745, and other applicable local, State, and federal solid waste disposal standards as a matter of regulatory policy, thereby ensuring that the solid waste stream to the waste

disposal facilities is reduced in accordance with existing regulations. Any impacts would be less than significant and no substantial change from previous analysis would occur.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
43. Utilities				
<i>Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?</i>				
a. Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials, Utility Service Providers, Environmental Impact Report No. 380.

NO SUBSTANTIAL CHANGE FROM PREVIOUS ANALYSIS:

Findings of Fact:

a. Electricity?

ORIGINAL EIR No. 380 FINDING:

Threshold for Determining Significance

Impacts on electricity are considered significant if there is a substantial increase in demand relative to available supplies of electricity.

Mitigation Measures

Mitigation measures presented in Section C.12 of this EIR will help reduce the project's potential electricity consumption. In addition, the following mitigation measures shall be included as part

of the project to reduce the impacts on utilities:

- ELC-1. The developer will provide the electric power improvements required by SCE.
- ELC-2. All buildings will be constructed in compliance with the insulation standards established by the California Uniform Building Code (UBC).
- ELC-3. All electrical facilities will be built in accordance with the Southern California Edison Company's policies and extension rules on file with the California Public Utilities Commission (CPUC).
- ELC-4. The project applicant will provide SCE with development plans and schedules for construction as they become available so that SCE may begin long-range planning of facilities.
- ELC-5. All electrical service lines will be located underground.

Level of Impact After Mitigation

With implementation of these mitigation measures, impacts on electric power. Utilities will be reduced to a less than significant level.

PROPOSED PROJECT ADDENDUM FINDING:

Finding of Fact:

- a) There are electricity connections currently serving the Project site. Electricity lines are located along the southern border of the Project.

The electrical service provider to the area is Southern California Edison (SCE). Overhead electrical service lines currently exist adjacent to the property to the north. Additionally, all neighboring properties to the West and South have electrical service.

The Project's impact is considered less than significant as the Project will be required to comply with the mandatory requirements of California's Building Energy Efficiency Standards (Title 24, Part 6) and Green Building Standards (CALGreen, Title 24, Part 11). California's building energy efficiency standards are some of the strictest in the nation and the Project's compliance with California's building code will ensure that wasteful, inefficient or unnecessary consumption of energy is minimized. The building standards code is designed to reduce the amount of energy needed to heat or cool a building, reduce energy usage for lighting and appliances and promote usage of energy from renewable sources.

Provision of electricity to the Project site is not anticipated to require or result in the construction of new facilities or the expansion of existing facilities, the construction or relocation of which would cause significant environmental effects to electricity. One component of the Project is a reduction

in the amount of targeted density, which will cause a reduction in the anticipated demand on electricity by a factor of approximately 27%. Impacts in this regard will be less than significant.

b. Natural gas?

ORIGINAL EIR No. 380 FINDING:

Threshold for Determining Significance

Impacts on gas service are considered significant if there is a substantial increase in demand relative to available supplies of natural gas.

Mitigation Measures

Although the increased natural gas demand is not considered significant, mitigation measures presented in Section C.12 of this EIR will help reduce the project's potential natural gas consumption. The following mitigation measures are also suggested:

- GAS-1. The developer will finance the installation of gas lines per the requirements of the Southern California Gas Company.
- GAS-2. All gas services and facilities will be built in accordance with the Southern California Gas Company's policies and extension rules on file with the California Public Utilities Commission (CPUC).
- GAS-3. An engineering study will be required to ensure that existing facilities are adequate to accommodate the new development. Detailed information including tract maps and plot plans must be submitted for review by SCG.

Level of Impact After Mitigation

Impacts will be less than significant.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

- b)** The Project will be serviced by the Southern California Gas, which services all of the properties in this area. All neighboring properties to the West, East, and South are serviced by Southern California Gas. Development of the Project will require the extensions of these services. One component of the Project is a reduction in the amount of allowable density, which will cause a reduction in the anticipated demand on natural gas by a factor of approximately 27%. Any impacts will be less than significant and no substantial change from previous analysis would occur.

c. Communications systems?**ORIGINAL EIR No. 380 FINDING:****Threshold for Determining Significance**

Impacts on telephone services are considered significant if the project will place demands on facilities and services beyond the ability of service providers to meet the demands.

Mitigation Measures

- TEL- 1. All appropriate rules and directives will be followed in order to finance any required additions, changes, and/or removals of existing facilities.
- TEL-2. The project applicant will provide GTE with a development phasing schedule so that required upgrades may be scheduled in advance of development.

Level of Impact After Mitigation

Impacts will be less than significant.

PROPOSED PROJECT ADDENDUM FINDING:Finding of Fact:

- c) Communication systems for the Project area are provided by Verizon. Verizon is a private company that provides connection to the communication system on an as needed basis. Expansion of facilities will be necessary to connect the Project to the existing communication system located adjacent to the Project site. However, such construction or relocation would not cause a significant environmental effect to communications systems. Impacts will be less than significant and no substantial change from original analysis would occur.

d. Street lighting?**ORIGINAL EIR No. 380 FINDING:**

The original EIR did not expressly address street lighting.

PROPOSED PROJECT ADDENDUM FINDING:Finding of Fact:

- d) Located in the developing Winchester / Harvest Valley area of unincorporated Riverside County, the proposed Project will require the installation of new or additional streetlights along Windy Hollow Lane and Winchester Hill Drive in accordance with standard requirements and County Ordinance No. 655. The intent of Ordinance No. 655 is to restrict the permitted use of certain

light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions.

The construction of these streetlights is a standard procedure and is plan checked by the County Transportation Departments, as well as the electricity provider. The project would be required to comply with regulations and policies provided by the County regulating street lighting installation and night time operations.

Therefore, the Project would not require or result in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to street lighting. Impacts will be less than significant and no substantial changes from previous analysis would occur.

e. Maintenance of public facilities, including roads?

ORIGINAL EIR No. 380 FINDING:

The original EIR did not expressly address public facilities.

PROPOSED PROJECT ADDENDUM FINDING:

Finding of Fact:

- e) The proposed Project will have a less than significant impact on public facilities. Riverside County Ordinance No. 659 establishes a developer impact fee to mitigate the cost of public facilities, including roads. The internal streets within the Project will be privately owned and maintained by the Homeowner’s Association. The Project does not include roads or road improvements requiring or resulting in the construction of new facilities or the expansion of existing facilities.

Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Any impacts will be less than significant and no substantial change from previous analysis would occur.

f. Other governmental services?

ORIGINAL EIR No. 380 FINDING:

The original EIR did not expressly address other governmental services.

PROPOSED PROJECT ADDENDUM FINDING:

Finding of Fact:

- f) Other Government Services impacts are typically attributed to residential development. This is reflected in Ordinance No. 659. Regional Multi-Service Centers are located throughout the County and provide a variety of services on a regional basis with events ranging from: athletic programs, wellness programs, senior citizen activities, arts and crafts, etc. The development of 164 residential lots will cause an incremental increase in social services.

Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance to offset any incremental increase in or demand for such services generated by the Project. Payment of such fees would ensure that the Project would not require or result in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects to other governmental services. Impacts will be less than significant and no substantial change from previous analysis would occur.

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

4.1.21 Wildfire

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
44. Wildfire				
If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials, Environmental Impact Report No. 380

ORIGINAL EIR No. 380 FINDING:

The original EIR did not expressly address Wildfire Impacts. However, Section 3, Fire Protection Services (page v-157) of the original EIR described the need for fire fighting facilities, which have been provided prior to this addendum.

a. Substantially impair an adopted emergency response plan or emergency evacuation plan? Less Than Significant Impact

According to *Map My County*, the Project site is:

- 1) Classified by Riverside County as not being in a Very High Fire Hazard area, and
- 2) Located in a Local Fire Responsibility Area (LRA).

Accordingly, this means that the local Fire Department, in this case Riverside County Fire Department, will be providing fire protection services.

The Project site currently has access Winchester Hill Road and Leon Road.

The proposed Project has been reviewed, and conditions of approval will be placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan, and Ordinance No. 787.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. Prior to final map recordation, prior to grading permit issuance, prior to building permit issuance, and prior to building final inspection the Project will need to demonstrate compliance with Ordinance No. 787. Adherence to Ordinance No. 787 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Another standard condition assessed on the proposed Project to reduce impacts from the proposed Project to fire services is Ordinance No. 659. Applicant payment of Development Impact Fees (DIF) for non-residential uses for fire protection will be required prior to the issuance of a certificate of occupancy. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate DIF fees set forth in the Ordinance. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Therefore, implementation of the Project will not substantially impair an adopted emergency response plan or emergency evacuation plan. Any impacts will be less than significant and no substantial change from previous analysis would occur.

b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The entire Project site is located within an “other responsibility area”.

The Project site has been previously disturbed and is relatively flat, and slopes Northwesterly towards Salt Creek. Access to the Project is via two driveways along Winchester Hill Road.

On-site vegetation is ruderal, since the Project site has been graded previously and is part of a larger development.

The Project site is situated in the Winchester / Harvest Valley area of unincorporated Riverside County. There are no significant drainages impacting the Project site, and the site is in an area of rapid urbanization.

The Project proposes new structural improvements which will be built to the most recent fire codes. These codes are designed to suppress any fire risks (including wildfire risks). The Project would be required to comply with California Fire Code Chapter 47 and the Riverside County No. 787 Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, adequate fire flows, etc.

Based on this information, the Project would not, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Any impacts will be less than significant and no substantial change from previous analysis would occur.

c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The entire Project site is located within an “other responsibility area”.

The Project does not include and or require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Existing roads and utilities including Winchester Hill Road (South) and Leon Road (East) are in place and currently serving the Project site. Both of these roads serve as fire breaks. Refer also to Thresholds 44.b and 44.c for Project conformance to applicable fire-related codes to reduce the potential for wildfire hazards to occur. Any impacts will be less than significant and no substantial change for previous analysis would occur.

d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The entire Project site is located within an “other responsibility area”. Refer also to Thresholds 23.e and 14.a relative to the potential for flooding and/or landslides to occur.

Project development will include hardscape (buildings, parking lots, driveways) and landscape improvements that would serve to stabilize the existing built environment. Based on this information, the Project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Any impacts will be less than significant and no substantial change from previous analysis would occur.

e. Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

The entire Project site is located within an “other responsibility area.

The proposed Project will be reviewed by the County as part of the discretionary process, and conditions of approval will be placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan, and Ordinance No. 787.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. Prior to final map recordation, prior to grading permit issuance, prior to building permit issuance, and prior to building final inspection the Project will need to demonstrate compliance with Ordinance No. 787. Adherence to Ordinance No. 787 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Another standard condition assessed on the proposed Project to reduce impacts from the proposed Project to fire services is Ordinance No. 659. Applicant payment of DIF for expanded non-residential uses for fire protection will be required prior to the issuance of a certificate of occupancy. It is noted, the proposed Project plan will not require any offsite improvements which could create demand for fire services.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate DIF fees set forth in the Ordinance. Adherence to the Ordinance No. 659 is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Based on this information, the Project would not, expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Any impacts are considered less than significant and no substantial change from previous analysis would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

4.1.22 Mandatory Findings of Significance

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Does the project:</i>				

<p>45. 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, substantially 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Staff Review, Project Application Materials, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085, Environmental Impact Report No. 380

ORIGINAL EIR No. 380 FINDING:

Each of the mitigation measures and associated conclusions are taken from the Cumulative Impact Analysis of the originally Adopted Specific Plan No. 293, and Environmental Impact Report No. 380. It should be noted that many of these mitigation measures have already been addressed via subsequent modifications to the Winchester Hills Specific Plan, the adoption of the current County General Plan, or by implementing projects. Additionally, State law has changed for particular environmental issues since 1997. For instance, State law now mandates mitigation for residential development for school developments, and the Quimby Act establishes fees and mitigation for parks and recreation.

Mitigation Measures

- CUMU-A-1. The County will enforce hillside development policies regarding hillside grading and restriction of development in areas designated in the General Plan as "Mountainous."
- CUMU-A-2. Consistent with current practices, the Building and Safety Department will review and approve soils reports (and, where required, geotechnical reports) for all development projects.
- CUMU-A-3. All development will comply with State and County building codes, including those requiring appropriate seismic safety engineering.

Level of Impact After Mitigation

Cumulative impacts will be less than significant.

Mitigation Measures

- CUMU-B-1. Future development will be required to provide its fair share of the regional flood control facilities identified in applicable master drainage plan reports, as well as on-site drainage facilities designed to accommodate 100-year storm flows. These facilities must meet RCFCWCD and FEMA requirements.
- CUMU-B-2. The RCFCWCD will continue to review all development proposals to determine the level of improvements and mitigation required for each individual project.

Level of Impact After Mitigation

Cumulative impacts will be less than significant.

Level of Impact After Mitigation

The cumulative level of average daily pollutant emissions will be significant and unavoidable. Also, in the absence of change to the assumed land use policy, long-term impacts will be significant due to inconsistencies between land use policy and the 1991 AQMP.

Mitigation Measures

The cumulative impact analysis addresses mitigation by the environmental areas listed in this section's introduction (e.g., landform, flooding, agricultural resources, land use, parks). The County General Plan open space and conservation programs and standards provide the overall framework within which these specific measures are implemented, as discussed above. The following measures are part of the process:

- CUMU-D-1. The Open Space and Conservation Map is reviewed as step one of the land use determination system. All projects will be reviewed against and must be consistent with the Open Space and Conservation Map in order to be filed for a development permit. The map may be amended through the adopted General Plan Amendment process.

- CUMU-D-2.** After a development permit application has been filed and the composite hazards and resources maps consulted, an in-depth project assessment will utilize more detailed individual hazards and resources maps to determine specific environmental concerns and help formulate mitigation.
- CUMU-D-3.** The Open Space and Conservation Plan and open space zoning constitute an ongoing process and may be amended as needed to change or add programs, land use standards, or zones.

Level of Impact After Mitigation

Cumulative impacts will be less than significant.

As discussed in Section C.10, the County has not established definitive land use policies relating to the protection and preservation of agricultural resources in the greater Winchester Valley. The Open Space and Conservation Map shows many properties designated "Agriculture," but the designations are based upon previous Williamson Act participation. Expiration of the contracts may lead to a re-thinking of appropriate land use in the area. Despite this trend, however, the area's soils are still considered "Prime" and "Important" farmland, and conversion of the lands to urban uses will irretrievably commit properties to non-agricultural uses in a historically agricultural area. For this reason, the cumulative loss of agricultural land will be significant.

Mitigation Measures

All mitigation measures presented in Section C.10 of this EIR will apply to projects within the cumulative study area. In absence of a definitive land use policy toward the preservation of agricultural land in this part of the County, however, the mitigation identified will not be adequate to reduce the cumulative loss of agricultural land to a level of less than significance.

Level of Impact After Mitigation

Impacts will be significant and unavoidable. The County will be required to adopt a Statement of Overriding Considerations.

Level of Impact After Mitigation

Impacts on the SKR will be less than significant.

~~Adoption and subsequent implementation of the combined with appropriate interim management policies, can reduce cumulative impacts to raptor foraging areas, coastal sage scrub habitat, and the California gnatcatcher will be significant and unavoidable.~~ Absent an adopted MSHCP, to less than significant levels.

Impacts to vernal pools and related habitats can be reduced to less-than-significant levels on an individual project basis.

Mitigation Measures

- CUMU-G-1. The County will further articulate land use policy for the study area through its actions on pending specific plan and General Plan Amendment applications. All subsequent development projects will be reviewed in light of adopted policy.
- CUMU-G-2. Consistent with current practices, the County will review each individual development proposal to ensure that every development project incorporates features which minimize potential land use conflicts between proposed and existing uses. Conditions of approval will be prepared and enforced to achieve this objective.
- CUMU-G-3. County Ordinance No. 625, the right-to-farm ordinance, will continue to be enforced within the study area.

Level of Impact After Mitigation

If the County does permit urbanization within the study area, land use policy impacts will continue to be significant, even with implementation of these mitigation measures. A change in policy would facilitate urbanization which would significantly alter the land use character of the area. Potentially significant land use compatibility concerns, however, can be mitigated to a less-than-significant level.

Level of Impact After Mitigation

Cumulative impacts on the availability of affordable housing will be less than significant.

Cumulative impacts on the jobs/housing ratio will be significant.

Mitigation Measures

As a means of mitigating the cumulative, significant regional traffic impacts associated with buildout within the study area, the EIR traffic engineer has developed a recommended circulation system. This system, illustrated in Figure V-44, will allow virtually all road segments to operate at LOS C or better. Figure V-45 shows the resulting volume-to-capacity (V/C) ratios. Roadways within the cumulative impact analysis study area which will not be mitigated to LOS C or better include:

- Highway 74 (Florida Avenue) east of Winchester Road; and
- Portions of Highway 79 north of Scott Road.

Localized road segments which will operate just above LOS C (V/C higher than 0.80) include:

- Patton Road from Leon Road to a point between Leon Road and Briggs Road; and
- Newport Road from the I-215 northbound ramp to a point between Antelope and Menifee Roads (lies outside of the cumulative impact study area but provides a necessary freeway access link).

In order for the roadway operating conditions illustrated in Figure V-45 to be achieved, the General Plan Circulation Element will need to be amended to reflect the roadway classifications shown in Figure V-44. The following mitigation measures are proposed toward this end. Mitigation measures CUMU-I-1 through CUMU-I-4 address the Winchester Hills Specific Plan area specifically, and the remaining measures apply to the remainder of the cumulative study area.

CUMU-I-1. Upgrade the following roadways from Major to Urban Arterial status:

- a. Newport/Patton Avenue, from a point west of Leon Road to relocated Highway 79.
- b. Leon Road from Newport/Patton Avenue to Olive Avenue.

CUMU-I-2. Upgrade the following roadway from Major to Arterial status:

- a. Leon Road from Holland Avenue to Newport/Patton Avenue, and from Olive Avenue to McCall/Grand Avenue.

- CUMU-I-3.** Upgrade the following roadways from Arterial to Urban Arterial status:
- a. West Winchester Road from Newport/Patton Avenue to Olive Avenue.
 - b. Briggs Road from Simpson Road to McCall/Grand Blvd.
- CUMU-I-4.** Within the Winchester Hills Specific Plan, accomplish the General Plan Circulation Element amendments described in Section D.1 of this EIR.
- CUMU-I-5.** Designate existing Winchester Road from Scott Road to north of Holland Road, and the relocated portion of Highway 79 north of Holland Road to a point north of Highway 74, as a Multi-Modal Transportation Corridor (see discussion below).
- CUMU-I-6.** Upgrade Case Road/Highway 74 from Murrieta Road to the I-215 northbound ramps, and from Trumble Road to Sherman Road, from Major to Urban Arterial status. Evaluate a revised alignment for Case Road with the City of Perris to resolve existing conflicts with the railroad right-of-way.
- CUMU-I-7.** Upgrade the following roads from Major to Augmented Urban Arterial status (see discussion below):
- a. Case Road/Highway 74 from the I-215 northbound ramps to Trumble Road.
 - b. Ethanac Road from the I-215 southbound ramps to Palomar Road.
 - c. McCall Boulevard from the I-215 southbound ramps to Encanto Drive.
- CUMU-I-8.** Upgrade the following roads from Major to Urban Arterial status:
- a. Ethanac Road from Murrieta Road to the I-215 southbound ramps.
 - b. Pinacante Road/Highway 74 from Palomar Road to Sanderson Avenue (outside of cumulative impact study area).
 - c. Newport Road from Antelope Road to Briggs Road (outside of cumulative impact study area).
 - d. Briggs Road from McCall Road to Pinacante Road.
 - e. Sanderson Avenue from Harrison Avenue to Florida Avenue (outside of cumulative impact study area).

CUMU-I-9. Upgrade the following roads from Major to Arterial status:

- a. Holland Road from Antelope Road to Menifee Road (outside of cumulative impact study area).
- b. Menifee Road from Holland Road to Newport Road (outside of cumulative impact study area).
- c. Briggs Road from Garboni Road to Simpson Road.
- d. Briggs Road from Menifee Ranch Loop Road to Pinacante Road.

CUMU-I-10. Upgrade the following road from Urban Arterial to Augmented Urban Arterial status:

- a. Newport Road from the I-215 southbound ramps to Antelope Road (outside of cumulative study area boundaries).

CUMU-I-11. Upgrade the following road from Arterial to Urban Arterial status:

- a. Menifee Road from McCall Road to Pinacante Road.

CUMU-I-12. Upgrade the following roads from Secondary to Major status:

- a. Watson Road from Sherman Road to Antelope Road (outside of cumulative impact study area).
- b. Grand Avenue/Stetson Road from Leon Road to California Road, and West Warren Road to State Street (second segment outside of cumulative impact study area).

CUMU-I-13. Upgrade the following road from Secondary to Urban Arterial status:

- a. Stetson Road from California Road to West Warren Road (outside of cumulative impact study area).

CUMU-I-14. Upgrade the following road from Major/Specific Plan to Urban Arterial status:

- a. McCall Boulevard from Bradley Road to the I-215 southbound ramps, and from Menifee Road to Leon Road (first segment outside of cumulative impact study area).

- CUMU-I-15.** Upgrade the following road from Secondary/Specific Plan to Major status:
- a. Simpson Road from Meniffee Road to Leon Road, and from Eucalyptus Road to West Winchester Road.
- CUMU-I-16.** Eliminate the following road segments from the General Plan Circulation Element:
- a. Matthews Road between Pinacante and Simpson Roads.
 - b. California Avenue between Garboni and Simpson Roads.
 - c. Cawston Avenue/Rawson Road between Crown Valley and Simpson Roads (outside of cumulative impact study area).
 - d. Diamond Valley Road between El Callado Road and State Street (outside of cumulative impact study area).
 - e. El Conejo Road between Garboni and Newport Roads.
 - f. El Callado Road between Garboni and Diamond Valley Roads (outside of cumulative impact study area).
- CUMU-I-17.** Realign Highway 79 from Holland Road to a point north of Highway 74 as envisioned by Caltrans, and create a multi-modal corridor along the new alignment.
- CUMU-I-18.** Realign Stowe Road from existing Winchester Road to Warren Road to transition Stetson Avenue directly to Grand Avenue.
- CUMU-I-19.** Extend Grand Avenue from Leon Road to Briggs Road as an Urban Arterial.
- CUMU-I-20.** Realign Newport Road through the Domenigoni Valley to an alignment north of the Domenigoni Mountains. The realignment will be an extension of Patton Road.
- CUMU-I-21.** Add a new loop roadway as follows: a Secondary road between Palomar and Briggs Roads in the area formerly served by Matthews Road, and a Collector Road between Briggs and Sultanas Road in the area formerly served by Sultanas Road.

Level of Impact After Mitigation

As stated above, implementation of these mitigation measures will allow almost all roadways within the traffic study project area to operate at LOS C or better. With regard to the road segments cited above which will experience LOS D conditions, the County Transportation Department may find the condition to be acceptable since the condition will occur at existing congestion areas.

All of the mitigation presented here must be implemented to reduce cumulative traffic impacts to less-than-significant levels. Mitigation will require amendments to the Circulation Element. Amendments may be processed on a case-by-case basis in association with development proposals, or more comprehensive amendments may be initiated either by private parties or the County.

Mitigation Measures

- CUMU-J-1. EMWD will install mainline water and sewer facilities as needed to meet anticipated future development needs.
- CUMU-J-2. The County will continue to notify EMWD of development projects to assist EMWD with its long-range planning and construction activities.
- CUMU-J-3. EMWD trunk line improvements will be augmented by the extension of laterals into individual development areas at the time of construction. These lateral extensions will be the responsibility of the developer.

Level of Impact After Mitigation

Cumulative impacts will be less than significant.

Mitigation Measures

- CUMU-K-1. All residential development projects will participate in the residential development fee program, per County Ordinance No. 659.

Level of Impact After Mitigation

Cumulative impacts of urban development on law enforcement and fire protection services will be less than significant.

Mitigation Measures

Incremental impacts on school facilities will be mitigated at the project level. Per County Resolution No. 93-131, individual development projects within the cumulative project area must enter into agreements with the appropriate school districts prior to project approval.

Level of Impact After Mitigation

Impacts will be less than significant.

A portion of the Development Mitigation Fee to be collected for each residential unit under County Ordinance No. 659 will be allocated for the acquisition, improvement, and operation of regional parks and recreation facilities. The impacts on regional parks will not be significant.

Mitigation Measures

Incremental impacts of development projects within the cumulative project area will be mitigated at the project level. No additional mitigation will be required.

Level of Impact After Mitigation

Impacts will be less than significant.

Mitigation Measures

New library facilities and additional volumes will need to be provided incrementally as anticipated developments in the cumulative project area begin to materialize. The actual location, size, and type of library services to be provided will be determined by the proximity to other library facilities, development density, demographic characteristics of the population, and available funding.

Cumulative impacts on library facilities will be mitigated through standard measures established by the County at the project level (refer to Section C.9).

Level of Impact After Mitigation

Incremental impacts of the proposed project and other anticipated development in the cumulative project area will be mitigated through participation in the County's facility fee programs authorized by Ordinance No. 659. However, overall library services will still fall below the desired level unless additional funding sources can be identified.

The Riverside County established a Development Mitigation Fee Program for residential development in July 1988 (Ordinance No. 659). A portion of the fee collected can be used to support the Riverside General Hospital and to assist the construction of medical facilities in the County. All residential projects will be required to participate in the program, which has been formulated to maintain existing service levels. Cumulative impacts on medical services and facilities will thereby be reduced to a less-than-significant level.

Mitigation

Mandated participation in the fee program (County Ordinance No. 659) by individual projects will be considered as adequate mitigation of project impacts. No additional mitigation will be required.

Level of Impact After Mitigation

Impacts will be less than significant.

Mitigation Measures

Cumulative impacts will be mitigated at the project level. All future development will be required to prepare a comprehensive waste recycling program that meets the approval of the County Waste Management Department. No additional mitigation will be required.

Level of Impact After Mitigation

Impacts will be less than significant.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Additionally, one component of the Project is a reduction in the amount of allowable density, which will cause a reduction in cumulative impacts by a factor of approximately 27% in Planning Area 18.

Since this Project is actually decreasing impacts in this Planning Area, **there is no substantial change from the previous analysis.**

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Does this project:</i>				
46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Staff Review, Project Application Materials, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085, Environmental Impact Report No. 380.

ORIGINAL EIR No. 380 FINDING:

Mitigation Measures

- CUMU-A-1. The County will enforce hillside development policies regarding hillside grading and restriction of development in areas designated in the General Plan as "Mountainous."
- CUMU-A-2. Consistent with current practices, the Building and Safety Department will review and approve soils reports (and, where required, geotechnical reports) for all development projects.
- CUMU-A-3. All development will comply with State and County building codes, including those requiring appropriate seismic safety engineering.

Level of Impact After Mitigation

Cumulative impacts will be less than significant.

Mitigation Measures

- CUMU-B-1. Future development will be required to provide its fair share of the regional flood control facilities identified in applicable master drainage plan reports, as well as on-site drainage facilities designed to accommodate 100-year storm flows. These facilities must meet RCFCWCD and FEMA requirements.
- CUMU-B-2. The RCFCWCD will continue to review all development proposals to determine the level of improvements and mitigation required for each individual project.

Level of Impact After Mitigation

Cumulative impacts will be less than significant.

Level of Impact After Mitigation

The cumulative level of average daily pollutant emissions will be significant and unavoidable. Also, in the absence of change to the assumed land use policy, long-term impacts will be significant due to inconsistencies between land use policy and the 1991 AQMP.

Mitigation Measures

The cumulative impact analysis addresses mitigation by the environmental areas listed in this section's introduction (e.g., landform, flooding, agricultural resources, land use, parks). The County General Plan open space and conservation programs and standards provide the overall framework within which these specific measures are implemented, as discussed above. The following measures are part of the process:

- CUMU-D-1. The Open Space and Conservation Map is reviewed as step one of the land use determination system. All projects will be reviewed against and must be consistent with the Open Space and Conservation Map in order to be filed for a development permit. The map may be amended through the adopted General Plan Amendment process.
- CUMU-D-2. After a development permit application has been filed and the composite hazards and resources maps consulted, an in-depth project assessment will utilize more detailed individual hazards and resources maps to determine specific environmental concerns and help formulate mitigation.
- CUMU-D-3. The Open Space and Conservation Plan and open space zoning constitute an ongoing process and may be amended as needed to change or add programs, land use standards, or zones.

Level of Impact After Mitigation

Cumulative impacts will be less than significant.

As discussed in Section C.10, the County has not established definitive land use policies relating to the protection and preservation of agricultural resources in the greater Winchester Valley. The Open Space and Conservation Map shows many properties designated "Agriculture," but the designations are based upon previous Williamson Act participation. Expiration of the contracts may lead to a re-thinking of appropriate land use in the area. Despite this trend, however, the area's soils are still considered "Prime" and "Important" farmland, and conversion of the lands to urban uses will irretrievably commit properties to non-agricultural uses in a historically agricultural area. For this reason, the cumulative loss of agricultural land will be significant.

Mitigation Measures

All mitigation measures presented in Section C.10 of this EIR will apply to projects within the cumulative study area. In absence of a definitive land use policy toward the preservation of agricultural land in this part of the County, however, the mitigation identified will not be adequate to reduce the cumulative loss of agricultural land to a level of less than significance.

Level of Impact After Mitigation

Impacts will be significant and unavoidable. The County will be required to adopt a Statement of Overriding Considerations.

Level of Impact After Mitigation

Impacts on the SKR will be less than significant.

~~Adoption and subsequent implementation of the combined with appropriate interim management policies, can reduce cumulative impacts to raptor foraging areas, coastal sage scrub habitat, and the California gnatcatcher will be significant and unavoidable.~~ Absent an adopted MSHCP, to less than significant levels.

Impacts to vernal pools and related habitats can be reduced to less-than-significant levels on an individual project basis.

Level of Impact After Mitigation

Cumulative impacts on the availability of affordable housing will be less than significant.

Cumulative impacts on the jobs/housing ratio will be significant.

Mitigation Measures

CUMU-G-1. The County will further articulate land use policy for the study area through its actions on pending specific plan and General Plan Amendment applications. All subsequent development projects will be reviewed in light of adopted policy.

CUMU-G-2. Consistent with current practices, the County will review each individual development proposal to ensure that every development project incorporates features which minimize potential land use conflicts between proposed and existing uses. Conditions of approval will be prepared and enforced to achieve this objective.

CUMU-G-3. County Ordinance No. 625, the right-to-farm ordinance, will continue to be enforced within the study area.

Level of Impact After Mitigation

If the County does permit urbanization within the study area, land use policy impacts will continue to be significant, even with implementation of these mitigation measures. A change in policy would facilitate urbanization which would significantly alter the land use character of the area. Potentially significant land use compatibility concerns, however, can be mitigated to a less-than-significant level.

Mitigation Measures

As a means of mitigating the cumulative, significant regional traffic impacts associated with buildout within the study area, the EIR traffic engineer has developed a recommended circulation system. This system, illustrated in Figure V-44, will allow virtually all road segments to operate at LOS C or better. Figure V-45 shows the resulting volume-to-capacity (V/C) ratios. Roadways within the cumulative impact analysis study area which will not be mitigated to LOS C or better include:

- Highway 74 (Florida Avenue) east of Winchester Road; and
- Portions of Highway 79 north of Scott Road.

Localized road segments which will operate just above LOS C (V/C higher than 0.80) include:

- Patton Road from Leon Road to a point between Leon Road and Briggs Road; and
- Newport Road from the I-215 northbound ramp to a point between Antelope and Menifee Roads (lies outside of the cumulative impact study area but provides a necessary freeway access link).

In order for the roadway operating conditions illustrated in Figure V-45 to be achieved, the General Plan Circulation Element will need to be amended to reflect the roadway classifications shown in Figure V-44. The following mitigation measures are proposed toward this end. Mitigation measures CUMU-I-1 through CUMU-I-4 address the Winchester Hills Specific Plan area specifically, and the remaining measures apply to the remainder of the cumulative study area.

- CUMU-I-1.** Upgrade the following roadways from Major to Urban Arterial status:
- a. Newport/Patton Avenue, from a point west of Leon Road to relocated Highway 79.
 - b. Leon Road from Newport/Patton Avenue to Olive Avenue.
- CUMU-I-2.** Upgrade the following roadway from Major to Arterial status:
- a. Leon Road from Holland Avenue to Newport/Patton Avenue, and from Olive Avenue to McCall/Grand Avenue.
- CUMU-I-3.** Upgrade the following roadways from Arterial to Urban Arterial status:
- a. West Winchester Road from Newport/Patton Avenue to Olive Avenue.
 - b. Briggs Road from Simpson Road to McCall/Grand Blvd.
- CUMU-I-4.** Within the Winchester Hills Specific Plan, accomplish the General Plan Circulation Element amendments described in Section D.1 of this EIR.
- CUMU-I-5.** Designate existing Winchester Road from Scott Road to north of Holland Road, and the relocated portion of Highway 79 north of Holland Road to a point north of Highway 74, as a Multi-Modal Transportation Corridor (see discussion below).
- CUMU-I-6.** Upgrade Case Road/Highway 74 from Murrieta Road to the I-215 northbound ramps, and from Trumble Road to Sherman Road, from Major to Urban Arterial status. Evaluate a revised alignment for Case Road with the City of Perris to resolve existing conflicts with the railroad right-of-way.
- CUMU-I-7.** Upgrade the following roads from Major to Augmented Urban Arterial status (see discussion below):
- a. Case Road/Highway 74 from the I-215 northbound ramps to Trumble Road.
 - b. Ethanac Road from the I-215 southbound ramps to Palomar Road.
 - c. McCall Boulevard from the I-215 southbound ramps to Encanto Drive.

CUMU-I-8. Upgrade the following roads from Major to Urban Arterial status:

- a. Ethanac Road from Murrieta Road to the I-215 southbound ramps.
- b. Pinacante Road/Highway 74 from Palomar Road to Sanderson Avenue (outside of cumulative impact study area).
- c. Newport Road from Antelope Road to Briggs Road (outside of cumulative impact study area).
- d. Briggs Road from McCall Road to Pinacante Road.
- e. Sanderson Avenue from Harrison Avenue to Florida Avenue (outside of cumulative impact study area).

CUMU-I-9. Upgrade the following roads from Major to Arterial status:

- a. Holland Road from Antelope Road to Menifee Road (outside of cumulative impact study area).
- b. Menifee Road from Holland Road to Newport Road (outside of cumulative impact study area).
- c. Briggs Road from Garboni Road to Simpson Road.
- d. Briggs Road from Menifee Ranch Loop Road to Pinacante Road.

CUMU-I-10. Upgrade the following road from Urban Arterial to Augmented Urban Arterial status:

- a. Newport Road from the I-215 southbound ramps to Antelope Road (outside of cumulative study area boundaries).

CUMU-I-11. Upgrade the following road from Arterial to Urban Arterial status:

- a. Menifee Road from McCall Road to Pinacante Road.

CUMU-I-12. Upgrade the following roads from Secondary to Major status:

- a. Watson Road from Sherman Road to Antelope Road (outside of cumulative impact study area).
- b. Grand Avenue/Stetson Road from Leon Road to California Road, and West Warren Road to State Street (second segment outside of cumulative impact study area).

CUMU-I-13. Upgrade the following road from Secondary to Urban Arterial status:

- a. Stetson Road from California Road to West Warren Road (outside of cumulative impact study area).

- CUMU-I-14.** Upgrade the following road from Major/Specific Plan to Urban Arterial status:
- a. McCall Boulevard from Bradley Road to the I-215 southbound ramps, and from Menifee Road to Leon Road (first segment outside of cumulative impact study area).
- CUMU-I-15.** Upgrade the following road from Secondary/Specific Plan to Major status:
- a. Simpson Road from Menifee Road to Leon Road, and from Eucalyptus Road to West Winchester Road.
- CUMU-I-16.** Eliminate the following road segments from the General Plan Circulation Element:
- a. Matthews Road between Pinacante and Simpson Roads.
 - b. California Avenue between Garboni and Simpson Roads.
 - c. Cawston Avenue/Rawson Road between Crown Valley and Simpson Roads (outside of cumulative impact study area).
 - d. Diamond Valley Road between El Callado Road and State Street (outside of cumulative impact study area).
 - e. El Conejo Road between Garboni and Newport Roads.
 - f. El Callado Road between Garboni and Diamond Valley Roads (outside of cumulative impact study area).
- CUMU-I-17.** Realign Highway 79 from Holland Road to a point north of Highway 74 as envisioned by Caltrans, and create a multi-modal corridor along the new alignment.
- CUMU-I-18.** Realign Stowe Road from existing Winchester Road to Warren Road to transition Stetson Avenue directly to Grand Avenue.
- CUMU-I-19.** Extend Grand Avenue from Leon Road to Briggs Road as an Urban Arterial.
- CUMU-I-20.** Realign Newport Road through the Domenigoni Valley to an alignment north of the Domenigoni Mountains. The realignment will be an extension of Patton Road.
- CUMU-I-21.** Add a new loop roadway as follows: a Secondary road between Palomar and Briggs Roads in the area formerly served by Matthews Road, and a Collector Road between Briggs and Sultanas Road in the area formerly served by Sultanas Road.

Level of Impact After Mitigation

As stated above, implementation of these mitigation measures will allow almost all roadways within the traffic study project area to operate at LOS C or better. With regard to the road segments cited above which will experience LOS D conditions, the County Transportation Department may find the condition to be acceptable since the condition will occur at existing congestion areas.

All of the mitigation presented here must be implemented to reduce cumulative traffic impacts to less-than-significant levels. Mitigation will require amendments to the Circulation Element. Amendments may be processed on a case-by-case basis in association with development proposals, or more comprehensive amendments may be initiated either by private parties or the County.

Mitigation Measures

- CUMU-J-1. EMWD will install mainline water and sewer facilities as needed to meet anticipated future development needs.
- CUMU-J-2. The County will continue to notify EMWD of development projects to assist EMWD with its long-range planning and construction activities.
- CUMU-J-3. EMWD trunk line improvements will be augmented by the extension of laterals into individual development areas at the time of construction. These lateral extensions will be the responsibility of the developer.

Level of Impact After Mitigation

Cumulative impacts will be less than significant.

Mitigation Measures

- CUMU-K-1. All residential development projects will participate in the residential development fee program, per County Ordinance No. 659.

Level of Impact After Mitigation

Cumulative impacts of urban development on law enforcement and fire protection services will be less than significant.

Mitigation Measures

Incremental impacts on school facilities will be mitigated at the project level. Per County Resolution No. 93-131, individual development projects within the cumulative project area must enter into agreements with the appropriate school districts prior to project approval.

Level of Impact After Mitigation

Impacts will be less than significant.

A portion of the Development Mitigation Fee to be collected for each residential unit under County Ordinance No. 659 will be allocated for the acquisition, improvement, and operation of regional parks and recreation facilities. The impacts on regional parks will not be significant.

Mitigation Measures

Incremental impacts of development projects within the cumulative project area will be mitigated at the project level. No additional mitigation will be required.

Level of Impact After Mitigation

Impacts will be less than significant.

Mitigation Measures

New library facilities and additional volumes will need to be provided incrementally as anticipated developments in the cumulative project area begin to materialize. The actual location, size, and type of library services to be provided will be determined by the proximity to other library facilities, development density, demographic characteristics of the population, and available funding.

Cumulative impacts on library facilities will be mitigated through standard measures established by the County at the project level (refer to Section C.9).

Level of Impact After Mitigation

Incremental impacts of the proposed project and other anticipated development in the cumulative project area will be mitigated through participation in the County's facility fee programs authorized by Ordinance No. 659. However, overall library services will still fall below the desired level unless additional funding sources can be identified.

The Riverside County established a Development Mitigation Fee Program for residential development in July 1988 (Ordinance No. 659). A portion of the fee collected can be used to support the Riverside General Hospital and to assist the construction of medical facilities in the County. All residential projects will be required to participate in the program, which has been formulated to maintain existing service levels. Cumulative impacts on medical services and facilities will thereby be reduced to a less-than-significant level.

Mitigation

Mandated participation in the fee program (County Ordinance No. 659) by individual projects will be considered as adequate mitigation of project impacts. No additional mitigation will be required.

Level of Impact After Mitigation

Impacts will be less than significant.

Mitigation Measures

Cumulative impacts will be mitigated at the project level. All future development will be required to prepare a comprehensive waste recycling program that meets the approval of the County Waste Management Department. No additional mitigation will be required.

Level of Impact After Mitigation

Impacts will be less than significant.

PROPOSED PROJECT ADDENDUM FINDING:**Findings of Fact:**

The project does not have impacts which are individually limited, but cumulatively considerable. Additionally, one component of the Project is a reduction in the amount of allowable density,

which will cause a reduction in cumulative impacts by a factor of approximately 27% in Planning Area 18.

Since this Project is actually decreasing impacts in this Planning Area, **there is no substantial change from the previous analysis.**

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

	<i>New Significant Impact</i>	<i>More Severe Impacts</i>	<i>New Ability to Substantially Reduce Impact</i>	<i>No substantial change from previous analysis</i>
<i>Would this project:</i>				
47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Staff Review, Project Application Materials, Google Earth, Riverside County GIS, Specific Plan No. 293 and its subsequent amendments, Tentative Tract Map No. 30266, Tentative Tract No. 33498, Grading Permit No. BGR050505, and Grading Permit No. BGR06085

ORIGINAL EIR No. 380 FINDING:

See answers under Question No. 45.

PROPOSED PROJECT ADDENDUM FINDING:

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Additionally, one component of the Project is a reduction in the amount of allowable density, which will cause a reduction in cumulative impacts by a factor of approximately 27% in Planning Area 18.

Since this Project is actually decreasing impacts in this Planning Area, **there is no substantial change from the previous analysis.**

Mitigation: Mitigation shall be required pursuant to the approved original WINCHESTER HILLS Specific Plan No. 293 (SP293) certified EIR No. 380 (SCH 1991082004), as applicable.

Monitoring: Monitoring may be required as indicated in the SP293 EIR No. 380.

4.2 **EARLIER ANALYSES**

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

Earlier Analyses Used, if any: Environmental Impact Report No. 380, and its several
addendums
Specific Plan NO. 293 (Winchester Hills), and its modifications
TR30266
TTM33498
Riverside County General Plan

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

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

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Specific Plan No. 293, Amendment No. 7

Lead Agency:

COUNTY OF RIVERSIDE

4080 Lemon Street, 12th Floor

Riverside, CA 92502

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Screencheck Draft – November 2022

Changed Pages Only – ~~Strikeout~~/Underline Version

Summary of Changes

Amendment No. 7 to the WINCHESTER HILLS Specific Plan (SP00293A07) proposes to reduce the residential density of Planning Area 18 from Very High Density Residential (14-20 dwelling units / acre) to High Density Residential (8-14 dwelling units / acre), and to clarify the amount of land within the acreage as 14.9 acres.

Table i-1 below shows the modification between the latest adopted modification to the Specific Plan (Substantial Conformance No 8) to the current modification (Amendment No. 7):

**Table i-1
SPECIFIC PLAN AMENDMENT NO. 7 SUMMARY OF CHANGES**

Land Use	Specific Plan No. 293, Substantial Conformance No. 8			Specific Plan No. 293, Amendment No. 7		
	Acres	Density	Target D.U.	Acres	Density	Target D.U.
<i>Residential</i>						
Low Density Residential	16.3	0.4	6	16.3	0.4	6
Medium Density Residential	856.6	3.9	3,365	856.6	3.9	3,365
Medium High Density Residential	69.4	6.2	435	69.4	6.2	435
High Density Residential	109.6	11.0	1,214	124.8	11	1,369
Very High Density Residential	15.2	14.8	225	0	0	0
<i>Residential Subtotal</i>	1,067.1	4.9	5,245	1,067.1		5,175
<i>Non-Residential</i>						
Commercial	150.1			150.1		
Medium Manufacturing	14.3			14.3		
Light Manufacturing	103.8			103.8		
Open Space	75.8			75.8		
Parks	49.0			49.0		
Schools	739.8		109	739.8		109
NAP	739.8			739.8		
Roadways	182.8			182.8		

Non-Residential Subtotals	1,773.6			1,773.6		
PROJECT TOTALS	2840.7		5,354	2840.7		5,284

(1) Regardless of the development of the school areas, the maximum number of units will be 5,354.
(2) Planning Area 12 may be developed with school uses or may be developed with residential uses. In the event that PA 12 is developed with residential uses, the MDR land use would increase by 35 units and 14.4 acres for a total of 3,400 units on 871 acres.
(3) Planning Area 19 may be developed with school uses or may be developed with residential uses. In the event that PA 19 is developed with residential uses, the MHDR land use would increase by 74 units and 12.4 acres for a total of 509 units on 81.8 acres.
(4) Planning Areas 12 and 19 are designated as school sites, but may be developed with residential uses. Acreage allocated to PAs 12 (14.4 acres) and 19 (12.4 acres) are included in total acreage for school uses. In the event that PAs 12 and 19 are developed with residential uses, the School land use would decrease by 26.8 acres from 49 acres to 22.2 acres. Units allocated to PAs 12 (35 units) and 19 (74 units) would be included in the MDR and MHDR unit count totals (Refer to notes 2 and 3).
NOTE: Any development above 5,354 dwelling units will require a Supplemental Environmental Impact Report, and a modification to the Specific Plan.

A detailed description of the areas of change within comparing Substantial Conformance No. 8 to Specific Plan No. 293, Amendment No. 5 and Amendment No. 7 are provided below.

A. AREA OF CHANGE – PLANNING AREA 18

Table i-2

PLANNING AREA 18 – STATISTICAL COMPARISON

	APPROVED SUBSTANTIAL CONFORMANCE NO. 8				PROPOSED AMD. NO. 7			
PA	LAND USE	ACRES	TARGET DU'S	DENSITY	LAND USE	ACRES	TARGET DU'S	DENSITY
18	Very High Density Residential	15.2	225	14-20 du/ac	High Density Residential	14.9	164	8-14 du/ac

Additionally, the storm drain system is being modified from being located in the central part of Planning Area 18 to the western boundary of Planning Area 18.

2. PROJECT DESCRIPTION

WINCHESTER HILLS Specific Plan Amendment No. 7 modifies the land use designation of Planning Area 18 from Very High Density Residential to High Density Residential.

The Specific Plan ensures that the project will be developed in a coordinated manner. Infrastructure and public services, both on-site and off-site, are planned to accommodate the build out requirements of WINCHESTER HILLS, ensuring that the County's standards for orderly growth are implemented. Design guidelines and development standards contained within the Specific Plan Amendment create a cohesive community identity, while providing flexibility to accommodate future market demands.

WINCHESTER HILLS will provide a wide range of amenities including: 150.1 acres of commercial uses, 103.8 acres of light manufacturing, 14.3 acres of medium manufacturing, four (4) elementary schools on 49.0

acres, eight parks totaling 75.8 acres, and 458 acres of open space.

The residential component of the Specific Plan Amendment provides for a maximum of 5,245 target units be constructed on ~~1,067.1~~ 1,054.0 acres with a target residential density of ~~4.8~~ 4.9 dwelling units per acre (du/ac); or, in the event that Planning Areas 12 and 19 are developed as residential land uses, a maximum of 5,354 units may be constructed on 1,093.9 acres. Planning Areas 12 and 19, may be developed with a total of 109 dwelling units (included as part of the maximum number of units within the WINCHESTER Hills Specific Plan), if the School District does not elect to purchase the sites, a target of 5,354 dwelling units may be constructed on the 2,840.7-acre project site (two of the four school sites may be developed with a target of 109 dwelling units if the School District does not elect to purchase the sites). At build-out, the gross density of the project site will be ~~1.9~~ 4.9 du/ac if the maximum of 5,354 homes are constructed. WINCHESTER HILLS has been designed to ~~accommodate an affordable~~ include a wide range of housing opportunities to attract a broad spectrum of potential homebuyers.

A total of 182.8 acres is devoted to major circulation. Roadways to be improved as part of the proposed project include: McCall/Grand Boulevard, Leon Road, Domenigoni Parkway, Olive Avenue, Simpson Road, Rice Road, Briggs Road, and Holland Road. The WINCHESTER HILLS Specific Plan will be phased in a logical sequence, in response to market demands. A total of three development phases are planned through project build-out. Development of the on-site parks and school sites will occur concurrently with residential development according to the Public Facilities Plan section of the Specific Plan.

A land use summary for WINCHESTER HILLS, presenting the proposed land uses, acreages, densities, and dwelling units by planning area is provided in Table I-1, *Land Use Summary*. WINCHESTER HILLS Specific Plan No. 293, Amendment No. 7, requests to modify the land use designation of Planning Area 18 from Very High Density Residential to High Density Residential.

Amendment No. 7 is also intended to accommodate modifications to text and graphics within the approved WINCHESTER HILLS Specific Plan No. 293.

I. EXECUTIVE SUMMARY

A. PROJECT SUMMARY

1. CONTEXT

a. Project Location

The 2,840.7-acre WINCHESTER HILLS community is located in the southwestern portion of Riverside County, approximately one mile west of the unincorporated ~~town~~ community of Winchester and adjacent to the easterly boundary of the unincorporated community of Menifee in west-central Riverside County (see Figure I-1, *Vicinity Map*). The City of Hemet lies 10 miles to the northeast, the City of Perris is 9 miles to the northwest, and the City of Temecula approximately 14 miles to the south via Highway 79 (see Figure I-2, *Regional Map*). The property is bounded to the east by Leon Road, to the north by the Burlington Northern Santa Fe Railroad line, and by hills to the south and west. Land uses within the project range from varying states of development to active farmland. Residential development of the surrounding area is also in progress, with several Specific Plans approved or in process.

b. County of Riverside Plans and Policy Areas

The project is located in an unincorporated portion of western Riverside County. The governing planning document for the site is the Riverside County Integrated Project (RCIP), which divides the County into several Area Plans and institutes Policy Areas. WINCHESTER HILLS is situated within the 51-square-mile Harvest Valley/Winchester Area Plan. The entire Project site is also located within the Highway 79 Policy Area.

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

Highway 79 Policy Area: WINCHESTER HILLS lies within the Highway 79 Policy Area, and is thus subject to its requirements. Projects within the Highway 79 Policy Area must demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth resulting from new development. To facilitate this intent, development projects must ensure that they produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. WINCHESTER HILLS has conducted such an analysis and is consistent with the Highway 79 Policy Area requirements.

c. Project Background

The Riverside County Board of Supervisors approved the original WINCHESTER HILLS Specific Plan No. 293 (SP293) and certified its accompanying EIR No. 380 (SCH 1991082004) in 1997. The adopted plan included a mix of residential and non-residential land uses on a 2,065.6-acre project site. At build-out, a maximum of 5,354 homes at densities ranging from 1.0 to 12.0 dwelling units per acre with a gross density of 4.6 dwelling units per acre was planned. Other non-residential land uses included retail, service/manufacturing, parks and greenbelt system, open space, and schools.

Since the Specific Plan was adopted, it has been modified eight (8) times. Approval of the first modification, which added seven (7) acres to Planning Area 22 and modified Planning Areas 15, 16, 17, 18, 19, 21, and 22, and **Adoption of an Addendum to the project's Certified Environmental Impact Report via certification of the accompanying Environmental Addendum Assessment** (EA 38611), occurred in 2004. The second modification, Amendment No. 3, which modified Planning Areas 25, 26 and 27, also occurred in 2004.

The next three modifications, Substantial Conformance Nos. 3, 4, and 5, were approved in 2005, and modified buildings heights and park construction phasing conditions.

The sixth modification, Amendment No. 5, which revised the financing mechanisms and park phasing conditions, and, modified Planning Areas 7, 8A, 8B, 9A, 9B, 10A, 10B, 11, 12, 19, 31, 39, 40, 45B, 46, 47A, 47B, 47C, 49A, 49B, 50A, 50B, 50C, 54A, 54B, 62A and 62B, occurred in 2009.

The seventh modification, Substantial Conformance No. 6, which consolidated Planning Areas 15 and 16 into one Planning Area 15 and updated the terminology of the land use designation within the Specific Plan to reflect the Riverside County General Plan, occurred in 2012. These modifications served to allow the processing of Tract Map No. 36417 and to update the entire SPA to be consistent with terminology

and procedures within the General Plan.

The eighth modification, Substantial Conformance No. 7, which modified the minimum lot sizes within Planning Areas 58, 60, and 61, occurred in 2016. Substantial Conformance No. 7 also reincorporated critical elements, including the transfer of units between development areas, permit thresholds and the provision of parks, the Project Phasing Plan, the Cost Sharing and Benefit Area Description, and the Fair Share Allocation into the Specific Plan, which were previously omitted by Substantial Conformance No. 6.

Substantial Conformance No. 8 is **was** limited to the redistribution of 27 of the approved 493 units within Planning Areas 38A, 38B, 39, and 40, with no modifications to the unit count and no modification to the High-Density Residential Land Use Designations. No modifications to the configuration, acreage, Land Use Designation, Zoning or total number of units within the four Planning Areas, nor elsewhere within Specific Plan 293, **are were** proposed. ~~A detailed discussion of the proposed modifications is included in the *Summary of Changes*.~~

This Amendment, Number 7, is limited to reducing the residential density of Planning Area 18 from Very High Density Residential to High Density Residential. The overall total of allowable units within the Specific Plan remains the same. **A detailed discussion of the proposed modifications is included in the *Summary of Changes*.**

F. DISCRETIONARY ACTIONS AND APPROVALS

The Riverside County Planning Department is the Lead Agency for WINCHESTER HILLS Specific Plan No. 293, Amendment No. 7, under whose authority this Specific Plan Amendment has been prepared. This document will be used by the Riverside County Planning Department in connection with the following decisions:

1. RIVERSIDE COUNTY ~~PLANNING COMMISSION~~ BOARD OF SUPERVISORS

- Approval **and adoption** of Specific Plan No. 293, Amendment No. 7, at a public hearing.

2. RIVERSIDE COUNTY PLANNING COMMISSION

- Recommendation to the Board of Supervisors of** Approval of Specific Plan No. 293, Amendment No. 7, at a public hearing.
- Adoption of the resolution **recommending** approving Specific Plan No. 293, Amendment No. 7, at a public hearing.

3. RIVERSIDE COUNTY PLANNING DIRECTOR

- A copy of the Notice of Decision shall be mailed to Applicant, no later than 15 days after Planning Commission decision.

- A copy of the Notice of Decision shall be filed with the Clerk of the Board of Supervisors, no later than 15 days after the Board of Supervisors adoption of the resolution.

II. SPECIFIC PLAN

A. SPECIFIC PLAN LAND USE PLAN

1. PROJECT DESCRIPTION

Upon completion, the WINCHESTER HILLS Specific Plan project will consist of a high quality residential community, primarily composed of residential, commercial, industrial, educational, recreational, park, and open space land uses on 2,840.7 acres as depicted in Figure II-1, *Specific Plan Land Use Plan*. When fully developed, 5,175 dwelling units will be built in WINCHESTER HILLS with various residential product types designed to meet the needs of the housing market in the urbanizing Winchester area of Riverside County.

If the school district elects not to develop a school site on Planning Area 12, which is entitled for 35 units and Planning Area 19, which was previously designated as a school site, but was released by the school district and subsequently entitled for 74 units, the maximum total number of units will increase to 5,354 dwelling units when fully developed. These residences will be divided among a range of lot sizes shown on Table II-1, *Detailed Land Use Summary*. While the overall project density is 4.8 dwelling units per acre, the density of the residential planning areas ranges between 0.4 to 14.8 dwelling units per acre for a net residential density of 4.8 dwelling units per acre.

Non-residential land uses consist of commercial centers, manufacturing, schools, natural open space, parks and recreation areas totaling 1,033.8 acres. Additional uses include greenbelts, drainage detention areas, trails, roadway paseos and major roads. These uses directly support residential neighborhoods, provide employment opportunities, and serve as the essential public amenities and facilities needed to achieve a well-balanced plan.

Specific information on each of the planning areas within WINCHESTER HILLS is provided in Table II-1, *Detailed Land Use Summary*, and within Section III, Planning Area Development Standards.

The proposed land uses within WINCHESTER HILLS are as follows:

Residential

In conformance with project goals, a variety of attached and detached single-family housing styles, sizes and values are proposed, appealing to a wide range of future WINCHESTER HILLS residents. Residential planning areas account for 1,054.0 acres of the project, containing 5,175 dwelling units. An additional 109 dwelling units on 26.8 acres are situated within MHDR/School and MDR/School planning areas. The housing mix falls within five RCIP General Plan density ranges: Low, Medium (2-5 du/ac), Medium High (5-8 du/ac), and High (8-14 du/ac) Density Residential. The range of product types is described as follows:

- **Low Density Residential lots (1/2 acre minimum lot size)** consist of a target of 6 dwelling units on a total of 16.3 acres. These units are proposed for Planning Area 47c.

- **Medium Density Residential (2 - 5 dwelling units per acre)** consist of 3,365 dwelling units on a total of 856.6 acres. These units are proposed for Planning Areas 7, 15, 17, 26a, 27, 28a, 29,

30, 33, 34, 35, 44, 45a, 45b, 46, 47a, 47b, 50a, 50b, 50d, 51, 52, 58, 60, and 61. If Planning Area 12 is developed with residential uses, an additional 35 units would be added to this designation for a total of 3,400 Medium Density units on 871.0 acres.

- **Medium High Density Residential (5 – 8 dwelling units per acre)** consist of 435 dwelling units on a total of 69.4 acres. These units are proposed for Planning Areas 8a, 8b, 9b, and 50c. If Planning Area 19 is developed with residential uses, an additional 74 units would be added to this designation for a total of 509 units on 81.8 acres.

- **High Density Residential (8 – 14 dwelling units per acre)** consists of 1,378 dwelling units on a total of 124.5 acres. These units are proposed for Planning Areas 9a, 18, 38a, 38b, 39, 40, 43, 53, and 57.

- ~~**Very High Density Residential (14 – 20 dwelling units per acre)**~~ consists of a target of 225 dwelling units on a total 15.2 acres. These units are proposed for Planning Area 18 and the target density is 14.8 du/ac.

WINCHESTER HILLS

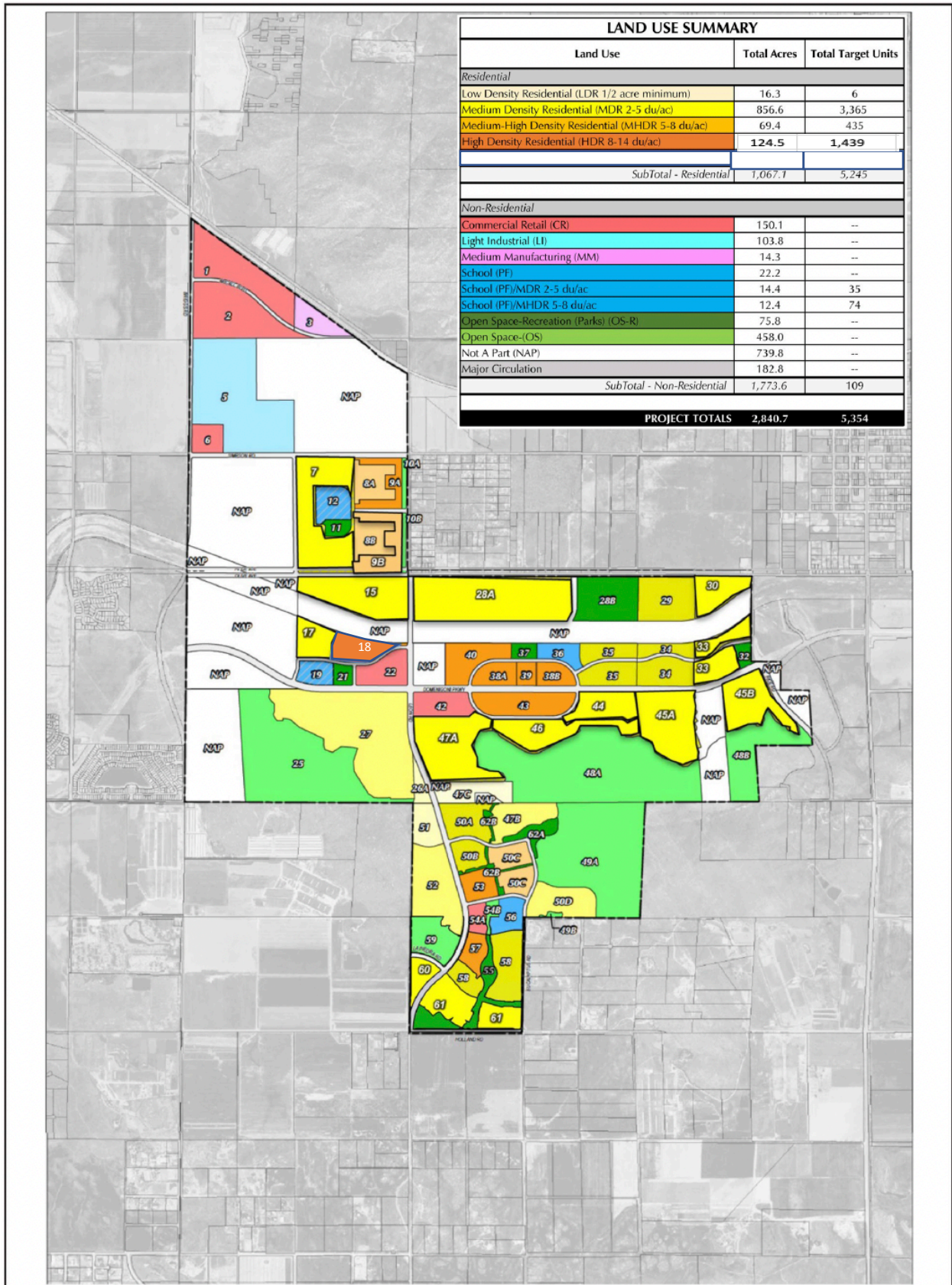


TABLE II-1 DETAILED LAND USE SUMMARY

Planning Area	Land Use Designation	Density	Acreages	Min DU's in PA	Target Units	Max DU's in PA
Residential Land Uses						
7	Medium Density Residential	2-5 du/ac	58.1	116	243	291
8a	Medium High Density Residential	5-8 du/ac	15.9	80	99	127
8b	Medium High Density Residential	5-8 du/ac	16.3	82	95	130
9a	High Density Residential	8-14 du/ac	13.7	110	118	164
9b	Medium High Density Residential	5-8 du/ac	15.7	79	119	126
12(1)	Medium Density Residential / School	2-5 du/ac	14.4	29	35	72
15	Medium Density Residential	2-5 du/ac	44.7	103	186	257
17	Medium Density Residential	2-5 du/ac	15.6	31	58	63
18	Very High Density Residential	8-14-20 du/ac	15.2 14.9	213 119	225 164 ⁽²⁾	304 208
19 (1)	Medium High Density Residential / School	5-8 du/ac	12.4	50	74	80
26a	Medium Density Residential	2-5 du/ac	5.6	11	14	28
27	Medium Density Residential	2-5 du/ac	114.9	230	379	575
28a	Medium Density Residential	2-5 du/ac	84.3	169	346	422
29	Medium Density Residential	2-5 du/ac	30.4	61	141	152
30	Medium Density Residential	2-5 du/ac	18.4	37	82	92
33	Medium Density Residential	2-5 du/ac	25.0	50	104	125
34	Medium Density Residential	2-5 du/ac	27.8	56	131	139
35	Medium Density Residential	2-5 du/ac	27.5	55	127	138
38a	High Density Residential	8-14 du/ac	11.7	94	127	164
38b	High Density Residential	8-14 du/ac	1.2	82	112	143

39	High Density Residential	8-14 du/ac	5.4	43	68	76
40	High Density Residential	8-14 du/ac	22.4	179	186	314
43	High Density Residential	8-14 du/ac	27.3	218	378	382
44	Medium Density Residential	2-5 du/ac	21.3	43	86	107
45a	Medium Density Residential	2-5 du/ac	45.2	90	178	226
45b	Medium Density Residential	2-5 du/ac	31.3	63	136	157
46	Medium Density Residential	2-5 du/ac	32.7	65	120	164
47a	Medium Density Residential	2-5 du/ac	52.3	105	192	262
47b	Medium Density Residential	2-5 du/ac	21.3	43	61	107
47c	Low Density Residential	½ acre min	16.3	n/a	6	33
50a	Medium Density Residential	2-5 du/ac	19.7	39	93	99
50b	Medium Density Residential	2-5 du/ac	11.1	22	56	56
50c	Medium High Density Residential	5-8 du/ac	21.5	108	122	172
50d	Medium Density Residential	2-5 du/ac	24.3	49	82	122
51	Medium Density Residential	2-5 du/ac	13.3	27	33	67
52	Medium Density Residential	2-5 du/ac	41.1	82	144	206
53	High Density Residential	8-14 du/ac	11.3	93	139	162
57	High Density Residential	8-14 du/ac	7.3	58	86	102
58	Medium Density Residential	2-5 du/ac	30.1	60	151	155
60	Medium Density Residential	2-5 du/ac	9.0	18	34	45
61	Medium Density Residential	2-5 du/ac	51.6	103	188	258
Residential Sub-Total			1,093.9 ⁽¹⁾	3,246	5,354 ⁽¹⁾	

Non-Residential Land Uses						
1	Commercial Retail	--	46.3	--	--	--
2	Commercial Retail	--	51.3	--	--	--

3	Medium Manufacturing	--	14.3	--	--	--
5	Light Industrial	--	103.8	--	--	--
6	Commercial Retail	--	11.0	--	--	--
10a	Open Space	--	2.8	--	--	--
10b	Open Space	--	2.8	--	--	--
11	Park	--	5.0	--	--	--
21	Park	--	4.9	--	--	--
22	Commercial Retail	--	17.6	--	--	--
25	Open Space	--	116.8	--	--	--
28b	Park	--	32.9	--	--	--
32	Park	--	4.4	--	--	--
36	School	--	10.2	--	--	--
37	Park	--	5.0	--	--	--
42	Commercial Retail	--	17.6	--	--	--
48a	Open Space	--	153.1	--	--	--
48b	Open Space	--	39.9	--	--	--
49a	Open Space	--	118.6	--	--	--
49b	Open Space	--	1.2	--	--	--
54a	Commercial Retail	--	6.3	--	--	--
54b	Open Space	--	2.6	--	--	--
55	Park	--	8.4	--	--	--
56	School	--	12.0	--	--	--
59	Open Space	--	20.2	--	--	--
62a	Park	--	8.8	--	--	--
62b	Park	--	6.4	--	--	--
N.A.P.	Not a Part	--	739.8	--	--	--
Roads	Major Circulation	--	182.8	--	--	--
Non-Residential Sub-totals			1,746.8 (1)	--	--	--
PROJECT TOTALS			2,840.7	3,246	5,354	--

1. *If PA 12 and PA 19 are developed as school sites, the total residential area is reduced to 1,067.1 acres, the total residential yield decreases to 5,319 5,254 du, and the total non-residential area is increased to 1,773.6 acres.*
2. *Regardless of the reduction in units in Planning Area 18, the target number of residential units in the entirety of the Specific Plan remains the same.*

G. PROJECT PHASING PLAN

1. DESCRIPTION

WINCHESTER HILLS was originally intended to be developed in three (3) phases over an approximate 7-year to 15-year period. in response to market demands and according to a logical and orderly extension of roadways, public utilities, and infrastructure. The development phasing is illustrated on Figure II, *Conceptual Phasing Plan*. It should be noted that nearly the entirety of the Specific Plan has approved residential entitlements (i.e. tentative tract maps, plot plans, etc). As of this writing, construction within those approved entitlements have generally been in Phases 1 and 2.

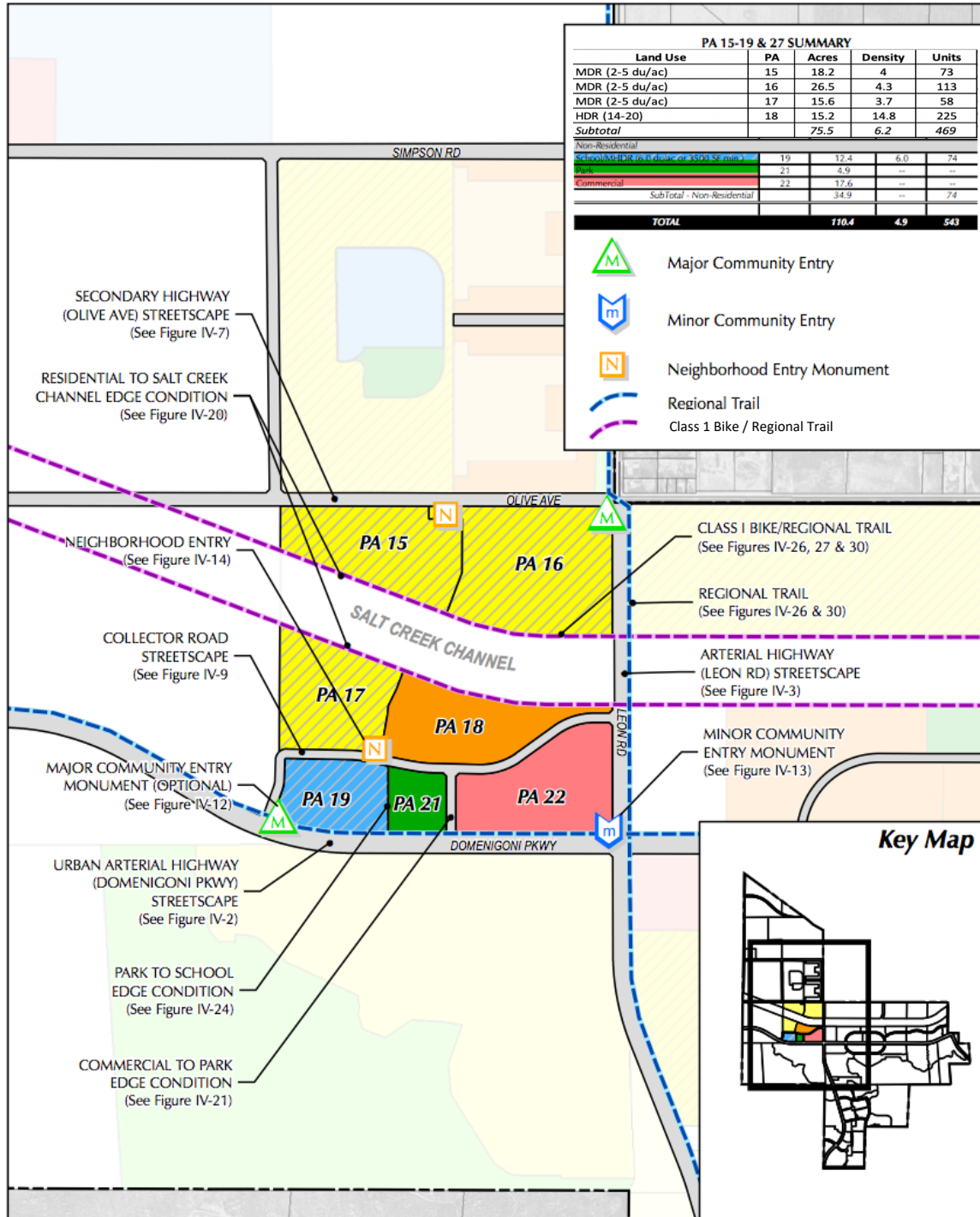
TABLE II-4 Project Phasing Plans

Planning Area	Land Use	Density	Acreage	DUs
Phase I				
15	MDR	2-5 du/ac	44.7	186
17	MDR	2-5 du/ac	15.6	58
18	VHDR HDR	14-20 8-14 du/ac	14.9 15.2	212 164
19	School / MHDR	5-8 du/ac	12.4	74
21	Park	--	4.9	--
22	Commercial Retail	--	17.6	--
28a	MDR	2-5 du/ac	84.3	346
28b	Park	--	32.9	--
29	MDR	2-5 du/ac	30.4	141
--	Circulation		47.0	--
Phase I Totals			305.0	956 (1,030*)
Phase II				
27	MDR	2-5 du/ac	114.9	379
30	MDR	2-5 du/ac	18.4	82
32	Park	--	4.4	--
33	MDR	2-5 du/ac	25.0	104
34	MDR	2-5 du/ac	27.8	131
35	MDR	2-5 du/ac	27.5	127
36	School	--	10.2	--
38a	HDR	8-14 du/ac	11.7	127
38b	HDR	8-14 du/ac	10.2	112
43	HDR	8-14 du/ac	27.3	378
44	MDR	2-5 du/ac	21.3	86
45a	MDR	2-5 du/ac	45.2	178
45b	MDR	2-5 du/ac	31.3	136
46	MDR	2-5 du/ac	32.7	120
47a	MDR	2-5 du/ac	52.3	192
--	Circulation		58.7	--
Phase II Totals			518.9	2,152
Phase III				
1	Commercial Retail	--	46.3	--
2	Commercial Retail	--	51.3	--

3	Medium Manufacturing	--	14.3	--
5	Light Manufacturing	--	103.8	--
6	Commercial Retail		11.0	--
7	MDR	2-5 du/ac	58.1	243
8a	MHDR	5-8 du/ac	15.9	99
8b	MHDR	5-8 du/ac	16.3	95
9a	HDR	8-14 du/ac	13.7	118
9b	MHDR	5-8 du/ac	15.7	119
10a	Open Space	--	2.8	--
10b	Open Space	--	2.8	--
11	Park	--	5.0	--
12	School/MDR	2-5 du/ac	14.4	35
25	Open Space	--	116.8	--
26a	MDR	2-5 du/ac	5.6	14
37	Park	--	5.0	--
39	HDR	8-14 du/ac	5.4	68
40	HDR	8-14 du/ac	22.4	186
42	Commercial Retail	--	17.6	--
47b	MDR	2-5 du/ac	21.3	61
47c	LDC	½ ac min	16.3	6
48a	Open Space	--	153.1	--
48b	Open Space	--	39.9	--
49a	Open Space	--	118.6	--
49b	Open Space	--	1.2	--
50a	MDR	2-5 du/ac	169.7	--
50b	MDR	2-5 du/ac	11.1	93
50c	MHDR	5-8 du/ac	21.5	56
50d	MDR	2-5 du/ac	24.3	122
51	MDR	2-5 du/ac	13.3	82
52	MDR	2-5 du/ac	41.1	33
53	HDR	8-14 du/ac	11.6	144
54a	Commercial Retail	--	6.3	139
54b	Open Space	--	2.6	--
55	Park	--	8.4	--
56	School	--	12.0	--
57	HDR	8-14 du/ac	7.3	86
58	MDR	2-5 du/ac	30.1	151
59	Open Space	--	20.2	--
60	MDR	2-5 du/ac	9.0	34
61	MDR	2-5 du/ac	51.6	188
62a	Park	--	8.8	--
62b	Park	--	6.4	--
	Circulation		77.1	
Phase III Totals			1,277.0	2,172*

--	NAP	--	739.8	--
PROJECT TOTAL			2,840.7	5,245 (5,354*)

FIGURE III-3, Planning Areas 15 through 19, 21, and 22



Q. PLANNING AREA 18: ~~VERY~~HIGH DENSITY RESIDENTIAL

1. DESCRIPTIVE SUMMARY

Planning Area 18, as depicted on Figure III-3, Planning Areas 15 through 19, 21, and 22, provides for the development of ~~26.5~~ 14.9 acres devoted to ~~Very~~ High Density Residential (8-14-20 du/ac) land uses. Homes within this planning area are multi-family units. This planning area will contain a target of ~~225~~ 164 dwelling units at a target density of ~~14.8~~ 11 du/ac.

2. LAND USE AND DEVELOPMENT STANDARDS

Please refer to Ordinance No. 348. _____. (See Specific Plan Zone Ordinance Tab.)

3. PLANNING STANDARDS

- 1) Access to Planning Area 18 shall be provided from local roads connecting to Leon Road.
- 2) Streetscapes shall be provided as depicted in Figure IV-6, Major Highway (Simpson Road) Streetscape, and Figure IV-10, Typical Local Street Streetscape.
- 3) A neighborhood entry monument shall be provided within this planning area, as depicted in Figure IV-14, Neighborhood Entry Monument.
- 4) An edge condition shall be provided between this planning area and the adjacent Salt Creek Channel, as depicted in Figure IV-20, Edge Condition –Residential to Salt Creek.
- 5) An edge conditions shall be provided between this planning area and adjacent High Density Residential land uses, as depicted in Figure IV-23, Edge Condition –High Density Residential to Medium Density Residential.
- 6) Walls and fencing shall be provided as depicted in Figure IV-18, Wall and Fencing Elevations.
- 7) Trails, paseos, and bike trails shall be provided as depicted in Figure IV-26, Non-Vehicular Circulation Plan.
- 8) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 9) Please refer to Section II for the following Development Plans and Standards that apply project-wide:

II.A: Specific Land Use Plan

II.B: Circulation Plan

II.C: Open Space & Parks Plan

II.D: Drainage Plan

II.E: Water & Sewer Plans

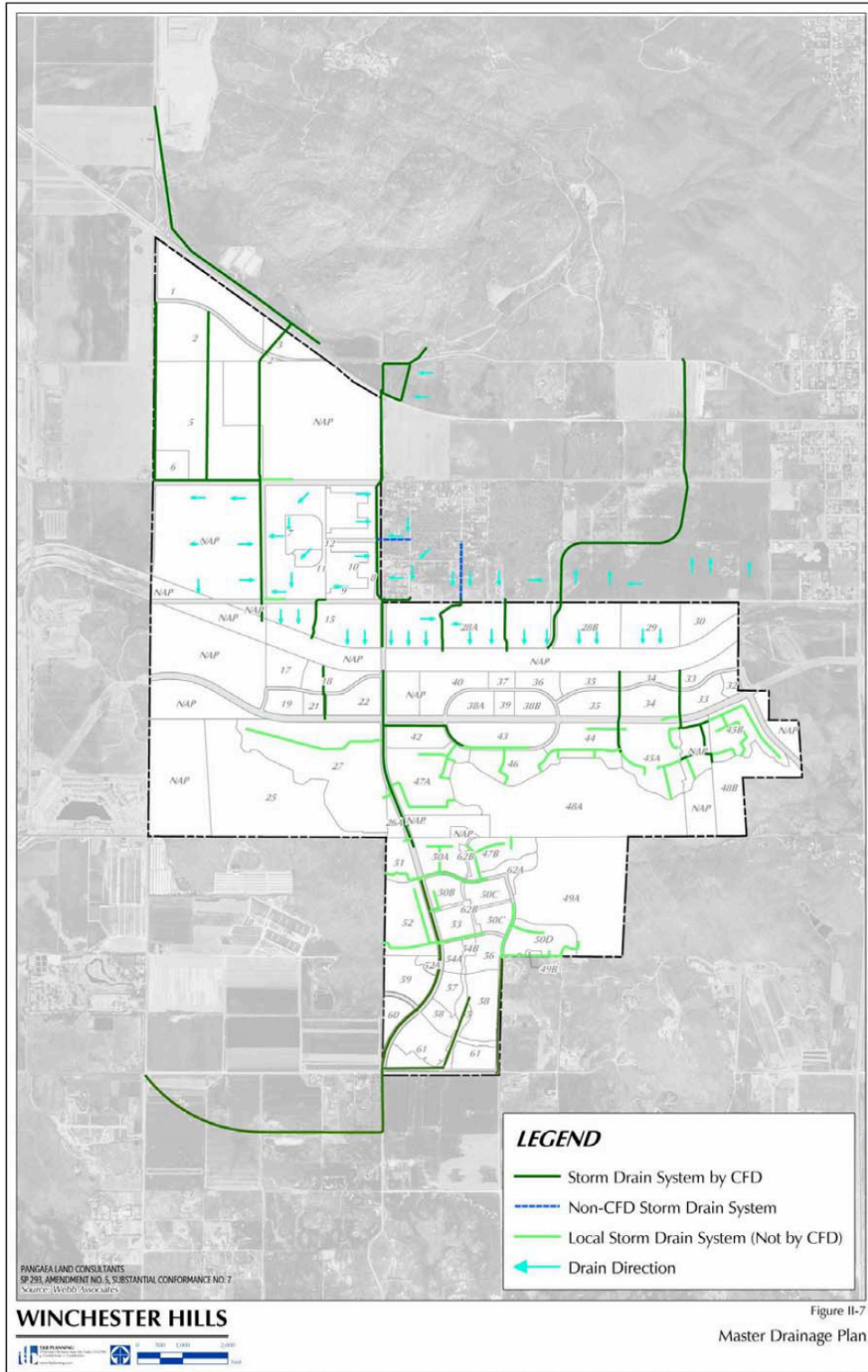
II.F: Grading Plan

II.G: Phasing Plan

II.H: Landscaping Plan

II.I: Comprehensive Maintenance Plan

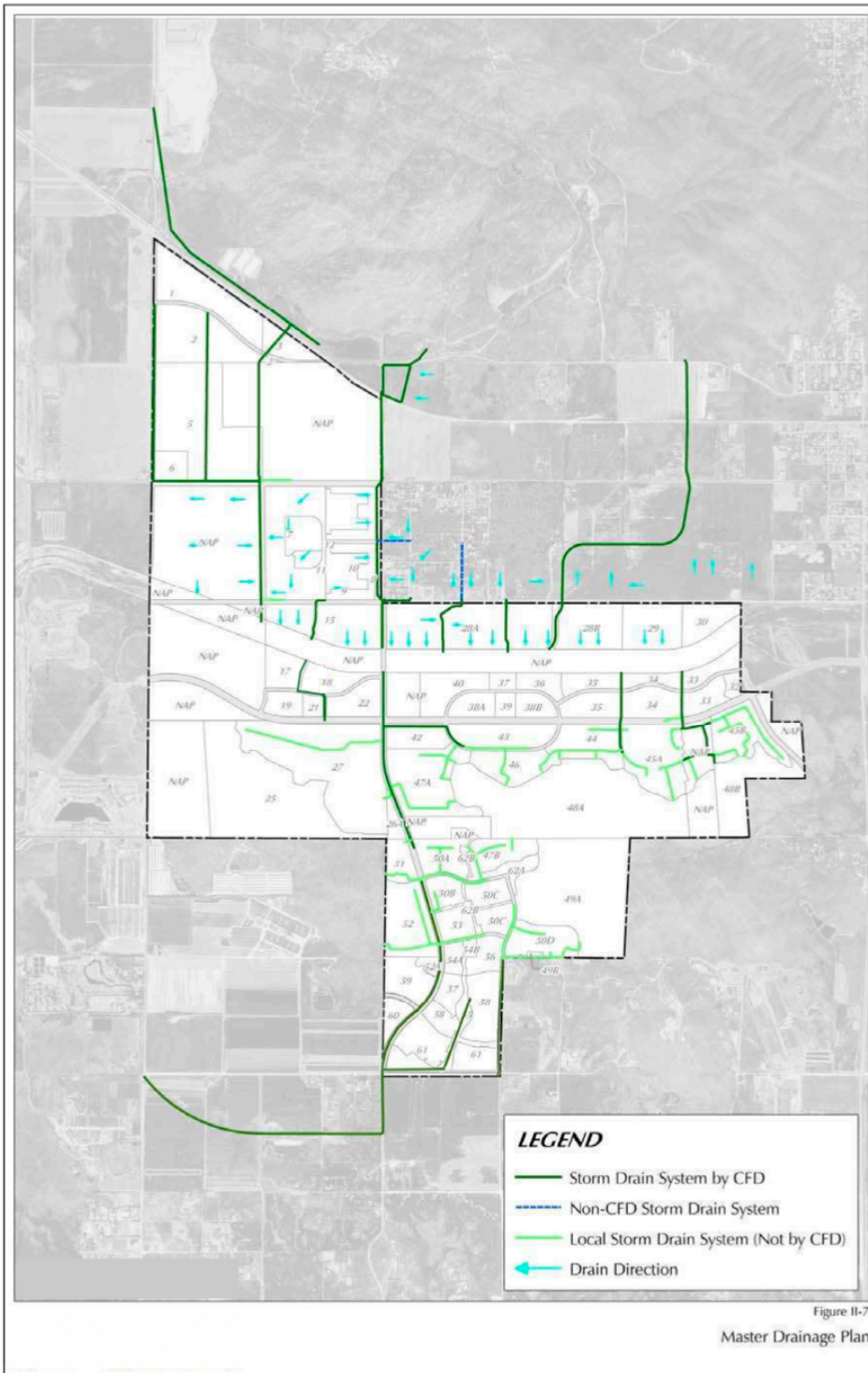
EXISTING DRAINAGE PLAN



REVISED DRAINAGE PLAN

WINCHESTER HILLS

II. SPECIFIC PLAN



TITLE TO SAID ESTATE OR INTEREST IS VESTED IN WINCHESTER MEADOWS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

THE LEGAL DESCRIPTION AND SCHEDULE B EXCEPTIONS ARE REFERENCED TO A PRELIMINARY REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY ORDER NO. 989-3007629-BAM, DATED AUGUST 17, 2021, AMENDED AUGUST 20, 2021, AMENDMENT NO. A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 11 AND 12 OF TRACT NO. 30266-2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 431, PAGES 82 THROUGH 88, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 461-160-047 AND 461-160-048

EXCEPTIONS

- A. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2021-2022.
B. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF MELLO-ROOSE COMMUNITY FACILITIES DISTRICT 03-01 (NEWPORT ROAD) ADJOINED BY OFFICIAL OF SPECIAL TAX LEN RECORDED SEPTEMBER 11, 2003 AS INSTRUMENT NO. 2003-703258, OF OFFICIAL RECORDS.
C. PENDING ASSESSMENT FOR DISTRICT NO. 07-1 AS DISCLOSED BY ASSOCIATED DISTRICT MAP FILED DECEMBER 13, 2007 IN BOOK 172, PAGE 95 OF MAPS OF ASSESSMENT AND RECORDED DECEMBER 13, 2007 AS INSTRUMENT NO. 2007-074443, OF OFFICIAL RECORDS.

WHEN THE NOTICE OF ASSESSMENT IS RECORDED IN THE PUBLIC RECORDS, THE ASSESSMENT SHALL BECOME A LIEN ON SAID LAND.
D. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.

- 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES, CONDUITS, UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES RECORDED JANUARY 7, 1982, AS INSTRUMENT NO. 2957, OF OFFICIAL RECORDS.
3. THE EFFECT OF A DOCUMENT ENTITLED PARTIAL QUITCLAIM OF EASEMENT, RECORDED OCTOBER 31, 2007 AS DOCUMENT NO. 2007-066706, OF OFFICIAL RECORDS.
4. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION FOR PIPELINES AND CONDUITS AND INCIDENTAL PURPOSES RECORDED MARCH 23, 2007 AS DOCUMENT NO. 2007-0198296, OF OFFICIAL RECORDS.
5. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.
6. THE EFFECT OF A RECDAL ON TRACT MAP NO. 30266-2, FILED IN BOOK 431, PAGES 82 THROUGH 88, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY STATING WE HEREBY DEDICATE TO EASTERN MUNICIPAL WATER DISTRICT (DISTRICT) A PERPETUAL EASEMENT AND RIGHT OF WAY TO CONSTRUCT, MAINTAIN, ENLARGE, RECONSTRUCT, REMOVE AND REPLACE, OPERATE, INSPECT, REPAIR, IMPROVE AND RELOCATE SEWER, WATER AND RECYCLED WATER FACILITIES, ALL AS SHOWN ON THIS MAP WITHIN THE SUBDIVISION AND DESIGNATED SEWER, WATER AND RECYCLED WATER EASEMENT DEDICATED HEREON TOGETHER WITH THE RIGHT OF ACCESS TO AND FROM SAID EASEMENT FOR THE PURPOSE OF EXERCISING THE RIGHTS GRANTED IN SAID EASEMENT. OWNER RETAINS THE RIGHT TO USE THE EASEMENT AREA PROVIDED THAT OWNER SHALL NOT CONSTRUCT OR ERECT BUILDINGS, MASONRY WALLS, MASONRY FENCES AND OTHER STRUCTURES OR IMPROVEMENTS, OR PLANT OR GROW TREES OR SHRUBS, OR CHANGE THE SURFACE GRADE OR INSTALL PRIVATELY OWNED PIPELINES WITHOUT THE PRIOR WRITTEN CONSENT OF DISTRICT. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
7. THE EFFECT OF A RECDAL ON TRACT MAP NO. 30266-2, FILED IN BOOK 431, PAGES 82 THROUGH 88, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY STATING THAT THIS PROPERTY IS LOCATED IN THE SALT CREEK CHANNEL AREA DRAINAGE PLAN AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
8. THE EFFECT OF A RECDAL ON TRACT MAP NO. 30266-2, FILED IN BOOK 431, PAGES 82 THROUGH 88, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY GIVING NOTICE OF ELECTION BY LAND DIVIDER TO DEER PAYMENT OF DRAINAGE FEES, AND THAT SAID FEES ARE REQUIRED TO BE PAID AT THE TIME OF ISSUANCE OF EITHER A GRADING OR A BUILDING PERMIT, AND THAT SAID FEES MUST BE PAID AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
9. THE EFFECT OF AN ENVIRONMENTAL CONSTRAINT NOTE AFFECTING SAID MAP ON FILE IN THE OFFICE OF RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 40, PAGE 42. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
10. THE EFFECT OF A RECDAL ON TRACT MAP NO. 30266-2, FILED IN BOOK 431, PAGES 82 THROUGH 88, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY STATING THAT THE AREAS DESCRIBED AS ALL DRAINAGE EASEMENTS MUST BE KEPT FREE OF ALL DWELLING UNITS, OBSTRUCTIONS AND ENCROACHMENTS BY LAND FULL. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
11. AN OFFER OF DEDICATION IN FAVOR OF THE PUBLIC FOR PEDESTRIAN ACCESS, INGRESS AND EGRESS AND INCIDENTAL PURPOSES AS SHOWN ON TRACT MAP NO. 30266-2, FILED IN BOOK 431, PAGES 82 THROUGH 88, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY.
12. AN EASEMENT IN FAVOR OF EASTERN MUNICIPAL WATER DISTRICT FOR SEWER, WATER, RECYCLED WATER, AND INCIDENTAL PURPOSES AS SHOWN ON TRACT MAP NO. 30266-2, FILED IN BOOK 431, PAGES 82 THROUGH 88, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY.
13. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, GENDER, IDENTIFICATION, GENDER EXPRESSION, SEXUAL ORIENTATION, MARITAL STATUS, NATIONAL ORIGIN, ANCESTRY, FAMILIAL STATUS, SOURCE OF INCOME, DISABILITY, VETERAN OR MILITARY STATUS, GENETIC INFORMATION, MEDICAL CONDITION, CITIZENSHIP, PRIMA LINGUA, AND IMMIGRATION STATUS, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE BELOW DOCUMENT, WHICH, AMONG OTHER THINGS, MAY CONTAIN OR PROVIDE FOR EASEMENTS, ASSESSMENTS, LIENS AND THE SUBORDINATION THEREOF; SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE RECORDED DECEMBER 29, 2008 AS DOCUMENT NO. 2008-674688, OF OFFICIAL RECORDS.
14. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED MEMORANDUM OF AMENDED AND RESTATED RECONVEYANCE PARCEL IMPROVEMENT AGREEMENT RECORDED DECEMBER 31, 2008 AS DOCUMENT NO. 2008-882811, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
15. AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF THE SAID DOCUMENT, AS THEREIN PROVIDED RECORDED DECEMBER 10, 2010, AS DOCUMENT NO. 2010-0591883, OF OFFICIAL RECORDS.
16. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED LIEN AGREEMENT RECORDED DATE: SEPTEMBER 28, 2010 AS DOCUMENT NO. 2010-0463626, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
17. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED LIEN AGREEMENT RECORDED JANUARY 19, 2011 AS DOCUMENT NO. 2011-0022386, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
18. AN TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED APRIL 8, 2020 AS DOCUMENT NO. 2020-0151385, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
19. AN TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION FOR INGRESS AND EGRESS, CONSTRUCTION, MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED APRIL 8, 2020 AS DOCUMENT NO. 2020-0152386, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
20. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT ENTITLED MEMORANDUM OF AGREEMENT AMONG OWNERS FOR FUNDING AND CONSTRUCTION OF PLANNING AREA (PA) 21 PARK IMPROVEMENTS RECORDED MARCH 26, 2021 AS DOCUMENT NO. 2021-0181899, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
21. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
22. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.
23. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS AFFECTING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT.
24. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

LINE AND CURVE DATA:

- (1) [N59°42'44"E 41.73']
(2) [S=42°47'11" R=66.00' L=49.29']
(3) [N30°08'18"E 40.99']
(4) [S=13°38'58" R=100.00' L=23.81']
(5) [N47°20'53"W 17.90']
(6) [(N89°57'54"W) 3.21']
(7) [(N00°02'06"E 37.00')]
(8) [N89°57'54"W 9.83']
(9) [S=0°26'31" R=2260.00' L=17.44']
(10) [N89°55'47"W 26.00']
(11) [N00°06'55"W 40.08']
(12) [N34°58'52"E 24.43']
(13) [N00°06'55"W 30.00']
(14) [N00°06'55"W 60.47'] 60.61'
(15) [N00°06'55"W 60.26'] 60.25'
(16) [N89°57'54"W 9.83']
(17) [N89°59'26"E 4.83'] 9.83'
(18) [S=1°21'54" R=637.00' L=15.17'] S=1°48'57" R=637.00' L=20.18'
(19) [N59°59'07"W 12.72']
(20) [N24°51'46"E 12.54']
(21) S=6°58'40" R=637.00' L=77.58'
(22) [N43°27'24"W 14.10']
(23) [N89°57'54"W 30.00']
(24) [N00°06'55"W 1.21']
(25) [N89°57'54"W 15.38']
(26) [N47°33'15"E 15.38']
(27) [S=1°50'13" R=1113.00' L=37.30']
(28) [N89°55'47"W 16.76']
(29) [N00°06'55"W 17.02']
(30) [N43°58'52"E 23.93']
(31) [N00°06'55"W 30.00']
(32) N89°59'26"E 13.47'
(33) 89°55'47"W 10.69'
(34) N00°03'38"W 60.14'
(35) N00°06'55"W 60.20'
(36) [(N89°55'47"W 50.00')]

GENERAL PLAN AMENDMENT - NO. 210115 (WINCHESTER SPECIFIC PLAN [No. 293]) EXHIBIT A

SURVEYOR'S NOTES

- INDICATES FOUND MONUMENT, AS NOTED.
1. FOUND 1 1/2" COPPER/RED MONUMENT, FLUSH TAGGED TRV. CO. TRANS. 182-81.09 10+00 LEON PER TRACT NO. 31892, MB 432/01-22.
2. FOUND PK NAIL NO TAG, FLUSH, NO REFERENCE. ACCEPTED AS THE CENTERLINE INTERSECTION OF WILLOW GLEN LANE AND DOMINIGONI PARKWAY PER AMENDED TRACT NO. 30266-1, MB 431/19-26.
3. FOUND COPPER SPIKE IN 1" IP, NO MARKINGS, NO REFERENCE, IN LIEU OF 1.5" BRASS CAP, FLUSH PER TRACT MAP NO. 34677, MB 475/92-105, ACCEPTED AS THE CENTERLINE INTERSECTION OF OLIVE AVENUE AND LEON ROAD.
4. FOUND 1" IP, TAGGED "LS 4664", DOWN 0.7" IN LIEU OF "RCFC&WCD" TAG PER RS 70/26-33 ACCEPTED AS THE SOUTHEAST CORNER OF PARCEL 4110-9.
5. FOUND 5/8" REBAR PER AMENDED TRACT NO. 30266-1, MB 431/19-26.
6. FOUND 3/4" IP TAGGED "RCFC&WCD", DOWN 0.6" PER RS 70/26-33.
7. FOUND 3/4" IP TAGGED "RCFC&WCD", DOWN 1.3" PER RS 70/26-33. LYING N89°01'47"W 0.10' OF RECORD POSITION, HELD FOR LINE.
8. FOUND 1" IP, WITH PLASTIC PLUG STAMPED "LS 3962", DOWN 0.9" PER AMENDED TRACT NO. 30266-1, MB 431/19-26.
9. FOUND 3/4" IP TAGGED "RCFC&WCD", PER RS 70/26-33. DISTURBED AND LYING HORIZONTAL ON GROUND.
() - INDICATES RECORD DATA PER AMENDED TRACT NO. 30266-1, MB 431/19-26.
[] - INDICATES RECORD DATA PER TRACT NO. 30266-2, MB 431/82-88.
(M) - INDICATES MEASURED DATA

UTILITY PURVEYORS

WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: EASTERN MUNICIPAL WATER DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: VERIZON
CABLE: TIME WARNER CABLE
SCHOOL DISTRICT: HEMET UNIFIED SCHOOL

GROSS AREA:

14.90 ACRES

NET AREA:

13.6 ACRES

FLOOD ZONE:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS ZONE "X", AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06065C2080H, WITH AN EFFECTIVE DATE OF APRIL 19, 2017 AND FLOOD INSURANCE RATE MAP NO. 06065C2080H, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, BOTH FOR COMMUNITY NUMBER 060260, IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

GENERAL PLAN/ZONING:

SPECIFIC PLAN WINCHESTER HILLS #293, PLANNING AREA 18 EXISTING LAND USE DESIGNATION: VHDR 14-20 DU/AC PROPOSED LAND USE DESIGNATION: HIGH DENSITY RESIDENTIAL 8-14DU/AC

BASE OF BEARINGS:

THE CENTERLINE OF LEON ROAD BEING NORTH 89°57'58" WEST AS SHOWN ON TRACT MAP NO. 30266-2, FILED IN BOOK 431 OF MAPS, AT PAGES 82 THROUGH 88, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, WAS HELD AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK:

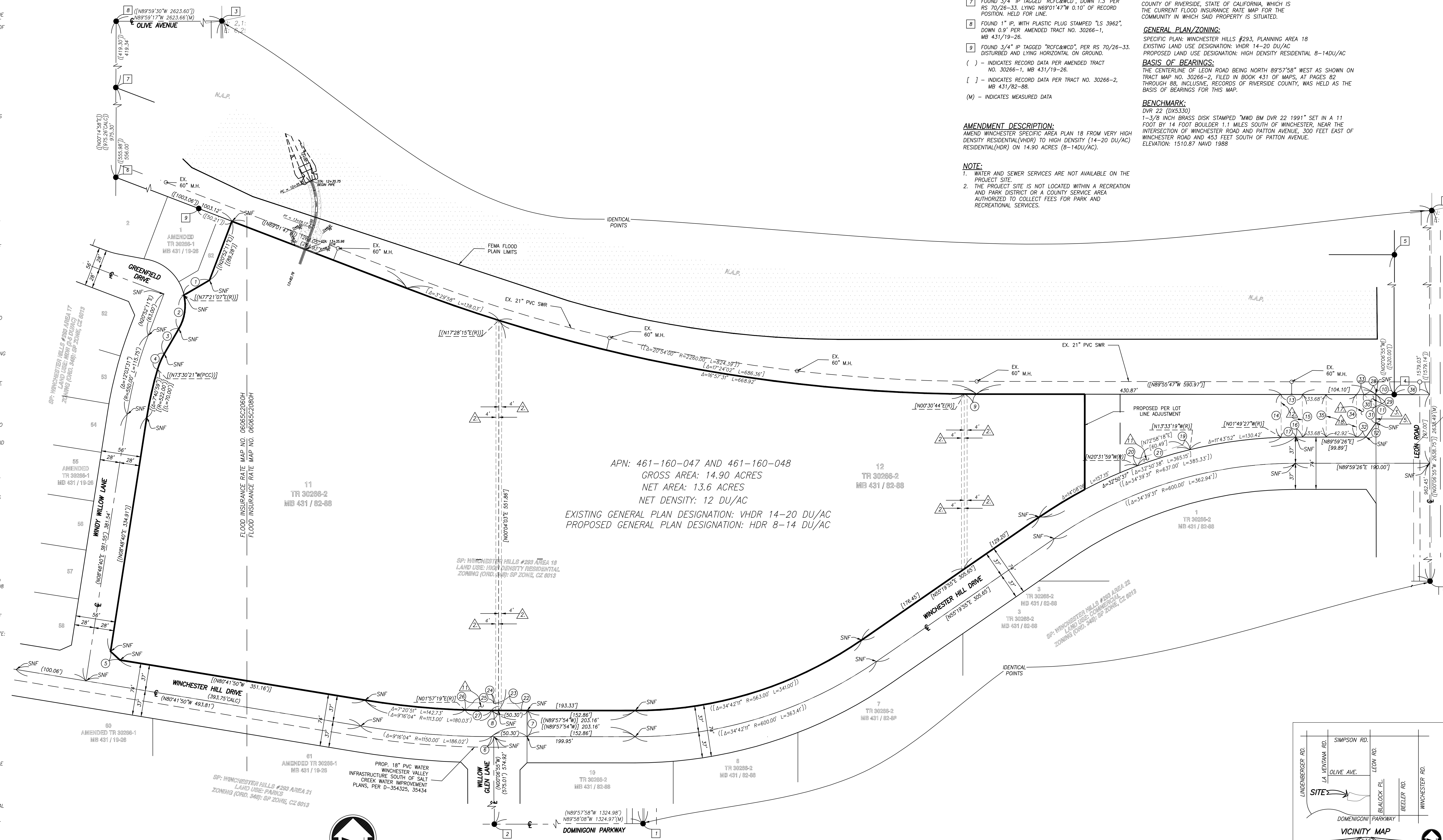
DVR 22 (DXX330) 1-3/8 INCH BRASS DISK STAMPED "MWD BM DVR 22 1991" SET IN A 11 FOOT BY 14 FOOT BOULDER 1.1 MILES SOUTH OF WINCHESTER, NEAR THE INTERSECTION OF WINCHESTER ROAD AND PATTON AVENUE, 300 FEET EAST OF WINCHESTER ROAD AND 453 FEET SOUTH OF PATTON AVENUE. ELEVATION: 1510.87 NAVD 1988

AMENDMENT DESCRIPTION:

AMEND WINCHESTER SPECIFIC AREA PLAN 18 FROM VERY HIGH DENSITY RESIDENTIAL(VHDR) TO HIGH DENSITY (14-20 DU/AC) RESIDENTIAL(HDR) ON 14.90 ACRES (8-14DU/AC).

NOTE:

- 1. WATER AND SEWER SERVICES ARE NOT AVAILABLE ON THE PROJECT SITE.
2. THE PROJECT SITE IS NOT LOCATED WITHIN A RECREATION AND PARK DISTRICT OR A COUNTY SERVICE AREA AUTHORIZED TO COLLECT FEES FOR PARK AND RECREATIONAL SERVICES.



APN: 461-160-047 AND 461-160-048
GROSS AREA: 14.90 ACRES
NET AREA: 13.6 ACRES
NET DENSITY: 12 DU/AC
EXISTING GENERAL PLAN DESIGNATION: VHDR 14-20 DU/AC
PROPOSED GENERAL PLAN DESIGNATION: HDR 8-14 DU/AC

- 25. -INDICATE EASEMENT PLOTTED HEREON
26. -INDICATES EASEMENT CANNOT BE LOCATED FROM RECORD

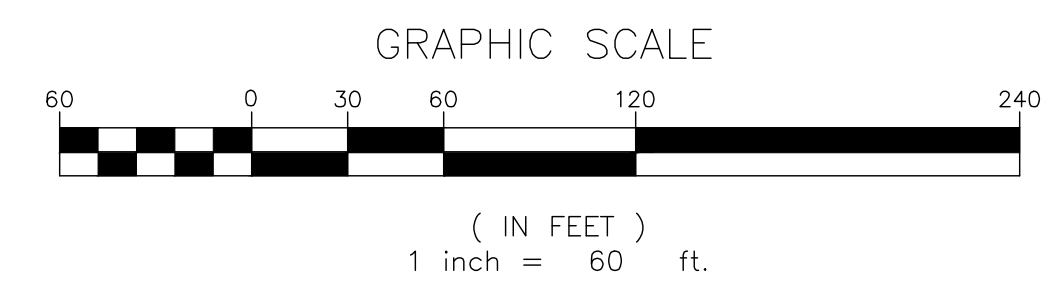


Table with columns: NO., REVISIONS, DATE. Includes revision history for the plan.

adkan ENGINEERS logo and contact information: 6879 Airport Drive, Riverside, CA 92504. Tel: (951) 688-0241. Fax: (951) 688-0599

LAND USE PLAN
PORTION OF LOTS 11 AND 12 OF TRACT MAP NO. 30266-2, MB 431/82-88
SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M. IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
CLIENT: VAN DAEL
SHEET 1 OF 1 SHEETS 10090



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

Charissa Leach, P.E.
Assistant CEO/TLMA Director



01/31/24, 8:56 am

SP00293A07

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for SP00293A07. 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 (SP00293A07) 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 - Project Description & Operational Limits

Specific Plan No. 293, Substantial Conformance No. A07 is a proposal to modify Planning Area 18, from Very High Density Residential to High Density Residential, resulting on a reduction of target dwelling units from 225 to 164 dwelling units.

The Project site is located in the Winchester Hills Specific Plan (SP293), Planning Area 18 designated to support Very Very High Density Residential to High Density Residential, reducing the allowable density from 14-20 dwelling units per acre to 8-14 dwelling units per acre. No changes are proposed to the development standards.

Advisory Notification. 3 AND - EIR Mitigation Measures

Mitigation Measures from the Environmental Impact Report have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the EIR.

Advisory Notification. 4 AND - Exhibits

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

SPECIFIC PLAN = Specific Plan No. 293, Substantial Conformance No. A07.

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- 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)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
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. 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. 484 (Control of Blowing Sand)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - 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. 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. 6 AND - Hold Harmless

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Conditional Use Permit, or its associated environmental documentation; and,

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

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

BS-Grade

BS-Grade. 1 0010-BS-Grade-SP-ALL CLEARNC'S REQ'D B-4 PMT

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 2 0010-BS-Grade-SP-GSP-1 ORD. NOT SUPERSEDED (cont.)

BS-Grade. 2 0010-BS-Grade-SP-GSP-1 ORD. NOT SUPERSEDED

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

BS-Grade. 3 0010-BS-Grade-SP-GSP-2 GEO/SOIL TO BE OBEYED

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

BS-Grade. 4 0010-BS-Grade-SP-NO GRADING & SUBDIVIDING

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

E Health

E Health. 1 0030-E Health-SP - ACOUST AND ESA 1 RQ SPSC6

Prior to the approval of any project under the SPECIFIC PLAN, an Acoustical study as well as an Environmental Site Assessment, phase 1 study shall be required.

This condition was added by Substantial Conformance No 6.

E Health. 2 DEH - SP00293A07 Comments

The Department of Environmental Health (DEH) has received and reviewed the Specific Plan. Prior to the approval of any project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc...), the following condition shall be placed on the proposed project:

1) Based on the high density zoning proposed for SP00293A07, projects developed under this Specific Plan must be able to obtain service from a local purveyor. The purveyor in the area is Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements associated with obtaining EMWD water and sewer are met and documentation establishing connection to EMWD will be conditioned at subsequent milestones.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 DEH - SP00293A07 Comments (cont.)

A more detailed review of subsequent projects will be conducted to determine any additional requirements.

Fire

Fire. 1 0010-Fire-SP-#101-DISCL/FLAG LOT

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

NOTICE:

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

Fire. 2 0010-Fire-SP-#47 SECONDARY ACCESS

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

Fire. 3 0010-Fire-SP-#56-IMPACT MITIGATION

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

Fire. 4 0010-Fire-SP-#71-ADVERSE IMPACTS

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 4 0010-Fire-SP-#71-ADVERSE IMPACTS (cont.)

impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

Fire. 5 0010-Fire-SP-#85-FINAL FIRE REQUIRE

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

Fire. 6 0010-Fire-SP-#86-WATER MAINS

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

Fire. 7 0010-Fire-SP-#87-OFF-SET FUNDING

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

Fire. 8 0010-Fire-SP-#95-HAZ FIRE AREA

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

Fire. 9 0010-Fire-SP-#96-ROOFING MATERIAL

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

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 9 **0010-Fire-SP-#96-ROOFING MATERIAL (cont.)**

prior to installation.

Fire. 10 **0010-Fire-SP-#97-OPEN SPACE**

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

Fire. 11 **0010-Fire-SP*-#100-FIRE STATION**

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

Fire. 12 **Cumulative Adverse Impact**

This project will contribute to a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic and population.

Fire. 13 **Fire Mitigation – Ongoing Fire Funds**

While Development Impact Fees (DIF) apply to this project, these fees assist in the initial, one-time mitigation for capital projects. As a general note, considering ongoing governmental funding challenges facing most agencies, we encourage your administrative staff and legislative bodies to review and determine if revenue enhancement mitigations are necessary for ongoing fiscal impacts to our operational services.

Fire. 14 **Fire Mitigation – Provide Fire Station, Equipment and/or Provide Funds**

Mitigations for these issues will require the construction, equipping and placing in service of a new fire station. This station will be located as specified by the Fire Department and its site adequately sized to meet operational needs. This station may be constructed by, or under direction of the developer, with full Fire Department specification, design approval and construction oversight. Alternately, the mitigation may be met by the project providing funding for the Fire Station and equipment. Timing of construction or

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 14 **Fire Mitigation – Provide Fire Station, Equipment and/or Provide Funds (cont.)**

funding to be approved by the Fire Department and jurisdictional leadership. It is recommended that these issues be further discussed with Fire Department Operations staff to ensure that all hazards are mitigated and response needs are met.

Fire. 15 **Other Fire Department Infrastructure needed prior to Building permits**

In regard to other Fire Department required infrastructure, prior to Building Permit issuance, the required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Office of the Fire Marshal, prior to any combustible building materials being placed on the project. Additionally, Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the current California Fire Code and Riverside County Fire Department Standards.

Fire. 16 **Unacceptable Fire Response Distance and Time**

Cal Fire/Riverside County Fire Department provides Cooperated Integrated Regional fire protection services to project. The nearest Cal Fire/Riverside County Fire Station is outside an acceptable estimated response distance and response drive time to all or a portion of the project. It is recommended that these issues be discussed with Fire Department Operations staff to ensure that all hazards are mitigated and response needs are met.

Flood

Flood. 1 **0010-Flood-SP- COLLECT AND CONVEY RUNOFF**

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

Flood. 2 **0010-Flood-SP- CONSTRUCT REGIONAL BASIN**

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

Flood. 3 **0010-Flood-SP- FEMA FLOOD PLAIN**

Portions of this site are impacted by a FEMA mapped flood plain. Any encroachment into or other modification of this flood plain will require the applicant to process a Letter of Map Revision (LOMR). This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis. An additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

Flood. 4 **0010-Flood-SP- SUBMIT PRELIM WQMP**

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 4

0010-Flood-SP- SUBMIT PRELIM WQMP (cont.)

The Santa Ana Region and San Diego Region Regional Water Quality Control Boards have adopted Board Orders R8-2002-0011 and R9-2004-001, respectively, in compliance with the federal National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System (MS4) Clean Water Act requirements. These Board Orders regulate the discharge of pollutants from the County's MS4, and require the County to implement measures to mitigate the water quality impacts of new developments within its jurisdiction. In compliance with these Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds).

The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

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

Projects requiring Project Specific WQMPs will also need to include a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report must mimic the format/template of the final report but could be at a lesser level of detail. For example, points a, b & c above must be covered, rough

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 4 **0010-Flood-SP- SUBMIT PRELIM WQMP (cont.)**

calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required.

Flood. 5 **Flood Hazard Report**

FLOOD HAZARD REPORT: 2/16/2023

BB ID: 344-303-621

Specific Plan (SP) 293 A7 proposes to change the land use designation of Planning Area No. 18 from very high density residential (VHDR 14-20 du/acre) to high density Residential (8-14 du/ac). It has been submitted with Tract Map (TR) 38255 and Plot Plan (PP) 210139, located north of Domenigoni Parkway, south of Salt Creek, east of Lindenberger Road, and west of Leon Road, within "Planning Area 18" of SP 293, which proposes a 164-unit residential condominium community on 14.9 acres to include the review of the proposed project layout, mix of units, floor plans, architecture, open space, and landscaping. This project was previously approved for development under TR 30266. Another amendment to the specific plan (SP 293 A6, which proposed addition of area to SP 293) is also currently under review, and is expected to supersede SP 293 A7.

The area being amended by SP 293 A7 (TR 38255 PP 210139) is situated immediately south of Salt Creek Channel, and approximately 600 feet north of Domenigoni parkway. The site is sloped to drain north to salt creek, and historically received offsite flows from approximately 100 acres of tributary south of the site. SP 293 proposed that this site would be protected from offsite flows by "Line 1-D" which would run just south of and parallel to Domenigoni Parkway to intercept runoff from the south, and convey it in Leon Road storm drain to Salt Creek. Leon Road Storm Drain has been constructed and is maintained by the District, and TR 31892 was conditioned to build facilities functionally equivalent to "1-D". Additionally, SP 293 proposed a pipe roughly bisecting TR 38255 to convey offsite and onsite flows from the area north of Domenigoni parkway to Salt Creek.

TR 38255/PP 210139 proposes to collect onsite flows in pipes, to a basin at the northwest corner which will discharge to Salt Creek. This plan only addresses onsite flows, and does not account for offsite flows between this site and Domenigoni Parkway. To facilitate orderly development and allow for future construction south of the site, this project shall require through their site a facility that is functionally equivalent to the one proposed in SP 293. The preliminary grading plans submitted September 2022 show a separate offsite facility in Winchester Hill drive and Windy Ridge Lane that will convey offsite flows from the south, around TR 38255, to a separate outfall to Salt Creek. This facility was proposed by TR 30266, and named the "Windy Ridge Lane Storm Drain". The two facilities and outfalls proposed by TR 38255 and TR 30266 together provide a functional equivalent to the facility SP 293 previously proposed through the site.

SP 293 A7 modified the drainage plan to reflect the changes proposed in TR 38255/PP 210139 by relocating the proposed storm drain from the middle of Planning Area 18 to the western boundary of Planning Area 18.

The documents submitted for SP 293 A7 in December 2022 included pages from the revised Specific Plan Document (though not the full document). The Specific Plan document includes a "Master Drainage Plan" exhibit, which roughly matched the plan from SP 293 S7 (2016), with the modification to the alignment of

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 5 Flood Hazard Report (cont.)

the facility in Planning Area 18. The precise alignment and location of these facilities has changed over the years, and is expected to continue to change as the area develops. Many of these anticipated changes have been documented in SP 293 A6, which is expected to supersede SP 293 A7. The “Master Drainage Plan” in SP 293 A7 is acceptable in concept, however developers should be aware that the drainage plan is conceptual in nature, and may be modified at the time of final development. Furthermore, additional drainage facilities may be required based on constraints from existing drainage facilities and detailed hydrologic and hydraulic studies that will be prepared with detailed development plans. A note shall be added to the “Master Drainage Plan” exhibit stating “Plan is conceptual. Contact RCFC&WCD for further information.”

A revised submittal including a Drainage Exhibit which was revised included a note in red stating “Plan is conceptual. Contact RCFC&WCD for further information” was provided by email January 31, 2023 and are considered a part of the SP 293A7 approval, and shall be included in the final Specific Plan document.

Any questions pertaining to this project may be directed to Kelly O’Sullivan at 951-955-8851 or kosulliv@rivco.org.

General

General. 1 0100-Planning-SP - PAG 4 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 4 as outlined in the SPECIFIC PLAN, consisting of PA 15, PA 17, PA 18, PA 19, PA 26a and PA 27, Detailed Park Construction Plans for Planning Area (PA) 21 Park shall be approved by the County and Valley-Wide Recreation and Park District.

General. 2 0100-Planning-SP - PAG 4 PARKS CONST REQ

Prior to issuance of the 400th Building Permit in Planning Area Group 4 as outlined in the SPECIFIC PLAN, consisting of PA 15, PA 17, PA 18, PA 19, PA 26a and PA 27, the park designated within Planning Area (PA) 21 shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District, and its assigns (“VWRPD”).

General. 3 0100-Planning-SP - PAG 4 PRK PLN REQ PA 28B

Prior to issuance of the 200th Building Permit in Planning Area Group 4 as outlined in the SPECIFIC PLAN, consisting of PA 15, PA 17, PA 18, PA 19, PA 26a and PA 27, Detailed Park Construction Plans for Planning Area (PA) 28b shall be approved by the County and Valley-Wide Recreation and Park District. This condition has been added to Planning Area Groups 1, 2, 3, and 5 as well, if this requirement has been met by another Planning Area Group this condition can be set to MET.

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Planning

Planning. 1 0010-Planning-MAP - IF HUMAN REMAINS FOUND

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

Planning. 2 0010-Planning-MAP - INADVERTENT ARCHAEO FIND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
3. Grading of further ground disturbance shall not resume

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 14** **0020-Planning-SC - CONDITIONS ADDED - 100.Planning. PAG 3 PARK PLANS REQ (cont.)**

shall add the following conditions to the SPECIFIC PLAN:

100.Planning. PAG 3 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 3 as outlined in the SPECIFIC PLAN, consisting of PA 33, PA 45b, PA 34, PA35, PA 44, PA 45a, Detailed Park Construction Plans for Planning Area (PA) 32 Park shall be approved by the County and Valley-Wide Recreation and Park District.

Planning. 15 **0020-Planning-SC - CONDITIONS ADDED - 100.Planning. PAG 3 PARKS CONST REQ**

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall add the following conditions to the SPECIFIC PLAN:

100.Planning. PAG 3 PARKS CONST REQ

Prior to issuance of the 401st Building Permit in Planning Area Group 3 as outlined in the SPECIFIC PLAN, consisting of PA 33, PA 45b, PA 34, PA35, PA 44, PA 45a, the park designated within Planning Area (PA) 32 shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District, and its assigns ("VWRPD").

Planning. 16 **0020-Planning-SC - CONDITIONS ADDED - 100.Planning. PAG 3 PARKS PLANS REQ PA28B**

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall add the following conditions to the SPECIFIC PLAN:

100.Planning. PAG 3 PARKS PLANS REQ PA28B

Prior to issuance of the 200th Building Permit in Planning Area Group 3 as outlined in the SPECIFIC PLAN, consisting of PA 33, PA 45b, PA 34, PA35, PA 44, PA 45a, Detailed Park Construction Plans for Planning Area (PA) 28b shall be approved by the County and Valley-Wide Recreation and Park District. This condition has been added to Planning Area Groups 1, 2, 4, and 5 as well, if this requirement has been met by another Planning Area Group this condition can be set to MET.

Planning. 17 **0020-Planning-SC - CONDITIONS ADDED - 100.Planning. PAG 4 FAIR SHARE ON 28b**

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall add the following conditions to the SPECIFIC PLAN:

100.Planning. PAG 4 FAIR SHARE ON 28b

Prior to issuance of the 750th Building Permit in Planning Area Group 4 as outlined in the SPECIFIC PLAN, consisting of PA 15, PA 17, PA 18, PA 19, PA 26a and PA 27, a minimum of 8.9 acres (independent and separate from all other Planning Area Groups and any other park space already constructed within PA 28b) of Planning Area (PA) 28b Park shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District and the County of Riverside.

Planning. 18 **0020-Planning-SC - CONDITIONS ADDED - 100.Planning. PAG 4 PARK PLANS REQ**

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall add the following conditions to the SPECIFIC PLAN:

100.Planning. PAG 4 PARK PLANS REQ

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18 **0020-Planning-SC - CONDITIONS ADDED - 100.Planning. PAG 4 PARK PLANS REQ (cont.)**

Prior to issuance of the 100th Building Permit in Planning Area Group 4 as outlined in the SPECIFIC PLAN, consisting of PA 15, PA 17, PA 18, PA 19, PA 26a and PA 27, Detailed Park Construction Plans for Planning Area (PA) 21 Park shall be approved by the County and Valley-Wide Recreation and Park District.

Planning. 19 **0020-Planning-SC - CONDITIONS ADDED - 100.Planning. PAG 4 PARKS CONST REQ**

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall add the following conditions to the SPECIFIC PLAN:

100.Planning. PAG 4 PARKS CONST REQ

Prior to issuance of the 400th Building Permit in Planning Area Group 4 as outlined in the SPECIFIC PLAN, consisting of PA 15, PA 17, PA 18, PA 19, PA 26a and PA 27, the park designated within Planning Area (PA) 21 shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District, and its assigns ("VWRPD").

Planning. 20 **0020-Planning-SC - CONDITIONS ADDED - 100.Planning. PAG 4 PARKS PLANS REQ PA28B**

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall add the following conditions to the SPECIFIC PLAN:

100.Planning. PAG 4 PARKS PLANS REQ PA28B

Prior to issuance of the 200th Building Permit in Planning Area Group 4 as outlined in the SPECIFIC PLAN, consisting of PA 15, PA 17, PA 18, PA 19, PA 26a and PA 27, Detailed Park Construction Plans for Planning Area (PA) 28b shall be approved by the County and Valley-Wide Recreation and Park District. This condition has been added to Planning Area Groups 1, 2, 3, and 5 as well, if this requirement has been met by another Planning Area Group this condition can be set to MET.

Planning. 21 **0020-Planning-SC - CONDITIONS ADDED - 100.Planning. PAG 5 FAIR SHARE ON 28b**

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall add the following conditions to the SPECIFIC PLAN:

100.Planning. PAG 5 FAIR SHARE ON 28b

Prior to issuance of the 575th Building Permit in Planning Area Group 5 as outlined in the SPECIFIC PLAN, consisting of PA 7, PA 8a, PA 8b, PA 9a, and PA 9b, a minimum of 4.2 acres (independent and separate from all other Planning Area Groups and any other park space already constructed within PA 28b) of Planning Area (PA) 28b Park shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District and the County of Riverside.

Planning. 22 **0020-Planning-SC - CONDITIONS ADDED - 100.Planning. PAG 5 PARK PLANS REQ**

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall add the following conditions to the SPECIFIC PLAN:

100.Planning. PAG 5 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 5 as outlined in the SPECIFIC PLAN, consisting of PA 7, PA 8a, PA 8b, PA 9a, and PA 9b, Detailed Park Construction Plans for Planning Area (PA)

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Planning

Planning. 27 **0020-Planning-SC - CONDITIONS ADDED - 100.Planning. PAG 7 PARK PLANS REQ (cont.)**

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall add the following conditions to the SPECIFIC PLAN:

100.Planning. PAG 7 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 6 as outlined in the SPECIFIC PLAN, consisting of PA 47b, PA 47c, PA 50a, PA 50b, PA 50c, PA 50d, PA51, PA 52, and PA 53, Detailed Park Construction Plans for Planning Areas (PA) 62a and 62b Park shall be approved by the County and Valley-Wide Recreation and Park District.

Planning. 28 **0020-Planning-SC - CONDITIONS ADDED - 100.Planning. PAG 7 PARKS CONST REQ**

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall add the following conditions to the SPECIFIC PLAN:

100.Planning. PAG 7 PARKS CONST REQ

Prior to issuance of the 400th Building Permit in Planning Area Group 7 as outlined in the SPECIFIC PLAN, consisting of PA 47b, PA 47c, PA 50a, PA 50b, PA 50c, PA 50d, PA51, PA 52, and PA 53, the park designated within Planning Areas (PA) 62a and 62b shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District, and its assigns ("VWRPD").

Planning. 29 **0020-Planning-SC - CONDITIONS ADDED - 30.Planning. PARK AGENCY REQUIRED**

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall add the following conditions to the SPECIFIC PLAN:

30.Planning. PARK AGENCY REQUIRED

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, the applicant shall provide evidence to the Planning Department that all park and or QUIMBY fees have been paid to the Valley Wide Parks and Recreation District. This condition shall not be differed."

Planning. 30 **0020-Planning-SC - CONDITIONS ADDED • 015 - Planning**

Within thirty (30) days after the approval of the SUBSTANTIAL CONFORMANCE, the Planning Department shall add the following conditions to the SPECIFIC PLAN:

30.Planning.XXPARK AGENCY REQUIRED

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, the applicant shall provide evidence to the Planning Department that all park and or QUIMBY fees have been paid to the Valley Wide Parks and Recreation District. This condition shall not be differed."

100.Planning.XXPAG 1 PARKS PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 1 as outlined in the SPECIFIC PLAN, consisting of PA 28a, PA 29, and PA 30, Detailed Park Construction Plans for Planning Area (PA) 28b shall be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 30

0020-Planning-SC - CONDITIONS ADDED • 015 - Planning (cont.)

approved by the County and Valley-Wide Recreation and Park District. This condition has been added to Planning Area Groups 2, 3, 4, and 5 as well, if this requirement has been met by another Planning Area Group this condition can be set to MET.

100.Planning.xxPAG 1 PARKS CONST REQ

Prior to issuance of the 401st Building Permit in Planning Area Group 1 as outlined in the SPECIFIC PLAN, consisting of PA 28a, PA 29, and PA 30 a minimum of 8.2 acres of Planning Area (PA) 28b Park shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District.

100.Planning.XXPAG 2 PARKS PLANS REQ PA28B

Prior to issuance of the 200th Building Permit in Planning Area Group 2 as outlined in the SPECIFIC PLAN, consisting of PA 38a, PA 38b, PA 39, PA 40, PA 43, PA 46, and PA 47a, Detailed Park Construction Plans for Planning Area (PA) 28b shall be approved by the County and Valley-Wide Recreation and Park District. This condition has been added to Planning Area Groups 1, 3, 4, and 5 as well, if this requirement has been met by another Planning Area Group this condition can be set to MET.

100.Planning.XXPAG 2 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 2 as outlined in the SPECIFIC PLAN, consisting of PA 38a, PA 38b, PA 39, PA 40, PA 43, PA 46, and PA 47a, Detailed Park Construction Plans for Planning Area (PA) 37 Park shall be approved by the County and Valley-Wide Recreation and Park District.

100.Planning.xxPAG 2 PARKS CONST REQ

Prior to issuance of the 401st Building Permit in Planning Area Group 2 as outlined in the SPECIFIC PLAN, consisting of PA 38a, PA 38b, PA 39, PA 40, PA 43, PA 46, and PA 47a, the park designated within Planning Area (PA) 37 shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District, and its assigns ("VWRPD").

100.Planning.XXPAG 2 FAIR SHARE ON 28b

Prior to issuance of the 850th Building Permit in Planning Area Group 2 as outlined in the SPECIFIC PLAN, consisting of PA 38a, PA 38b, PA 39, PA 40, PA 43, PA 46, and PA 47a, a minimum of 13 acres (independent and separate from all other Planning Area Groups and any other park space already constructed within PA 28b) of Planning Area (PA) 28b Park shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District and the County of Riverside

100.Planning.XXPAG 3 PARKS PLANS REQ PA28B

Prior to issuance of the 200th Building Permit in Planning Area Group 3 as outlined in the SPECIFIC PLAN, consisting of PA 33, PA 45b, PA 34, PA35, PA 44, PA 45a, Detailed Park Construction Plans for Planning Area (PA) 28b shall be approved by the County and Valley-Wide Recreation and Park District. This condition has been added to Planning Area Groups 1, 2, 4, and 5 as well, if this requirement has been met by another Planning Area Group this condition can be set to MET.

100.Planning.XXPAG 3 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 3 as outlined in the SPECIFIC PLAN, consisting of PA 33, PA 45b, PA 34, PA35, PA 44, PA 45a, Detailed Park Construction Plans for Planning Area (PA) 32 Park shall be approved by the County and Valley-Wide Recreation and Park District.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 30

0020-Planning-SC - CONDITIONS ADDED • 015 - Planning (cont.)

100.Planning.xxPAG 3 PARKS CONST REQ

Prior to issuance of the 401st Building Permit in Planning Area Group 3 as outlined in the SPECIFIC PLAN, consisting of PA 33, PA 45b, PA 34, PA35, PA 44, PA 45a, the park designated within Planning Area (PA) 32 shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District, and its assigns ("VWRPD").

100.Planning.XXPAG 3 FAIR SHARE ON 28b

Prior to issuance of the 575th Building Permit in Planning Area Group 3 as outlined in the SPECIFIC PLAN, consisting of PA 33, PA 45b, PA 34, PA35, PA 44, PA 45a, a minimum of 4.6 acres (independent and separate from all other Planning Area Groups and any other park space already constructed within PA 28b) of Planning Area (PA) 28b Park shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District and the County of Riverside.

100.Planning.XXPAG 4 PARKS PLANS REQ PA28B

Prior to issuance of the 200th Building Permit in Planning Area Group 4 as outlined in the SPECIFIC PLAN, consisting of PA 15, PA 17, PA 18, PA 19, PA 26a and PA 27, Detailed Park Construction Plans for Planning Area (PA) 28b shall be approved by the County and Valley-Wide Recreation and Park District. This condition has been added to Planning Area Groups 1, 2, 3, and 5 as well, if this requirement has been met by another Planning Area Group this condition can be set to MET.

100.Planning.XXPAG 4 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 4 as outlined in the SPECIFIC PLAN, consisting of PA 15, PA 17, PA 18, PA 19, PA 26a and PA 27, Detailed Park Construction Plans for Planning Area (PA) 21 Park shall be approved by the County and Valley-Wide Recreation and Park District.

100.Planning.xxPAG 4 PARKS CONST REQ

Prior to issuance of the 400th Building Permit in Planning Area Group 4 as outlined in the SPECIFIC PLAN, consisting of PA 15, PA 17, PA 18, PA 19, PA 26a and PA 27, the park designated within Planning Area (PA) 21 shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District, and its assigns ("VWRPD").

100.Planning.XXPAG 4 FAIR SHARE ON 28b

Prior to issuance of the 750th Building Permit in Planning Area Group 4 as outlined in the SPECIFIC PLAN, consisting of PA 15, PA 17, PA 18, PA 19, PA 26a and PA 27, a minimum of 8.9 acres (independent and separate from all other Planning Area Groups and any other park space already constructed within PA 28b) of Planning Area (PA) 28b Park shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District and the County of Riverside.

100.Planning.XXPAG 5 PARKS PLANS REQ PA28B

Prior to issuance of the 200th Building Permit in Planning Area Group 5 as outlined in the SPECIFIC PLAN, consisting of PA 7, PA 8a, PA 8b, PA 9a, and PA 9b, Detailed Park Construction Plans for Planning Area (PA) 28b shall be approved by the County and Valley-Wide Recreation and Park District. This condition has been added to Planning Area Groups 1, 2, 3, and 4 as well, if this requirement has been met by another Planning Area Group this condition can be set to MET.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 30

0020-Planning-SC - CONDITIONS ADDED • 015 - Planning (cont.)

100.Planning.XXPAG 5 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 5 as outlined in the SPECIFIC PLAN, consisting of PA 7, PA 8a, PA 8b, PA 9a, and PA 9b, Detailed Park Construction Plans for Planning Area (PA) 11 Park shall be approved by the County and Valley-Wide Recreation and Park District.

100.Planning.xxPAG 5 PARKS CONST REQ

Prior to issuance of the 401st Building Permit in Planning Area Group 5 as outlined in the SPECIFIC PLAN, consisting of PA 7, PA 8a, PA 8b, PA 9a, and PA 9b, the park designated within Planning Area (PA) 11 shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District, and its assigns ("VWRPD").

100.Planning.XXPAG 5 FAIR SHARE ON 28b

Prior to issuance of the 575th Building Permit in Planning Area Group 5 as outlined in the SPECIFIC PLAN, consisting of PA 7, PA 8a, PA 8b, PA 9a, and PA 9b, a minimum of 4.2 acres (independent and separate from all other Planning Area Groups and any other park space already constructed within PA 28b) of Planning Area (PA) 28b Park shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District and the County of Riverside.

100.Planning.XXPAG 6 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 6 as outlined in the SPECIFIC PLAN, consisting of PA 57, PA 58, PA 60, and PA 61, Detailed Park Construction Plans for Planning Area (PA) 55 Park shall be approved by the County and Valley-Wide Recreation and Park District.

100.Planning.xxPAG 6 PARKS CONST REQ

Prior to issuance of the 400th Building Permit in Planning Area Group 6 as outlined in the SPECIFIC PLAN, consisting of PA 57, PA 58, PA 60, and PA 61, the park designated within Planning Area (PA) 55 shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District, and its assigns ("VWRPD").

100.Planning.XXPAG 7 PARK PLANS REQ

Prior to issuance of the 100th Building Permit in Planning Area Group 6 as outlined in the SPECIFIC PLAN, consisting of PA 47b, PA 47c, PA 50a, PA 50b, PA 50c, PA 50d, PA51, PA 52, and PA 53, Detailed Park Construction Plans for Planning Areas (PA) 62a and 62b Park shall be approved by the County and Valley-Wide Recreation and Park District.

100.Planning.xxPAG 7 PARKS CONST REQ

Prior to issuance of the 400th Building Permit in Planning Area Group 7 as outlined in the SPECIFIC PLAN, consisting of PA 47b, PA 47c, PA 50a, PA 50b, PA 50c, PA 50d, PA51, PA 52, and PA 53, the park designated within Planning Areas (PA) 62a and 62b shall be constructed and be fully operable and acceptable to Valley-Wide Recreation and Park District, and its assigns ("VWRPD").

Planning. 31

0020-Planning-SP - 90 DAYS TO PROTEST

The applicant has ninety (90) days from the date of the approval of these conditions to protest, in accordance with

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Planning

Planning. 33 0030-Planning-SP - INFRASTR. PARTICIPATION (cont.)

each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein."

Planning. 34 0030-Planning-SP - M/M PROGRAM (GENERAL)

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

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

Planning. 35 0030-Planning-SP - NON-IMPLEMENTING MAPS

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

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

Should this project be an application for phasing or financing, all of the other conditions in this implementing

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Planning

Planning. 39 **0030-Planning-SP - AMENDMENT REQUIRED (cont.)**

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

Planning. 40 **0030-Planning-SP - ARCHAEOLOGIST RETAINED**

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

"Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist."

Planning. 41 **0030-Planning-SP - CC&R RES PRI COMMON AREA**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 41

0030-Planning-SP - CC&R RES PRI COMMON AREA (cont.)

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

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

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

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

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

The property owners' association established herein

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Planning

Planning. 41 0030-Planning-SP - CC&R RES PRI COMMON AREA (cont.)

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

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

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

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

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

Planning. 42 0030-Planning-SP - CC&R RES PUB COMMON AREA

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

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Planning

Planning. 42

0030-Planning-SP - CC&R RES PUB COMMON AREA (cont.)

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

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

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area',

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Planning. 42

0030-Planning-SP - CC&R RES PUB COMMON AREA (cont.)

more particularly described on the TENTATIVE MAP attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

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

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

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

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

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Planning

Planning. 45 **0030-Planning-SP - DURATION OF SP VALIDITY (cont.)**

on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (0) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

Planning. 46 **0030-Planning-SP - EA REQUIRED**

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

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

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

Planning. 47 **0030-Planning-SP - GEOLOGIC STUDY**

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

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Planning

Planning. 47 0030-Planning-SP - GEOLOGIC STUDY (cont.)

on the implementing project:

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

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

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

Planning. 48 0030-Planning-SP - IF HUMAN REMAINS FOUND

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

"If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented."

Planning. 49 0030-Planning-SP - PA PROCEDURES

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

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 51 0030-Planning-SP - PARK AGENCY REQUIRED (cont.)**

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

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

Planning. 51 0030-Planning-SP - PARK AGENCY REQUIRED

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

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, the applicant shall provide evidence to the Planning Department that all park and or QUIMBY fees have been paid to the Valley Wide Parks and Recreation District.

This condition shall not be deferred."

Planning. 52 0030-Planning-SP - SCHOOL MITIGATION

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

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

Planning. 53 0030-Planning-SP - SKR FEE CONDITION

Prior to the approval of any implementing project within the SPECIFIC PLAN (tract map, parcel map, use

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Planning

Planning. 53

0030-Planning-SP - SKR FEE CONDITION (cont.)

permit, etc.), the following condition shall be placed on the implementing project:

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

Planning. 54

0030-Planning-SP - SUBMIT FINAL DOCUMENTS

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

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1 copy
Department of Environmental Health	1 copy
Fire Department	1 copy
Flood Control and Water Conservation	1 copy
Transportation Department	1 copy
County Planning Department in Riverside	1 copy
Riverside County Planning Department in Indio in Murrieta	2 copies 2 copies

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Planning. 54 0030-Planning-SP - SUBMIT FINAL DOCUMENTS (cont.)

Executive Office - CSA Administrator	2 copies
Clerk of the Board of Supervisors	1 copy

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

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

Planning. 55 0030-Planning-SP - SUBSEQUENT EIR

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

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

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

Planning. 56 0030-Planning-SP - SUPPLEMENT TO EIR

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

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the

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Planning

Planning. 56 0030-Planning-SP - SUPPLEMENT TO EIR (cont.)

EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

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

Planning-All

Planning-All. 1 0010-Planning-All-SP - Limits of SP DOCUMENT

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

Planning-All. 2 0010-Planning-All-SP - Ordinance Requirements

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

Planning-All. 3 0010-Planning-All-SP - SP Document

Specific Plan No. 293 shall include the following:

- a. Specific Plan Document, which shall include:
 1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
 2. Conditions of Approval.

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Planning-EPD

Planning-EPD. 1

0030-Planning-EPD-SP - BUOW PRECNST SURVEY SPSC6 (cont.)

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.

This Condition was added through Specific Plan Substantial Conformance No. 6.

Planning-GEO

Planning-GEO. 1

GEO210253 ACCEPTED

County Geologic Report GEO No. 210253, submitted for the projects TTM38255 and PPT210139, was prepared by LGC Geotechnical, Inc. The report is titled; "Geotechnical Due Diligence, Proposed Residential Development of the Winchester Hills Planning Area 18 (PA-18), County of Riverside, California," dated August 30, 2021. In addition, LGC has submitted the following update letter:

"Geotechnical Discussion of the Updated 2019 California Building Code, Proposed Residential Development of the Winchester Hills Planning Area 18 (PA-18), County of Riverside, California", dated February 22, 2022.

GEO No. 210253 concluded:

1. The guidance in this report is based solely on our review of the referenced As-graded geotechnical report by GMU Geotechnical, Inc. and a brief site visit. No subsurface geotechnical exploration and/or laboratory testing was reviewed or performed in preparation of this report.
2. The site is not located in a State of California Earthquake Fault Zone (Alquist-Priolo Special Studies Zone). No active or potentially active faults have been mapped across the project site. The closest known active faults are associated with the San Jacinto Fault to the north and the Elsinore Fault Zone to the south.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO210253 ACCEPTED (cont.)

3. Groundwater was not encountered during rough grading of the subject site. However, intermittent areas of very moist to wet alluvium associated with shallow perched water were observed during grading. Groundwater is not expected to impact site development.
4. Topsoil and low-density alluvial materials were removed during grading to expose dense alluvial deposits having a relative compaction of at least 85% prior to placing fill.
5. Fill was compacted to at least 90% relative compaction and near optimum moisture.
6. Total settlement of engineered fill is not expected to exceed approximately 3-inches over 40 feet.
7. All engineered fill sloped impacting the site are considered grossly and surficially stable and should remain so under normal conditions and proper maintenance.
8. At the completion of mass grading, fill depths ranged from approximately 4 to 14 feet.
9. Onsite grading mitigated the potential for seismic induced hazards.
10. The onsite near-surface soils have a very low expansion.

GEO No. 210253 recommended:

1. The use of conventional shallow stiffened foundations is considered feasible for the proposed residential structures based on the anticipated future settlement potential. We do not anticipate deep foundations will be necessary.
2. Based on observations made during our site visit on August 26, 2021, the site is currently vacant with some vegetation growth and significant erosional damage.
3. Unsuitable and potentially compressible materials not removed by design cuts should be excavated to competent very old fan deposit materials or bedrock and replaced with compacted fill soils. In general, this includes existing undocumented artificial fill, residual soil, and upper weathered/desiccated portions of the very old fan deposits.
4. When field density test data is utilized for approval of material, an in-place relative compaction of 85 percent or greater and a degree of saturation of 85 percent or greater will be considered suitable.
5. We recommend that soils within the proposed building pads be temporarily removed and recompacted to minimum depths of approximately 3 to 8 feet below existing grade or 2 feet beneath the base of the foundations, whichever is deeper.
6. Where adequate space is available, the base of removal and recompaction bottoms should extend laterally a minimum distance equal to the depth of removal and recompaction below finish grade or at a minimum distance of 5 feet beyond the edges of the proposed building foundations, whichever is larger.
7. For minor site structures such as free-standing walls, screen walls, trash enclosures, etc., removal and recompaction should extend at least 5 feet beneath existing grade or 2 feet beneath the base of foundations, whichever is deeper. In general, the envelope for removal and recompaction should extend laterally a minimum distance of 5 feet beyond the edges of the proposed improvements mentioned above, where space permits.
8. Oversize particles (larger than 8 inches in maximum dimension) will require reduction in size or placement in rock disposal areas. Rock disposal areas are generally located in areas that are deeper than 10 feet below finish design grades or approximately 2 feet below the deepest utility, whichever is deeper.
9. Oversized core stones that will require special handling may be encountered throughout the bedrock.
10. Total fill depths greater than approximately 40 feet require surface settlement monitoring be performed after grading is completed to ensure long-term fill settlement is within tolerable limits prior to commencement of building construction.
11. Foundation settlement due to structural loads is anticipated to be on the order of 1-inch or less. Differential static settlement may be taken as half of the static settlement (i.e., ½-inch over a horizontal span of 40 feet). Furthermore, seismic dry sand settlement is anticipated to be on the order of ½-inch or

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO210253 ACCEPTED (cont.)

less. Differential seismic settlement may be taken as half of the seismic settlement (i.e., ¼-inch over a horizontal span of 40 feet).

GEO No. 210253 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA purposes. GEO No. 210253 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Regional Parks and Open Space

Regional Parks and Open Space. 0030-Regional Parks and Open Space-SP - REGIONAL/COMM TRLS SPSC6 1

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), future implementing projects shall be subject to the Non-Vehicular Plan requirements.

This condition was added as part of Substantial Conofirmance No. 6 to the SPECIFIC PLAN.

Transportation

Transportation. 1 0030-Transportation-SP - SP293A5/TRAF SIG MIT MECH

Prior to approval of the first tentative tract or use case associated with Specific Plan No. 293, a funding mechanism for the traffic signals identified in 30.TRANS.5 shall be prepared by the project proponent and approved by the Transportation Department.

Transportation. 2 0030-Transportation-SP - SP293A5/TRAFFIC STUDY REQ

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 293 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

Transportation. 3 0030-Transportation-SP - SP293A5/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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3

0030-Transportation-SP - SP293A5/TS CONDITIONS (cont.)

guidelines. We generally concur with the findings relative traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that is possible to achieve a 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Briggs Road (NW) at:
Grand Avenue (EW)
Simpson Road (EW)

Olive Avenue (EW)
Patton Avenue (EW)
Holland Road (EW)

La Ventana Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)

La Ventana Loop Road (NS) at:
Patton Road (EW)

Leon Road (NS) at:
Grand Avenue (EW)
Simpson Road (EW)
Loop Road (EW)
Olive Avenue (EW)
Patton Road (EW)
North Loop Road (EW)
Central Loop Road (EW)
South Loop Road (EW)
Holland Road (EW)

Eucalyptus Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0030-Transportation-SP - SP293A5/TS CONDITIONS (cont.)

West Loop Road (NS) at:
Patton Road (EW)

Rice Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)
Patton Road (EW)

Winchester Road "SR-79" (NS) at:
Grand Avenue (EW)
Simpson Avenue (EW)
Olive Avenue (EW)
Patton Road (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.

Transportation. 4 0030-Transportation-SP - SP293A5/TS IMPROVEMENTS

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

Transportation. 5 0030-Transportation-SP - SP293A5/TS INSTALLATION

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

- Ventana Road/Simpson Road
- La Ventana Road/Olive Avenue
- La Ventana (L Street)/Newport Road (Patton Road)
- Leon Road/Loop Road (PA 7,8 access)
- Leon Road/North Loop Road (PA 50, 53 access)
- Leon Road/Central Loop Road (PA 54,55,56,57 access)
- Leon Road/South Loop Road (PA 56,61 access)
- Eucalyptus Road/Olive Avenue
- West Loop Road/Newport Road (Patton Road)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 0030-Transportation-SP - SP293A5/TS INSTALLATION (cont.)

with no credit given for Traffic Signal Mitigation Fees.

Intersection improvements identified in 30.TRANS.2 shall be incorporated into the traffic signal design.

The project shall contribute to the installation of traffic

signals at the following intersections through payment of Traffic Signal Mitigation Fees:

- Briggs Road/Olive Avenue
- Briggs Road/Simpson Road
- Briggs Road/Newport Road (Patton Road)
- Leon Road/Grand Avenue
- Leon Road/Simpson Road
- Leon Road/Newport Road (Patton Road)
- Leon Road/Olive Road
- Eucalyptus Road/Simpson Road

Transportation. 6 0030-Transportation-SP - SP293A5/WRCOG TUMF

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.



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

Charissa Leach, P.E.
Assistant CEO/TLMA Director



01/31/24, 8:35 am

TTM38255

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TTM38255. 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 Tentative Tract Map No. 38255 and related GPA, SPA, and PPT request, 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 - Project Description & Operational Limits

Tentative Tract Map No.38255 is a proposal for a Schedule "A" subdivision of 14.9 acres into one-hundred and sixty-four (164) condominium units.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. Winchester Hills Specific Plan (SP No. 293) Design Guidelines
2. County Wide Design Guidelines and Standards

The Project shall be in compliance with applicable Design Guidelines the adopted County wide Design Guidelines and Standards, including, but not limited to, provision of several (residence) plan types (architecture and floor plans), varied setbacks from property-lines, story-counts and building facades (including materials and colors).

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):

- Exhibit A - GIS Exhibits
- Exhibit B - Specific Plan Amendment
- Exhibit C - TTM/PPT Plan exhibits
- Exhibit D - CEQA EIR/Addendum
- Exhibit E - Conditions of Approval
- Exhibit F - Agency Review Letters

Tentative Map No. 38255 and Plot Plan No. 210139. Revisions to these documents shall require review and

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits (cont.)

approval by the County of Riverside in accordance with requirements and procedures enumerated within applicable County Ordinances.

Advisory Notification. 5 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)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) for GPAs, SPs, & SPAs
 - 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) for TTMs
 - Ord. No. 461 (Road Improvement Standards) for TTMs
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

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. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TTM38255 and PPT210139 and related GPA and SPA request, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Tentative Tract Map No. 38255 and Plot Plan Transmittal No. 210139, and related GPA and SPA including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Hold Harmless (cont.)

deposits.

Advisory Notification. 7 AND - Mitigation Measures

Development approved pursuant to TTM No. 38255 and PPT No. 210139 shall incorporate all Mitigation Measures pursuant to Addendum No. 9, EIR No. 380 (SCH 1991082004) incorporated herein as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project Addendum No. 9, EIR No. 380 (SCH 1991082004).

E Health

E Health. 1 DEH - ECP Comments

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 DEH - EMWD Water and Sewer Service

TTM38255 and related PPT210139 are proposing to receive 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 obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Flood

Flood. 1 Flood Hazard Report

FLOOD HAZARD REPORT: 11/3/2022
BB ID: 344-303-621

Tract Map (TR) 38255, which has been submitted with Plot Plan (PP) 210139, proposes a Schedule A condominium subdivision of 14.9 acres into one (1) lot for 164 condominiums interior roadways and common open space and one water quality basin. PP 210139 proposes a 164-unit residential condominium community on 14.9 acres to include the review of the proposed project layout, mix of units, floor plans, architecture, open space, and landscaping. The project is located north of Domenigoni Parkway, south of Salt Creek, east of Lindenberger Road, and west of Leon Road. It is located within Specific Plan (SP) 293, and was previously approved for development under TR 30266.

The site is situated immediately south of Salt Creek Channel, and approximately 600 feet north of

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

Domenigoni parkway. The site is sloped to drain north to salt creek, and historically received offsite flows from approximately 100 acres of tributary south of the site. SP 293 proposed that this site would be protected from offsite flows by "Line 1-D" which would run just south of and parallel to Domenigoni Parkway to intercept runoff from the south, and convey it in Leon Road storm drain to Salt Creek. Leon Road Storm Drain has been constructed and is maintained by the District, and TR 31892 was conditioned to build facilities functionally equivalent to "1-D". Additionally, SP 293 proposed a pipe roughly bisecting TR 38255 to convey offsite and onsite flows from the area north of Domenigoni parkway to Salt Creek.

TR 38255/PP 210139 proposes to collect onsite flows in pipes, to a basin at the northwest corner which will discharge to Salt Creek. This plan only addresses onsite flows, and does not account for offsite flows between this site and Domenigoni Parkway. To facilitate orderly development and allow for future construction south of the site, this project shall require a facility that is functionally equivalent to the one proposed in SP 293.

Onsite drainage facilities located outside of right-of-way, if required, shall be constructed within dedicated drainage easements. See condition 50 ONSITE EASEMENT ON FINAL MAP.

The preliminary grading plans submitted September 2022 show a separate offsite facility in Winchester Hill drive and Windy Ridge Lane that will convey offsite flows from the south, around TR 38255, to a separate outfall to Salt Creek. This facility was proposed by TR 30266, and named the "Windy Ridge Lane Storm Drain". The two facilities and outfalls proposed by TR 38255 and TR 30266 together provide a functional equivalent to the facility SP 293 previously proposed through the site.

TR 38255/PP 210139 relies on the construction of an offsite stormdrain to capture offsite flows from the south. This facility was proposed by TR 30266; mylars have been signed, but the facility has not been constructed. The construction of improvements and subsequent conveyance of ownership and maintenance responsibilities to the District of this facility is necessary for TR 38255 to provide a functional equivalent to the facility SP 293 proposed through the site. Therefore, 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 unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District. See condition 90-Flood "FACILITY COMPLETION-MAP"

If TR 38255/ PP 210139 develops prior to completion of the "Windy Ridge Lane Storm Drain" proposed by TR 30266, they shall construct that facility (or functional equivalent) to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Should TR 38255 build "Windy Ridge Lane Storm Drain" or a functional equivalent, additional conditions shall apply. See conditions "6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)", "SUBMIT PLANS", and "OFFSITE EASEMENT OR REDESIGN".

This project will be discharging to The District's Salt Creek Channel and proposes a trail on the Salt Creek Channel access road. An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. See Condition 50/60/80 Flood- ENCROACHMENT PERMIT REQUIRED.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1

Flood Hazard Report (cont.)

The preliminary grading plans submitted by email September 1, 2022 indicates that a trail is proposed on the existing maintenance roads for Salt Creek Channel, within District right of way, consistent with approved SP 293. The District does not object to this proposal in concept, however changes to the trail design may be required to accommodate District maintenance requirements. A separate public entity, such as the Parks District or CSA, is necessary and must agree to undertake the maintenance and liability responsibilities for the recreational components of the trail. The District shall be indemnified and held harmless of any liability by such public agency, and an agreement with the District must be executed which will establish the terms and conditions of liability, and maintenance. Furthermore, the proposed recreational trail and its activities shall not interfere in any way with the District's ability to maintain and operate the flood control aspects of Salt Creek Channel.

In 2020 the Riverside County Flood Control District entered into a Master License Agreement with Valley-Wide Recreation and Park District for the Salt Creek Trail. Developments proposing to construct trails consistent with this agreement will be required to submit a Specific Facility License Exhibit (SFLE) as part of the encroachment permit process.

The site is located within the bounds of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District. The District will not accept personal or corporate checks. See Condition 50 Flood- ADP FEE NOTICE, and 60 and 80 Flood- ADP FEE.

The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points. All pads should be located outside of the low. If the development of this property would increase the downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impact. All new construction should comply with all applicable ordinances.

The purpose of entitlement drainage review is to ensure drainage is addressed at a planning level to protect the site from off-site flows in the existing, interim and ultimate conditions, accommodate right of way for proposed drainage facilities, provide an adequate outlet, not adversely affect adjacent properties, properly floodproof structures and potentially mitigate for increases in runoff. Detailed analyses during the final design may result in changes to assumptions made during entitlement phase, such as, revisions to facility sizes, inlet and outlet requirements, revisions to hydrology and/or hydraulic parameters, etc. . The Transportation Department will have the responsibility to process the review and approval of any drainage facilities to be maintained by Transportation, as well as the preliminary and final Water Quality Management Plan (WQMP).

Any questions pertaining to this project may be directed to Kelly O'Sullivan at 951-955-8851 or kosulliv@rivco.org.

Flood. 2

MAP MULTI-USE RECREATIONAL TRAIL

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

15 - PLANNING - LCP Landscape Concept Plan required at project submittal • 015 - Planning (cont.)

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24 inch x 36 inch), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

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

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

Planning. 3

90 Days to Protest

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

Planning. 4

ALUC Conditions

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4

ALUC Conditions (cont.)

site:

(a) Any use 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 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 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. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Other hazards to flight.

3. The notice as attached in ALUC's January 19, 2022 letter shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

4. Any proposed detention basins or facilities shall be designed and maintained 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 between rainfalls. Vegetation in and around the detention/retention 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside county Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". the sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

Planning. 5

CONCEPTUAL PHASE GRADING

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 Landscape Concept Plan (cont.)

Provide a single digital file in PDF form on a non-rewritable Compact Disc (CD) media with a Landscape Concept Plan (LCP) on County standard Transportation Department Title Block plan sheet format (24 inch x 36 inch), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. Plan shall clearly depict concept designs for the expected future final landscaping, shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

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

The landscaping plan shall meet the requirements of the Winchester Hills Specific Plan 293S7, including but not limited to providing the required landscape on the trail head along Salt Lake Creek, neighborhood monument landscape, and street landscape.

Planning. 10 Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 Landscape Requirement (cont.)

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

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

Planning. 11 LIGHTING HOODED/DIRECTED

All parking lot lighting and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan

All outdoor luminaires in shall be appropriately located and adequately shielded and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, outdoor luminaires shall not blink, flash, or rotate and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 915.

Planning. 12 LOT ACCESS/UNIT PLANS

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

Planning. 13 MM- Biological Resources - BIO-1 through BIO-10

The following measures have been incorporated into the project to reduce impacts on biological resources:

BIO-1. To mitigate impacts associated with loss of Stephens Kangaroo Rat habitat, the developer(s) comply with the requirements of the USFWS through the Army Corps of Brineers Section 404 permit process. Mitigation will most likely consist of compliance with the SKR Habitat Conservation Plan.

BIO-2. The known perching sites for Golden Eagles will be maintained as unimproved open space.

BIO-3. The developer will replace on-site all wetland areas eliminated by development, excepting Salt Creek, on a 1:1 basis, for a total of 1.17 acres. Replacement will occur either adjacent to Salt Creek or the planned onsite EMWD water reclamation facility. The basin or series of basins will cover a total of 1.17 acres. The basins will be planted with riparian species such as willows, cottonwoods, and understory vegetation. Maintenance will be the responsibility of the developer/owner until appropriate homeowners groups or assessment districts are established. A planting and management plan will be prepared by a qualified biologist and will be approved by the U.S. Fish and Wildlife Service through the U.S. Army Corps of Engineers Section 404 permitting process, as well as by the California Department of Fish and Game through the Section 1603 permitting process.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13 MM- Biological Resources - BIO-1 through BIO-10 (cont.)

BIO 4. The developer will obtain a Section 404 permit from the Army Corps of Engineers to allow for wetland removal and replacement. The follow additional measures should be incorporated into the project to further reduce impacts.

BIO-5. The Riversidean Sage Scrub habitat in the open space hillside areas shall be permanently protected, Unauthorized trails shall be eliminated by covering with leaf litter or by providing stone or plant barriers.

BIO-6. Preserved Riversidean Sage Scrub areas shall be buffered from urban uses with appropriate transition planting on manufactured slopes adjacent to Sage Scrub.

BIO-7. Cut and fill areas that previously supported Riversidean Sage Scrub and that are adjacent to undisturbed Sage Scrub areas shall be replanted with Riversidean Sage Scrub species.

BIO-8. If the developer is required by the County Flood Control District to perform Salt Creek improvements, the developer will obtain Section 404 Permits from the Ü.S. Army Corps of Engineers and Section 1603 Permits from the CDFG for streambed alteration.

BIO-9. The developer(s) will participate in any applicable mitigation programs established by the County for the Multi-Species Habitat Conservation Plan.

BIO-10. The open space hillside lands shall be permanently deed-restricted to prohibit any grading development, or other disturbance potentially harmful to wildlife. The parcels shall be maintained by a Homeowners Association or Community Association as prescribed by the Specific Plan conditions of approval. If appropriate, the subject parcels may be deeded to a public or private conservation entity which will ensure the long-term availability and vitality of the hillsides for wildlife preservation.

Planning. 14 OFF-HIGHWAY VEHICLE USE

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

Planning. 15 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. 16 Parking Restrictions

Conditions of Approval will be applied to the project to regulate parking as provided below:

- Vehicles owned by residents must be parked in garages or driveways where available.
- Parking is not permitted within the motorcourt areas except in the driveways and garages of each residence.
- No more than 3 vehicles are permitted per residence to be parked/maintained onsite.
- Street parking (where permitted) is for guests of residents and will be closely monitored by the HOA.
- Vehicles parked on the street more than 48 hours will be towed.
- If visitors are to stay more than 48 hours, resident must obtain a temporary guest parking pass with an

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 16 Parking Restrictions (cont.)

expiration date to be displayed in the dashboard of the guest's vehicle.

- All vehicles owned by residents must be registered with the HOA and display an HOA sticker.
- Vehicles that appear to be owned by residents (i.e. parked regularly in resident's driveway) which are not registered with the HOA are subject to a fine.
- Vehicles owned by residents which are parked on the street will be towed.
- If a temporary vehicle is being used by the resident for a prolonged period, the HOA must be notified or the resident may be subject to a fine.
- Any cars parked in "No Parking Zones" where posted, such as cul de sacs or street during trash day, will be towed immediately.

Planning. 17 PLANNING NEIGHBORHOOD COMMUNITY LANDSCAPE SIGNAGE

The Major Community Entry Monument at Winchester Hill Drive and Windy Ridge Lane (adjacent to Lot 39) shall be consistent with Winchester Hill Specific Plan, Figure IV-12 and include masonry walls with manufacture stone veneer, radius configuration, wall height, rustic wrought iron style signs, decorative boulders, and large specimen trees.

The Neighborhood Community Entry Monuments at Winchester Hill Drive and Street "D" and Street "A" shall be constructed to match the aesthetics of the project, consistent with Winchester Hills Specific Plan, Figure IV-14.

Planning. 18 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-CUL

Planning-CUL. 1 Gen - Custom

Prior to the issuance of grading permit the applicant must enter into a monitoring and treatment agreement with the Pechanga Band. The applicant is conditioned to have a qualified archeologist as well as a Native American Monitor, present during any and all ground disturbing activities. Any and all cultural resources and artifacts shall be relinquished to the Pechanga Band. A detailed report regarding all cultural resources activity shall be submitted to the County of Riverside and the Eastern Information Center, University of California, Riverside and the Easter Information Center, University of California, Riverside.

Planning-CUL. 2 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 3 Unanticipated Resources

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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* 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.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1 GEO210253 ACCEPTED

County Geologic Report GEO No. 210253, submitted for the projects TTM38255 and PPT210139, was prepared by LGC Geotechnical, Inc. The report is titled; "Geotechnical Due Diligence, Proposed Residential Development of the Winchester Hills Planning Area 18 (PA-18), County of Riverside, California," dated August 30, 2021. In addition, LGC has submitted the following update letter:

"Geotechnical Discussion of the Updated 2019 California Building Code, Proposed Residential Development of the Winchester Hills Planning Area 18 (PA-18), County of Riverside, California", dated February 22, 2022.

GEO No. 210253 concluded:

1. The guidance in this report is based solely on our review of the referenced As-graded geotechnical report by GMU Geotechnical, Inc. and a brief site visit. No subsurface geotechnical exploration and/or laboratory testing was reviewed or performed in preparation of this report.
2. The site is not located in a State of California Earthquake Fault Zone (Alquist-Priolo Special Studies Zone). No active or potentially active faults have been mapped across the project site. The closest known active faults are associated with the San Jacinto Fault to the north and the Elsinore Fault Zone to the south.
3. Groundwater was not encountered during rough grading of the subject site. However, intermittent areas of very moist to wet alluvium associated with shallow perched water were observed during grading. Groundwater is not expected to impact site development.
4. Topsoil and low-density alluvial materials were removed during grading to expose dense alluvial deposits having a relative compaction of at least 85% prior to placing fill.
5. Fill was compacted to at least 90% relative compaction and near optimum moisture.
6. Total settlement of engineered fill is not expected to exceed approximately 3-inches over 40 feet.
7. All engineered fill sloped impacting the site are considered grossly and surficially stable and should remain so under normal conditions and proper maintenance.
8. At the completion of mass grading, fill depths ranged from approximately 4 to 14 feet.
9. Onsite grading mitigated the potential for seismic induced hazards.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO210253 ACCEPTED (cont.)

10. The onsite near-surface soils have a very low expansion.

GEO No. 210253 recommended:

1. The use of conventional shallow stiffened foundations is considered feasible for the proposed residential structures based on the anticipated future settlement potential. We do not anticipate deep foundations will be necessary.
2. Based on observations made during our site visit on August 26, 2021, the site is currently vacant with some vegetation growth and significant erosional damage.
3. Unsuitable and potentially compressible materials not removed by design cuts should be excavated to competent very old fan deposit materials or bedrock and replaced with compacted fill soils. In general, this includes existing undocumented artificial fill, residual soil, and upper weathered/desiccated portions of the very old fan deposits.
4. When field density test data is utilized for approval of material, an in-place relative compaction of 85 percent or greater and a degree of saturation of 85 percent or greater will be considered suitable.
5. We recommend that soils within the proposed building pads be temporarily removed and recompacted to minimum depths of approximately 3 to 8 feet below existing grade or 2 feet beneath the base of the foundations, whichever is deeper.
6. Where adequate space is available, the base of removal and recompaction bottoms should extend laterally a minimum distance equal to the depth of removal and recompaction below finish grade or at a minimum distance of 5 feet beyond the edges of the proposed building foundations, whichever is larger.
7. For minor site structures such as free-standing walls, screen walls, trash enclosures, etc., removal and recompaction should extend at least 5 feet beneath existing grade or 2 feet beneath the base of foundations, whichever is deeper. In general, the envelope for removal and recompaction should extend laterally a minimum distance of 5 feet beyond the edges of the proposed improvements mentioned above, where space permits.
8. Oversize particles (larger than 8 inches in maximum dimension) will require reduction in size or placement in rock disposal areas. Rock disposal areas are generally located in areas that are deeper than 10 feet below finish design grades or approximately 2 feet below the deepest utility, whichever is deeper.
9. Oversized core stones that will require special handling may be encountered throughout the bedrock.
10. Total fill depths greater than approximately 40 feet require surface settlement monitoring be performed after grading is completed to ensure long-term fill settlement is within tolerable limits prior to commencement of building construction.
11. Foundation settlement due to structural loads is anticipated to be on the order of 1-inch or less. Differential static settlement may be taken as half of the static settlement (i.e., ½-inch over a horizontal span of 40 feet). Furthermore, seismic dry sand settlement is anticipated to be on the order of ½-inch or less. Differential seismic settlement may be taken as half of the seismic settlement (i.e., ¼-inch over a horizontal span of 40 feet). GEO No. 210253 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA purposes. GEO No. 210253 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 Gen - Custom

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

Gen - Custom (cont.)

- The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
- A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
- Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
- If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
- The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.
- All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
- All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
- At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50' tangent section.
- The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
- The off-site rights-of-way for access road(s) required by the project shall be accepted to vest title in the name of the public if not already accepted.
- If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.
- If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.
- Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.
- Improvement plans for the required improvements must be prepared and shall be based upon a design

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 Gen - Custom (cont.)

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. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

Transportation. 2 RCTD-MAP - TS/General Condition

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.

Newport Road (EW) at:

- I-215 SB Ramps (S)
- I-215 NB Ramps (N)
- Antelope Road (NS)
- Menifee Road (NS)

Winchester Hills Drive (EW) at:

- Willow Glen Lane / Driveway 1 (NS)
- Driveway 2 (NS)
- Leon Road (NS)

Willow Glen Lane (NS) at:

- Domenigoni Parkway (EW)

Leon Road (NS) at:

- Domenigoni Parkway (EW)

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

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

Waste Resources

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Waste - General (cont.)

Waste Resources. 1 Waste - General

1. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

Plan: TTM38255

Parcel: 461160047

50. Prior To Map Recordation

E Health

050 - E Health. 1 DEH - EMWD Water and Sewer Service Not Satisfied

Provide documentation that establishes water and sewer service from EMWD (ex: Approved Plans).

050 - E Health. 2 DEH Solid Waste Service Not Satisfied

Provide documentation establishing solid waste service to project.

Flood

050 - Flood. 1 6 Items to Accept Facility Not Satisfied

TR 38255/PP 210139 relies on the construction of an offsite stormdrain to capture offsite flows from the south. If TR 38255/ PP 210139 develops prior to completion of the "Windy Ridge Lane Storm Drain" proposed by TR 30266, they shall construct that facility (or functional equivalent) to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Should TR 38255 build "Windy Ridge Lane Storm Drain" or a functional equivalent, the following condition shall apply:

Inspection and maintenance of the flood control facility, specifically the riprap revetment along Temescal Creek, to be constructed with this development must be performed by the Flood Control District. The following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.
- 2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.
- 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.
- 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.
- 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).
- 6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services

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50. Prior To Map Recordation

Flood

050 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied
Section.

050 - Flood. 2 ADP Fee Notice Not Satisfied

A notice of drainage fees shall be placed on the Environmental Constraint Sheet and Final Map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

"Notice is hereby given that this property is located in the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance No. 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 No. 460, payment of the drainage fees shall be paid 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 Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

050 - Flood. 4 Off-site Easement or Redesign Not Satisfied

TR 38255/PP 210139 relies on the construction of an offsite stormdrain to capture offsite flows from the south. If TR 38255/ PP 210139 develops prior to completion of the "Windy Ridge Lane Storm Drain" proposed by TR 30266, they shall construct that facility (or functional equivalent) to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Should TR 38255 build "Windy Ridge Lane Storm Drain" or a functional equivalent, the following condition shall apply:

Whenever offsite drainage improvements are required, the 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 or issuance of any grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

050 - Flood. 5 ONSITE EASEMENT ON FINAL MAP Not Satisfied

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 all buildings and obstructions."

050 - Flood. 6 Submit ECS & Final Map Not Satisfied

A copy of the Environmental Constraint Sheet and the Final Map shall be submitted to the District for review and approval. 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.

Plan: TTM38255

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50. Prior To Map Recordation

Planning

050 - Planning. 1 CC&R RESIDENTIAL COMMON AREA/USE (cont.) Not Satisfied
apply:

The right to use recreational facilities and service areas shall be appurtenant to ownership of residential lots within the development consistent with Ordinance No. 348 Section 8.9.5.C. Provisions shall be made for maintenance of the common and service areas by a corporation, partnership, trust or other legal entity having the right to assess the individual lot owners consistent with Ordinance No. 348 Section 8.95.C."

050 - Planning. 2 CC&R RESIDENTIAL CSA/COUNTY COMMON AREA 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;
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;
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;
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.

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 'X', 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

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50. Prior To Map Recordation

Planning

050 - Planning. 2 CC&R RESIDENTIAL CSA/COUNTY COMMON AREA Not Satisfied

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. 3 CC&R RESIDENTIAL HOA COMMON AREA Not Satisfied

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 the review and approval of that office, 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(s) (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 current hourly fee for the 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 for review and approval.

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50. Prior To Map Recordation

Planning

050 - Planning. 3 CC&R RESIDENTIAL HOA COMMONA AREA (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 owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit 'X', attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest.

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

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to 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. 4 CC&R RESIDENTIAL PARKING RESTRICTIONS Not Satisfied

Conditions of Approval will be applied to the project to regulate parking as provided below:

- Vehicles owned by residents must be parked in garages or driveways where available.
- Parking is not permitted within the motorcourt areas except in the driveways and garages of each residence.
- No more than 3 vehicles are permitted per residence to be parked/maintained onsite.
- Street parking (where permitted) is for guests of residents and will be closely monitored by the HOA.
- Vehicles parked on the street more than 48 hours will be towed.
- If visitors are to stay more than 48 hours, resident must obtain a temporary guest parking pass with an expiration date to be displayed in the dashboard of the guest's vehicle.
- All vehicles owned by residents must be registered with the HOA and display an HOA

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50. Prior To Map Recordation

Planning

050 - Planning. 4 CC&R RESIDENTIAL PARKING RESTRICTIONS (cont.) Not Satisfied
sticker.

- Vehicles that appear to be owned by residents (i.e. parked regularly in resident's driveway) which are not registered with the HOA are subject to a fine.
- Vehicles owned by residents which are parked on the street will be towed.
- If a temporary vehicle is being used by the resident for a prolonged period, the HOA must be notified or the resident may be subject to a fine.
- Any cars parked in "No Parking Zones" where posted, such as cul de sacs or street during trash day, will be towed immediately.

050 - Planning. 5 CEQA Filing Not Satisfied

Prior to grading permit issuance, the applicant shall confirm filing of an NOD as applicable for the original entitlement application and filing of applicable filing fees.

050 - Planning. 6 ECS NOTE MT PALOMAR LIGHTING Not Satisfied

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. 7 ECS SHALL BE PREPARED 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. 8 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. Until these fees are paid, no permits for construction shall be issued.

050 - Planning. 9 MM-Slopes - SO-1 Not Satisfied

The project shall comply with impacts regarding to slopes, soils, landslide, erosion, or other mass wasting hazards.

SO-1. Detailed preliminary grading plans shall be submitted with each subsequent development project application (e.g., tentative tract map, conditional use permit, plot plan). Such plans shall show all cut and fill areas, finished pad elevations, typical cross sections (where appropriate), and an estimate of total earthwork volumes.

050 - Planning. 10 OFFER OF TRAILS Not Satisfied

An offer of dedication to the County of Riverside for a variable easement four-feet to 11-foot (4'-11') wide trail for grading purposes within the approximately forty-five foot (45') Salt Creek Channel easement along the north perimeter of the project site, as delineated on the TENTATIVE MAP shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 11 QUIMBY FEES (1) Not Satisfied

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50. Prior To Map Recordation

Planning

050 - Planning. 11 QUIMBY FEES (1) (cont.) Not Satisfied

Prior to Map Recordation, the land divider shall submit to the County Planning Department a duly and completely executed agreement with the 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. 12 REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until General Plan Amendment (GPA) No.210115 and Specific Plan Amendment (SPA) No. 293A07 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

050 - Planning. 13 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 an easement varying in size from four-feet to 11-foot (4'-11') wide, for grading purposes, within an approximately 40-foot (40') wide easement located on the north side of the property ("Salt Creek Trail"). 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 FINAL MAP REQUIREMENTS Not Satisfied

The final map shall comply with the following requirements, as approved by the Transportation Department, to clear this condition:

- 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.
- Lot access shall be restricted on Leon Road and so noted on the final map.
- The Project shall install survey monumentation as directed by the Survey Division and Transportation Department, or bond and enter into an agreement with the Transportation Department.

050 - Survey. 2 RCTD-MAP-WQ - WQMP ACCESS AND MAINT Not Satisfied

Prior to map recordation, the Project shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided for the WQMP. This requirement applies to both onsite and offsite property. In addition, a BMP Maintenance Agreement shall be recorded against the property.

Transportation

050 - Transportation. 1 50 - TRANSPORTATION - Landscape Common Area Not Satisfied

Landscape Common Area CCRs

The developer/ permit holder shall:

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1 50 - TRANSPORTATION - Landscape Common Area Not Satisfied
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 Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 2 50 – TRANSPORTATION – OED ANNEX OTHER Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County OED. Applicant shall contact County OED to discuss the specific requirements to fulfill the condition. Upon determination of compliance from OED including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County OED only.

050 - Transportation. 3 ANNEX ALL MAINT DISTRICTS Not Satisfied

Prior to map recordation, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

050 - Transportation. 4 ANNEX CATCH BASIN INSERTS Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved public or quasi-public entity) for maintenance of catch basin inserts, as shown on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 5 ANNEX LANDSP MAINT Not Satisfied

Prior to map recordation, the Project shall complete annexation/formation for landscaping, graffiti maintenance, fencing, and trails, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for landscaping maintenance, as shown on the approved Maintenance Exhibit, as applicable.

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50. Prior To Map Recordation

Transportation

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| 050 - Transportation. | 5 | ANNEX LANDSP MAINT (cont.) | Not Satisfied |
| 050 - Transportation. | 6 | ANNEX SIGNAL MAINT | Not Satisfied |

Prior to map recordation, the Project shall complete signal maintenance annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CFD, or other approved entity) for maintenance of signals, as noted on the approved Maintenance Exhibit, as applicable.

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| 050 - Transportation. | 7 | ANNEX ST SWEEPING MAINT | Not Satisfied |
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Prior to map recordation, the Project shall complete street sweeping annexation/formation, with fees, into the applicable maintenance district(s) (e.g. CSA 152, or other approved entity) for street sweeping maintenance, as noted on the approved Maintenance Exhibit, as applicable.

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| 050 - Transportation. | 8 | ANNEX WQMP MAINT | Not Satisfied |
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Prior to map recordation, the Project shall file an application for annexation/formation, with the approved WQMP and fees, into the applicable maintenance district(s) (e.g. CFD, CSA 152, or other approved entity) for WQMP maintenance outside of public right of way, as shown on the approved Maintenance Exhibit, as applicable.

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| 050 - Transportation. | 9 | APPROVED MAINT EXHIBIT (ME) | Not Satisfied |
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The Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Section. To ensure water quality compliance, the County discourages the use of HOA's for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

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| 050 - Transportation. | 10 | COORDINATION WITH OTHERS | Not Satisfied |
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50. Prior To Map Recordation

Transportation

050 - Transportation. 10 COORDINATION WITH OTHERS (cont.) Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. Prior to map recordation, the Project shall comply with recommendations from the following:

- Coordinate with the following projects, TR30266-1 (IP040092) & TR30266-2 (IP040237).

050 - Transportation. 11 LIGHTING PLAN Not Satisfied

A separate street light plan and/or a separate bridge light plan) shall be approved by the Transportation Department. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) jurisdiction, the project shall use IID's pole standard.

050 - Transportation. 12 OFF-SITE ACCESS ROAD Not Satisfied

The landowner/developer shall provide/acquire sufficient public off site rights of way to provide for off site paved access roads to a paved and maintained road. Said access roads shall be constructed with 32' of AC pavement within a 60' dedicated right of way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off site right of way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off site improvements prior to recordation or the signature of any street improvement plans.

1. Said off site access road shall be Willow Glen Lane from Winchester Hill Drive to a paved maintained Domenigoni Parkway.
2. Said off site access road shall be Leon Road from Winchester Hill Drive to a paved maintained Domenigoni Parkway.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

050 - Transportation. 13 RCTD-MAP - TS/Geometrics Not Satisfied

The intersection of Domenigoni Parkway (EW) at Willow Glen Drive (NS) (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared through/right-turn lane

Southbound: one left-turn lane, one shared through/right-turn lane

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

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

NOTE: A signal modification may be required in order to implement the described geometrics above.

The intersection of Winchester Hills Drive (EW) at Willow Glen Drive (NS) (EW) shall be

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50. Prior To Map Recordation

Transportation

050 - Transportation. 13 RCTD-MAP - TS/Geometrics (cont.) Not Satisfied
improved to provide the following geometrics:

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

The intersection of Winchester Hills Drive (EW) at Project Access (NS) (EW) shall be improved to provide the following geometrics:

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

The intersection of Winchester Hills Drive (EW) at Leon Road (NS) (EW) shall be improved to provide the following geometrics:

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

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. 14 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

Infiltration testing per the Santa Ana Watershed Infiltration testing guidelines or an infiltration feasibility memo from the project's geotechnical engineer shall be included in the FWQMP.

050 - Transportation. 15 ROAD IMPROVEMENTS & DEDICATIONS Not Satisfied

Winchester Hill Drive along project boundary shall be improved with 34' part-width AC

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50. Prior To Map Recordation

Transportation

050 - Transportation. 15 ROAD IMPROVEMENTS & DEDICATIONS (cont.) Not Satisfied

pavement (22' on the project side and 12' on the opposite side of the street centerline), concrete curb and gutter, sidewalks, within the 52' part-width dedicated right-of-way (37' on the project side and 15' on the opposite side of the street centerline) in accordance with County Standard No. 103, Section A, Ordinance 461.

Windy Ridge Lane along project boundary shall be improved with 32' part-width AC pavement (18' on the project side and 14' on the opposite side of the street centerline), concrete curb and gutter, sidewalks, within the 45' part-width dedicated right-of-way (28' on the project side and 17' on the opposite side of the street centerline) in accordance with County Standard No. 105, Section A, Ordinance 461.

Leon Road along project boundary is a dirt County maintained road designated as an URBAN ARTERIAL HIGHWAY and shall be improved with 55' half-width AC pavement, concrete curb and gutter, sidewalks, and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 76' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461.

NOTE: Given the development activity in the area of the project, any proposed use of approved plans for Leon Road will require the applicant process a plan update with the Transportation Department to confirm the plans are still valid and no changes are required.

050 - Transportation. 16 ST IMPROVEMENT PLANS Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

050 - Transportation. 17 STREETLIGHT MAINT. Not Satisfied

Prior to map recordation, the Project shall complete streetlight and bridge-light annexation/formation, with approved improvement plans and fees, into the applicable maintenance district(s) (e.g. CSA, CFD, or other approved entity) for streetlight maintenance, as noted on the approved Maintenance Exhibit, as applicable.

050 - Transportation. 18 SUBMIT APPLICATION Not Satisfied

Prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

050 - Transportation. 19 UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 for subdivisions and/or Ordinance 461 for road improvements. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved
- Transportation Department receives written proof that the Project has filed an application for

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50. Prior To Map Recordation

Transportation

050 - Transportation. 19 UTILITY COORDINATION (cont.) Not Satisfied
the relocation of said utilities or said utility companies have initiated their relocation design.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

Prior to issuance of a grading permit, the grading plan shall include six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

060 - BS-Grade. 2 EASEMENTS/PERMISSION 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.

A notarized letter of permission and/or recorded easement 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.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

Flood

060 - Flood. 1 6 Items to Accept Facility Not Satisfied

TR 38255/PP 210139 relies on the construction of an offsite stormdrain to capture offsite flows from the south. If TR 38255/ PP 210139 develops prior to completion of the "Windy Ridge Lane Storm Drain" proposed by TR 30266, they shall construct that facility (or functional equivalent) to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Should TR 38255 build "Windy Ridge Lane Storm Drain" or a functional equivalent, the following condition shall apply:

Inspection and maintenance of the flood control facility, specifically the riprap revetment along Temescal Creek, to be constructed with this development must be performed by the Flood Control District. The following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.

2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

060 - Flood. 2 ADP Fee - Map Not Satisfied

TR38255 is located within the boundaries of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

060 - Flood. 3 Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

060 - Flood. 4 Off-site Easement or Redesign Not Satisfied

TR 38255/PP 210139 relies on the construction of an offsite stormdrain to capture offsite flows from the south. If TR 38255/ PP 210139 develops prior to completion of the "Windy Ridge Lane Storm Drain" proposed by TR 30266, they shall construct that facility (or functional equivalent) to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Should TR 38255 build "Windy Ridge Lane Storm Drain" or a functional equivalent, the following condition shall apply:

Whenever offsite drainage improvements are required, the facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s)

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 Off-site Easement or Redesign (cont.) Not Satisfied

shall be recorded and a copy submitted to the District prior to recordation of the Final Map or issuance of any grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

060 - Flood. 5 Submit Plans Not Satisfied

TR 38255/PP 210139 relies on the construction of an offsite stormdrain to capture offsite flows from the south. If TR 38255/ PP 210139 develops prior to completion of the "Windy Ridge Lane Storm Drain" proposed by TR 30266, they shall construct that facility (or functional equivalent) to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Should TR 38255 build "Windy Ridge Lane Storm Drain" or a functional equivalent, the following condition shall apply:

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

060 - Planning. 1 CEQA Filing Not Satisfied

Prior to grading permit issuance, the applicant shall confirm filing of an NOD as applicable for the original entitlement application and filing of applicable filing fees.

060 - Planning. 2 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. 3 MM - Geology and Soils Not Satisfied

The following Mitigation Measures shall be applicable to Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones, Liquefaction Potential Zone, Ground Shaking Zone, Landslide Risk, Ground Subsidence, and other Geologic Hazards.

Significance with respect to seismic concerns is difficult to define due to the many variables associated with seismic events. For example, significant effects of a major earthquake will vary depending upon the location, intensity, and duration of the event, as well as the local conditions (e.g., whether or not liquefaction potential exists). For the purpose of this analysis, impacts may be considered significant if seismic conditions are such that earthquake activity could result in direct, substantial damage and/or danger to property or major public facilities, or loss of human life.

SS-3. All buildings shall be designed and constructed in accordance with County seismic building code requirements. The requirements for Seismic Zone 4 and the Base Shear Formula, Section 2312(d) of the UBC shall be followed for building design. unless otherwise specified by the County Department of Building and Safety.

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60. Prior To Grading Permit Issuance

Planning

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| 060 - Planning. | 3 | MM - Geology and Soils (cont.) | Not Satisfied |
| 060 - Planning. | 4 | MM - Noise Effects by the Project | Not Satisfied |

The project shall comply with the Noise Effects by the Project mitigation measures:

NOI -1. Site preparation, grading, and construction activities will take place only during daylight hours, or as otherwise permitted by County and local regulations and practices.

NOI -2. All construction-related equipment, either fixed or mobile, will be equipped with properly operating and maintained muffler exhaust systems. Stationary equipment will be situated in a manner that will direct emitted noise away from noise sensitive receptors.

NOI-3. Construction operations which produce the highest levels of noise will be arranged to occur together in the construction program in order to avoid continuing periods of greater annoyance.

NOI-4. To protect the health of persons employed at construction sites, hearing protection equipment will be worn in compliance with regulations established by the California Occupational Safety and Health Administration.

NOI-8: Large loaded trucks and dozers (greater than or equal to 80,000 pounds) (3) shall not be used within 40 feet of the western Property line, if occupied at the time of Project construction, Instead, smaller, rubber-tired equipment (less than 80,000 pounds) shall be used within this area during Project construction to reduce vibration effects. If all mobile equipment used during Project construction are less than 80,000 pounds, then the 40-foot buffer mitigation is not required.

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| 060 - Planning. | 5 | MM - Slopes | Not Satisfied |
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The project shall comply with impacts regarding to slopes, soils, landslide, erosion, or other mass wasting hazards.

SO-2. All grading shall be performed in accordance with County requirements in effect at the time site-specific grading plans are submitted.

SO-3. Grading will not be permitted on slopes in excess of 25 percent,

SO-17. Final foundation recommendations shall be made upon completion of grading and included in the final grading report prepared by the geotechnical consultant.

SO-18. All grading shall conform to the requirements of Ordinance No. 457 and County hillside grading policies. Graded slopes shall reflect the natural terrain wherever possible.

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| 060 - Planning. | 6 | MM- Wind Erosion and Blowsand from project either on or off site, mitigation measures. The following notes shall be included on the Grading Plan. | Not Satisfied |
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WEB-1. Short-term soil and wind erosion impacts will be minimized by limiting areas of soil disturbance and watering exposed soils before and during grading operations.

WEB-2. Truck wheel washers will be installed by the project applicant where construction vehicles exit unpaved surfaces onto paved areas.

All adjacent roadways shall be maintained in a soil free condition.

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| 060 - Planning. | 7 | REQUIRED APPLICATIONS | Not Satisfied |
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No grading permits shall be issued until TTM38255 and related GPA210115, SP0029307 have been approved and adopted by the Board of Supervisors and has been made effective.

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| 060 - Planning. | 8 | SKR FEE CONDITION | Not Satisfied |
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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 8 SKR FEE CONDITION (cont.) 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 14.9 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. 9 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. 10 TRAIL EASEMENT Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which delineates grading within a proposed easement dedication varying in size from four-feet to 11-foot (4'-11') located adjacent to the north property line, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 11 TRAILS PLAN Not Satisfied

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Planning Department or other County Department identified by the Planning Department or review and approval. This trails plan shall show the trail with all topography, grading, cross-sections, fencing, signage (if applicable), street crossings and under crossings and all landscaping.

Planning-EPD

060 - Planning-EPD. 1 0060 - Salt Creek Mitigation Permits Not Satisfied

If the developer of the proposed project is required by the Riverside County Flood Control District to carry out mitigation within Salt Creek, the developer must provide proof to EPD that U.S. Army Corps Section 404 permits and 1600 permits from the California Department of Fish and Wildlife have been acquired.

060 - Planning-EPD. 2 0060 - WRCMSHCP Compliance Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060 - WRCMSHCP Compliance (cont.) Not Satisfied

Prior to the issuance of any grading permits the project must demonstrate compliance with any applicable mitigation programs associated with the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Proof of WRCMSHCP mitigation credits or waivers obtained through consultation through the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife must be provided to EPD.

060 - Planning-EPD. 3 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

060 - Planning-EPD. 4 0060-EPD-Biological Monitor Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted who holds a MOU with the County of Riverside to provide biological monitoring of the grading and construction activities to ensure that project impacts to jurisdictional aquatic resources are limited to those covered by the permits. A work plan shall be submitted from the qualified biological monitor, to the EPD to review and approve, which may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. Temporary fencing shall be installed around all biologically sensitive areas to the satisfaction of the Riverside County Planning Department Environmental Programs Division, prior to permit issuance.

060 - Planning-EPD. 5 0060-EPD-Landscape Plan Review Not Satisfied

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

060 - Planning-EPD. 6 0060-EPD-Nesting Bird Survey (MBTA) 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. Nesting bird season is February 15st

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Planning-EPD

060 - Planning-EPD. 6 0060-EPD-Nesting Bird Survey (MBTA) (cont.) Not Satisfied
through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey 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 to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

060 - Planning-EPD. 7 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied

The portions of the project adjacent to the MSHCP Conservation area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge Effects that can adversely affect biological resources such as:

INVASIVES

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

BARRIERS

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

DRAINAGE/TOXICS

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 7 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied

System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

LIGHTING

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

GRADING/LAND DEVELOPMENT

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

NOISE

Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in conservation area.

060 - Planning-EPD. 8 0060-Planning-EPD-EPD - TEMPORARY FENCE INSTALL Not Satisfied

Areas of the project adjacent to areas labeled as Salt Creek or "MSHCP Conservation Area" will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

060 - Planning-EPD. 9 Gen - SKR Mitigation Not Satisfied

To mitigate for impacts associated with the loss of Stephens' kangaroo rat (SKR) habitat the project must be in compliance with the Stephens' Kangaroo Rat Habitat Conservation Plan (SKRHCP). Prior to the issuance of any grading permit proof of payment of SKRHCP mitigation fees must be provided to EPD. If the project is unable to offset SKR impacts through the SKRHCP the project must provide proof that mitigation has been completed as specified by the USFWS consultation.

Planning-PAL

060 - Planning-PAL. 1 PRIMP Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

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 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 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 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:
 - a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 - b. PRIMP must be accompanied by the final grading plan for the subject project.
 - c. Description of the proposed site and planned grading operations.
 - d. Description of the level of monitoring required for all earth-moving activities in the project area.
 - e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 - f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 - g. 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.
 - h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 - i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 - j. Procedures and protocol for collecting and processing of samples and specimens.
 - k. Fossil identification and curation procedures to be employed.
 - l. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 - m. All pertinent exhibits, maps, and references.
 - n. Procedures for reporting of findings.
 - o. 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.
 - p. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) 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, Plan Check staff, 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.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 APPROVED MAINT EXHIBIT (ME) Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall submit a Maintenance Exhibit (ME) for approval, on two 11"x17" hard copies and two CD copies to County EDA/CSA. The ME shall have the engineer's certification for square footage calculations for all facilities requiring maintenance, and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.). The Transportation Department will clear this condition after the ME is approved by the County EDA/CSA and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department (three 11"x 17" hardcopies and one fully signed PDF copy on CD).

060 - Transportation. 2 MAINT DISTRICTS – SUBMIT APPLICATION Not Satisfied

In the event that the project requires a grading permit prior to map recordation, the Project shall file an application with County EDA/CSA for annexation/formation into all of respective maintenance districts, with a proposed Maintenance Exhibit and applicable fees.

060 - Transportation. 3 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at <https://rctlma.org/trans/Land-Development/WQMP>. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 4 ST IMPROVEMENT PLANS Not Satisfied

The Project shall obtain approval of street improvement plans from the Transportation Department. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 MM-Slopes Not Satisfied

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 MM-Slopes (cont.) Not Satisfied

The project shall comply with impacts regarding to slopes, soils, landslide, erosion, or other mass wasting hazards.

SO-4. The site shall be cleared of all obstructions and deleterious material, including any miscellaneous trash, debris and organic material that may be present prior to grading. All vegetation not slated to remain undisturbed in "natural areas shall be removed to the root zone and disposed of off-site in a proper landfill facility. All structures slated for demolition shall be removed under the observation of the project geotechnical consultant in order to verify adequate removal of foundations, utilities and septic systems. On-site wells shall be abandoned in accordance with Riverside County specifications

SO-5. Near surface soils shall be removed and recompacted. Removal depths shall be determined by the project geotechnical consultant during the grading operation. It is estimated that removals will average from three to five feet in depth. All excavations shall be inspected and tested by a registered soil engineer prior to placement of fill in order to verify the minimum compaction obtained at bottom.

SO-6. Individual cut lots located within the bedrock areas shall be capped with suitable earth materials for landscape and/or utility laterals. Capping of the lots shall extend deep enough to accommodate placement of service utilities and possible landscape vegetation. Care shall be exercised in placement of very permeable materials, as it may expedite percolation of irrigation and rain waters through the soils, resulting in ponding at the interface of compacted soils and bedrock. Supplemental area drains may be required in these situations, if determined by the geotechnical engineer.

SO-7. Surface gradients shall be provided adjacent to buildings to direct surface water away from foundations and slabs toward suitable drainage facilities. Ponding of surface water shall be prohibited adjacent to structures or pavements.

SO-8. During grading, observation and testing shall be conducted by a registered soils engineer in order to verify that the grading is being performed in accordance with the recommendations contained in applicable soils reports.

SO-9. All cut and fill slopes shall be inspected by the project soil engineer or engineering geologist. Should cut slopes exhibit unstable or hazardous characteristics, appropriate corrective grading measures such as stabilization fills or buttress fills shall be required.

SO-10. Care shall be taken to avoid spillage of loose material down the face of slopes during grading and during drainage terrace and down drain construction. Fine grading operations for benches and down drains shall not deposit loose, trimmed soils on the finished slope surfaces. These materials shall be removed from the slope face areas.

SO-12. No water shall be allowed to flow over the slopes, other than incidental rainfall. No alteration of pad gradients shall be allowed which will prevent pad and roof runoff from being expediently directed to approved disposal areas.

SO-13. Cut slopes that face in the same direction as the prevailing natural slope will require top of cut paved interceptor swales.

SO-14. All berms shall be constructed and compacted as part of fine grading and shall be maintained by individual property owners. The recommended drainage patterns shall be established at the time of fine grading and shall be maintained throughout the life of the structure.

SO-16. Footing plans shall be reviewed by a registered geotechnical engineer prior to construction grading in order to verify extent of removal and decompaction required.

SO-19. Graded but undeveloped land shall be maintained in a weed-free condition. Graded lands shall be planted with interim landscaping within 90 days of completion of grading unless

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 MM-Slopes (cont.) Not Satisfied
building permits for the graded land have been issued.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT 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 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 Grading 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 or other means of site stabilization as approved by County Inspector 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.

Flood

080 - Flood. 1 6 Items to Accept Facility Not Satisfied

TR 38255/PP 210139 relies on the construction of an offsite stormdrain to capture offsite flows from the south. If TR 38255/ PP 210139 develops prior to completion of the "Windy Ridge Lane Storm Drain" proposed by TR 30266, they shall construct that facility (or functional equivalent) to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Should TR 38255 build "Windy Ridge Lane Storm Drain" or a functional equivalent, the following condition shall apply:

Inspection and maintenance of the flood control facility, specifically the riprap revetment along Temescal Creek, to be constructed with this development must be performed by the Flood Control District. The following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

- 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 4 Off-site Easement or Redesign (cont.) Not Satisfied

Whenever offsite drainage improvements are required, the 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 or issuance of any grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

080 - Flood. 5 Submit Plans Not Satisfied

TR 38255/PP 210139 relies on the construction of an offsite stormdrain to capture offsite flows from the south. If TR 38255/ PP 210139 develops prior to completion of the "Windy Ridge Lane Storm Drain" proposed by TR 30266, they shall construct that facility (or functional equivalent) to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Should TR 38255 build "Windy Ridge Lane Storm Drain" or a functional equivalent, the following condition shall apply:

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

080 - Planning. 1 CAP MEASURES Not Satisfied

Prior to issuance of each building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points.

080 - Planning. 2 COLOR SCHEME Not Satisfied

Surface colors and materials on all building facades shall substantially conform to those shown on the project's Exhibit M.

080 - Planning. 3 FEE BALANCE 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 Gen - Custom Not Satisfied

The project shall comply with impacts regarding to slopes, soils, landslide, erosion, or other mass wasting hazards.

SO-11. All temporary roads created during grading must be removed in their entirety or replaced as properly compacted fill prior to issuance of building permits.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 Gen - Custom (cont.) Not Satisfied

SO-15. All trenches excavated to depths of five feet or deeper shall be adequately shored during construction.

080 - Planning. 5 MM - Noise Effects by the Project Not Satisfied

The project shall comply with the Noise Effects by the Project mitigation measures:

NOI -1. Site preparation, grading, and construction activities will take place only during daylight hours, or as otherwise permitted by County and local regulations and practices.

NOI -2. All construction-related equipment, either fixed or mobile, will be equipped with properly operating and maintained muffler exhaust systems. Stationary equipment will be situated in a manner that will direct emitted noise away from noise sensitive receptors.

NOI-3. Construction operations which produce the highest levels of noise will be arranged to occur together in the construction program in order to avoid continuing periods of greater annoyance.

NOI-4. To protect the health of persons employed at construction sites, hearing protection equipment will be worn in compliance with regulations established by the California Occupational Safety and Health Administration.

NOI-8: Large loaded trucks and dozers (greater than or equal to 80,000 pounds) (3) shall not be used within 40 feet of the western Property line, if occupied at the time of Project construction, Instead, smaller, rubber-tired equipment (less than 80,000 pounds) shall be used within this area during Project construction to reduce vibration effects. If all mobile equipment used during Project construction are less than 80,000 pounds, then the 40-foot buffer mitigation is not required.

080 - Planning. 6 MM - Utilities and Service Systems (Electricity) - ELC-1 Not Satisfied

The project shall comply with the Utilities and Service Systems (Electricity) Mitigation conditions of approval:

ELC-1. The developer will provide the electric power improvements required by SCE.

ELC-2. All buildings will be constructed in compliance with the insulation standards established by the California Uniform Building Code (UBC).

ELC-3. All electrical facilities will be built in accordance with the Southern California Edison Company's policies and extension rules on file with the California Public Utilities Commission (CPUC).

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

ELC-5. All electrical service lines will be located underground.

080 - Planning. 7 MM- Air Quality (Energy Conservation Measures) - AQ-16 Not Satisfied

The following energy conservation measures will be included as part of the proposed project to reduce power plant emissions associated with new development:

AQ-16. Project developers shall be required to implement building construction which complies with applicable energy guidelines included in Title 24 of the California Code of Regulations.

AQ-17. Energy-efficient lighting will be installed in new development projects.

AQ-18. The use of supplemental solar water heaters will be considered in all new construction.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 MM- Energy - ENG-1 through ENG-5 Not Satisfied

ENG-1. To reduce electric power demand and consumption, building standards outlined in Title 24 of the California Administrative Code will be implemented in all new residential, commercial, institutional, and industrial developments.

ENG-2. Development will incorporate energy-saving devices where feasible.

These devices may include the following:

- The use of individual meters versus multiple meters.
- The installation of lighting switches and multi-switch provisions for control by occupants and building personnel.
- The use of time-controlled interior and exterior public lighting limited to that necessary for the safety of persons and property: and
- The use of energy efficient major appliances.

ENG-3. Specific measures are recommended to reduce electrical demand:

- The use of time-controlled thermostats and lights.
- Use of fluorescent lighting or vapor lights inside of incandescent lighting:
- Weather-stripping and caulking of all doors and windows.
- Insulation of all buildings, hot water tanks, pipes, and ducts; and
- Use of solid-state dimmer switches

ENG-4. Specific measures recommended to reduce natural gas consumption include:

- Use of an automatic flue gas damper when using a gas heating system,
- Use of electrically lighted pilot lights for all gas systems; and
- Insulation of all gas-heated hot water tanks.

ENG-5. The project applicant will consult with SCG during the design phase to facilitate the process of adapting the project's architectural design elements to the maximization of efficient energy use.

080 - Planning. 9 Rough Grading 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 Grading 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 or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 Rough Grading Approval (cont.) Not Satisfied
to obtain Building and Safety Department clearance.

080 - Planning. 10 SCHOOL MITIGATION Not Satisfied
Prior to issuance of a building permit for construction, all impact fees shall be paid to the Hemet Unified School District.

080 - Planning. 11 UNDERGROUND UTILITIES Not Satisfied
All utility extensions within a lot shall be placed underground.

080 - Planning. 12 WALLS/FENCING PLAN Not Satisfied

The land divider/permit holder shall file 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 Ordinance 671. The plan shall be in compliance with the Winchester Hills, Walls and Fencing - Design Guidelines , and the TENTATIVE MAP conditions of approval and consistent with Exhibit W - Wall and Fence Plan.

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. Front yard return walls shall be constructed of masonry slump "split face" stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of six feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, vinyl or tubular steel. Side and rear yard fencing shall be vinyl, or 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).

E. 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 six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

F. 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.

G. Corner lots shall be constructed with wrap-around decorative block wall returns.

H. Side yard gates are required on one side of the home and shall be constructed of

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 12 WALLS/FENCING PLAN (cont.) Not Satisfied
powder-coated wrought iron, tubular steel, or vinyl.

I. 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.

Planning-EPD

080 - Planning-EPD. 1 0080 - Open Space Deed Restriction Not Satisfied

Prior to the issuance of building permits the project developer must provide proof to EPD that a deed restriction has been placed over open space hillside lands as identified by the Winchester Hills SP 293. The deed restricted areas may be deeded to a public or private entity that which will ensure long-term availability and vitality of the hillsides for wildlife preservation. Deeded parcels shall be maintained by the deed recipient. If this condition was met by previous development projects the developer must provide documentation that demonstrates that goals of this condition have been achieved.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Inspection Deposit Not Satisfied
Landscape Inspection Deposit Required

The developer/ permit holder shall:
Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Req Not Satisfied
Landscape Plot Plan/Permit Required

The developer/ permit holder shall:
Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Plot Plan/Permit Req Not Satisfied sheet format (24 inch x 36 inch), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. 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/registered 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 and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24 inch 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 shall be located outside of the ROW 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.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, 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, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 80 - TRANSPORTATION – OED ANNEX OTHER Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County OED.

Applicant shall contact County OED to discuss the specific requirements to fulfill the condition.

Upon determination of compliance from OED including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County OED only.

080 - Transportation. 4 ANNEX ALL MAINT DISTRICTS Not Satisfied

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 ANNEX ALL MAINT DISTRICTS (cont.) Not Satisfied

Prior to issuance of a building permit, the Project shall complete all annexation/formation into all of respective maintenance districts, as approved by the County Transportation and County EDA/CSA, with approved improvement plans, and as noted or shown on the approved Maintenance Exhibit.

080 - Transportation. 5 ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 6 FEE PAYMENT Not Satisfied

Prior to issuance of a building permit, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- All Fees for Zone E4 of the Menifee Valley Road and Bridge Benefit District (R&BBD) for a project.

080 - Transportation. 7 RCTD-MAP-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - BS-Grade. 2 PRECISE GRADE 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 the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

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90. Prior to Building Final Inspection

E Health

090 - E Health. 1 DEH Hazmat Review Not Satisfied

Prior to building permit final, this facility shall be required to contact and have a review conducted by the Hazardous Materials Management Branch (HMMB). A business emergency plan for the storage of any hazardous materials, greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances will be required. If further review of the site indicates additional environmental health issues, HMMB reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact HMMB at (951) 358-5055 to obtain information regarding any additional requirements.

Flood

090 - Flood. 1 Facility Completion - Map Not Satisfied

The construction of improvements and subsequent conveyance of ownership and maintenance responsibilities to the District of "Windy Ridge Lane Storm Drain" (proposed under TR 30266) is necessary for TR38255 and PP 210139 to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Therefore, 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 unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District.

Planning

090 - Planning. 1 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. 2 CAP MEASURES - INSTALLED Not Satisfied

Prior to building permit final/occupancy, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points.

090 - Planning. 3 Gen - Custom Not Satisfied

The project shall comply with impacts regarding to slopes, soils, landslide, erosion, or other mass wasting hazards.

SO-21. Slope planting shall consist of groundcover, shrubs and trees which possess deep, dense root structures and which require minimal irrigation.

SO-22. Automatic sprinkler systems shall be installed, and their use shall be adjusted to account for natural rainfall. Appropriate irrigations schedule shall be established to provide adequate minimal moisture without imparting stress to the vegetation.

090 - Planning. 4 LANDSCAPE SIGNAGE Not Satisfied

Landscape Signage Required on Model Home Complexes

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4 LANDSCAPE SIGNAGE (cont.) Not Satisfied

The developer/ permit holder shall:

Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

090 - Planning. 5 MM - Utilities and Service Systems (Gas) - GAS-1 through Not Satisfied

The project shall comply with the Utilities and Services (Gas) Mitigation condition of approval:

GAS-1. The developer will finance the installation of gas lines per the requirements of the Southern California Gas Company.

GAS-2. All gas services and facilities will be built in accordance with the Southern California Gas Company's policies and extension rules on file with the California Public Utilities Commission (CPUC).

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

This condition shall apply to those buildings either required or proposed for gas service. This condition shall not apply to building permits that do not require or propose gas service.

090 - Planning. 6 Quimby Fees Not Satisfied

The permittee shall present certification to the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-Wide Recreation and Parks District.

090 - Planning. 7 TRAIL CONSTRUCTION Not Satisfied

Prior to final inspection for the first production residential building, the applicant shall build the Salt Creek Trail segment improvements along the north perimeter as shown on the approved plans. The trail improvements including drainage outlets, design, and planting material shall be designed in compliance with the Winchester Hills Specific Plan and shall be reviewed and approved by Riverside County Flood Control and Water Conservation District (RCFCWCD). Upon trail completion, the applicant shall arrange for an inspection of the constructed trail with the Riverside County Flood Control and Water Conservation District (RCFCWCD) or other County Department identified by the Planning Department at the time of trail improvements segment clearance.

090 - Planning. 8 WALL/FENCING COMPLIANCE Not Satisfied

Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans and walls/fencing plan.

Planning-EPD

090 - Planning-EPD. 1 0090 - Sage Scrub Protection Not Satisfied

Prior to finalizing of any building permits the developer must provide proof to EPD that measures have been taken to protect Riversidean Sage Scrub (RSS) habitat within open space hillside areas as identified in the Winchester Hills SP 293. Applicable protection

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90. Prior to Building Final Inspection

Planning-EPD

090 - Planning-EPD.	1	0090 - Sage Scrub Protection (cont.)	Not Satisfied
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measures at a minimum must include appropriate fencing and signage or installation of strategically placed barriers to prevent access into protected areas. If applicable a biologist who holds an MOU with the County of Riverside must submit a report detailing what protection measures have been put in place and how the measures will function to protect RSS habitat.

Transportation

090 - Transportation.	1	90 - TRANSPORTATION - Landscape Inspection and Landscape Inspection and Drought Compliance	Not Satisfied
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The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department 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 Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation.	2	FEE PAYMENT	Not Satisfied
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Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance 824.

090 - Transportation.	3	RCTD-MAP-WQ - WQMP COMPLETION	Not Satisfied
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Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation.	4	UTILITY INSTALL	Not Satisfied
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Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the

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Riverside County PLUS
CONDITIONS OF APPROVAL

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 UTILITY INSTALL (cont.) Not Satisfied
streets of those lots where the Project is seeking Building Final Inspection (Occupancy).



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

Charissa Leach, P.E.
Assistant CEO/TLMA Director



01/31/24, 8:29 am

PPT210139

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT210139. 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 PPT210139 and related GPA, SPA, and TTM request, 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 - Project Description & Operational Limits

PPT210139 is a proposal for a Schedule "A" subdivision of 14.9 acres into one-hundred and sixty-four (164) condominium units.

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. Winchester Hills Specific Plan (SP No. 293) Design Guidelines
2. County Wide Design Guidelines and Standards

The Project shall be in compliance with applicable Design Guidelines the adopted County wide Design Guidelines and Standards, including, but not limited to, provision of several (residence) plan types (architecture and floor plans), varied setbacks from property-lines, story-counts and building facades (including materials and colors).

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):

- Exhibit A - GIS Exhibits
- Exhibit B - Specific Plan Amendment
- Exhibit C - TTM/PPT Plan exhibits
- Exhibit D - CEQA EIR/Addendum
- Exhibit E - Conditions of Approval
- Exhibit F - Agency Review Letters

Plot Plan No. 210139 and Tentative Map No. 38255. Revisions to these documents shall require review and approval by the County of Riverside in accordance with requirements and procedures enumerated within

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Exhibits (cont.)

applicable County Ordinances.

Advisory Notification. 5 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)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) for GPAs, SPs, & SPAs
 - 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) for TTMs
 - Ord. No. 461 (Road Improvement Standards) for TTMs
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

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. 6 AND - Hold Harmless

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning TTM38255 and PPT210139 and related GPA and SPA request, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning Tentative Tract Map No. 38255 and Plot Plan Transmittal No. 210139, and related GPA and SPA including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Mitigation Measures (cont.)

Advisory Notification. 7 AND - Mitigation Measures

Development approved pursuant to TTM No. 38255 and PPT No. 210139 shall incorporate all Mitigation Measures pursuant to Addendum No. 9, EIR No. 380 (SCH 1991082004) incorporated herein as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project Addendum No. 9, EIR No. 380 (SCH 1991082004).

E Health

E Health. 1 DEH - ECP Comments

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 1 DEH - ECP Comments

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 DEH - EMWD Water and Sewer Service

TTM38255 and related PPT210139 are proposing to receive 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 obtain water and sewer service are met with EMWD as well as all other applicable agencies.

E Health. 2 DEH - EMWD Water and Sewer Service

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ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Fire - Advisory

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Excessive emergency vehicle access distances may be required to provide mitigation. Mitigation requirements will be addressed during building plan review.

Flood

Flood. 1 Flood Hazard Report

FLOOD HAZARD REPORT 11/3/2022

BB ID: 344-303-621

Plot Plan (PP) 210139, which has been submitted with Tract Map (TR) 38255, proposes a 164-unit residential condominium community on 14.9 acres to include the review of the proposed project layout, mix of units, floor plans, architecture, open space, and landscaping. TR 38255 proposes a Schedule A condominium subdivision of 14.9 acres into one (1) lot for 164 condominiums interior roadways and common open space and one water quality basin. The project is located north of Domenigoni Parkway, south of Salt Creek, east of Lindenberger Road, and west of Leon Road. It is located within Specific Plan (SP) 293, and was previously approved for development under TR 30266.

The site is situated immediately south of Salt Creek Channel, and approximately 600 feet north of Domenigoni parkway. The site is sloped to drain north to salt creek, and historically received offsite flows from approximately 100 acres of tributary south of the site. SP 293 proposed that this site would be protected from offsite flows by "Line 1-D" which would run just south of and parallel to Domenigoni Parkway to intercept runoff from the south, and convey it in Leon Road storm drain to Salt Creek. Leon Road Storm Drain has been constructed and is maintained by the District, and TR 31892 was conditioned to build facilities functionally equivalent to "1-D". Additionally, SP 293 proposed a pipe roughly bisecting PP 210139 to convey offsite and onsite flows from the area north of Domenigoni parkway to Salt Creek.

TR 38255/PP 210139 proposes to collect onsite flows in pipes, to a basin at the northwest corner which will discharge to Salt Creek. This plan only addresses onsite flows, and does not account for offsite flows between this site and Domenigoni Parkway. To facilitate orderly development and allow for future construction south of the site, this project shall require a facility that is functionally equivalent to the one proposed in SP 293. Onsite drainage facilities located outside of right-of-way, if required, shall be constructed within dedicated drainage easements.

The preliminary grading plans submitted September 2022 show a separate offsite facility in Winchester Hill drive and Windy Ridge Lane that will convey offsite flows from the south, around TR 38255, to a separate outfall to Salt Creek. This facility was proposed by TR 30266, and named the "Windy Ridge Lane Storm Drain". The two facilities and outfalls proposed by TR 38255/PP 210139 and TR 30266 together provide a

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

functional equivalent to the facility SP 293 previously proposed through the site.

TR 38255/PP 210139 relies on the construction of an offsite stormdrain to capture offsite flows from the south. This facility was proposed by TR 30266; mylars have been signed, but the facility has not been constructed. The construction of improvements and subsequent conveyance of ownership and maintenance responsibilities to the District of this facility is necessary for TR 38255 to provide a functional equivalent to the facility SP 293 proposed through the site. Therefore, 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 unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District. See condition 90-Flood "FACILITY COMPLETION-MAP"

If TR 38255 develops prior to completion of the "Windy Ridge Lane Storm Drain" proposed by TR 30266, they shall construct that facility (or functional equivalent) to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Should TR 38255 build "Windy Ridge Lane Storm Drain" or a functional equivalent, additional conditions shall apply. See conditions "6 ITEMS FOR DISTRICT OPERATION AND MAINTENANCE OF FACILITY(IES)", "SUBMIT PLANS", and "OFFSITE EASEMENT OR REDESIGN".

This project will be discharging to The District's Salt Creek Channel and proposes a trail on the Salt Creek Channel access road.. An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans. See Condition 60/80 Flood- ENCROACHMENT PERMIT REQUIRED.

The preliminary grading plans submitted by email September 1, 2022 indicates that a trail is proposed on the existing maintenance roads for Salt Creek Channel, within District right of way, consistent with approved SP 293. The District does not object to this proposal in concept, however changes to the trail design may be required to accommodate District maintenance requirements. A separate public entity, such as the Parks District or CSA, is necessary and must agree to undertake the maintenance and liability responsibilities for the recreational components of the trail. The District shall be indemnified and held harmless of any liability by such public agency, and an agreement with the District must be executed which will establish the terms and conditions of liability, and maintenance. Furthermore, the proposed recreational trail and its activities shall not interfere in any way with the District's ability to maintain and operate the flood control aspects of Salt Creek Channel.

In 2020 the Riverside County Flood Control District entered into a Master License Agreement with Valley-Wide Recreation and Park District for the Salt Creek Trail. Developments proposing to construct trails consistent with this agreement will be required to submit a Specific Facility License Exhibit (SFLE) as part of the encroachment permit process.

The site is located within the bounds of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$131 per acre, the fee due will be based

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

on the fee in effect at the time of payment. The fee is payable to the Flood Control District. The District will not accept personal or corporate checks. See Condition 60 and 80 Flood-MITIGATION CHARGE.

The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points. All pads should be located outside of the low. If the development of this property would increase the downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impact. All new construction should comply with all applicable ordinances.

The purpose of entitlement drainage review is to ensure drainage is addressed at a planning level to protect the site from off-site flows in the existing, interim and ultimate conditions, accommodate right of way for proposed drainage facilities, provide an adequate outlet, not adversely affect adjacent properties, properly floodproof structures and potentially mitigate for increases in runoff. Detailed analyses during the final design may result in changes to assumptions made during entitlement phase, such as, revisions to facility sizes, inlet and outlet requirements, revisions to hydrology and/or hydraulic parameters, etc. . The Transportation Department will have the responsibility to process the review and approval of any drainage facilities to be maintained by Transportation, as well as the preliminary and final Water Quality Management Plan (WQMP).

Any questions pertaining to this project may be directed to Kelly O'Sullivan at 951-955-8851 or kosulliv@rivco.org.

Flood. 2 MAP MULTI-USE RECREATIONAL TRAIL

The preliminary grading plans submitted by email September 1, 2022 indicates that a trail is proposed on the existing maintenance roads for Salt Creek Channel, within District right of way, consistent with approved SP 293. The District does not object to this proposal in concept, however changes to the trail design may be required to accommodate District maintenance requirements. A separate public entity, such as the Parks District or CSA, is necessary and must agree to undertake the maintenance and liability responsibilities for the recreational components of the trail. The District shall be indemnified and held harmless of any liability by such public agency, and an agreement with the District must be executed which will establish the terms and conditions of liability, and maintenance. Furthermore, the proposed recreational trail and its activities shall not interfere in any way with the District's ability to maintain and operate the flood control aspects of Salt Creek Channel.

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Flood. 3 MULTI-USE RECREATIONAL TRAIL

The preliminary grading plans submitted by email September 1, 2022 indicates that a trail is proposed on the existing maintenance roads for Salt Creek Channel, within District right of way, consistent with approved SP 293. The District does not object to this proposal in concept, however changes to the trail design may be required to accommodate District maintenance requirements. A separate public entity, such

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2

15 - PLANNING - LCP Landscape Concept Plan required at project submittal (cont.)

shading, and parking plan. Final landscape plans will be required to be submitted, reviewed, and approved prior to the issuance of building permits.

The LCP shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

For basic guidance, please review Section 18.12, Sections 19.300 through 19.304 of Ordinance No. 348, Ordinance No. 859, and the Riverside County Guide to California Friendly Landscaping. No irrigation system information is required but the plan shall include an estimated annual water use calculation for irrigation on the project. Conceptual plan shall also provide information on the size, number, genus, species, common name, spacing, plant factor, size, and symbol of trees, bushes and ground cover to be provided within landscaped areas and in other open space areas within the project. Plants must be selected from the Riverside County California Friendly Plant List. Water efficient planting materials are encouraged. Special features, such as rockwork, fencing, water features, existing plants to remain, MSHCP regulated areas, ALUC flight areas, recreational trails, and uses shall be identified.

Planting plans shall consider existing landscaping on adjacent and nearby properties and provide a logical transition to the on-site landscaping concepts with designs to prevent abrupt contrasts between properties, typically show 300 feet from project boundary.

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

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

Planning. 3

90 Days to Protest

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

Planning. 4

ALUC Conditions

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 ALUC Conditions (cont.)

FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use 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 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. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

(d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

(e) Other hazards to flight.

3. The notice as attached in ALUC's January 19, 2022 letter shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

4. Any proposed detention basins or facilities shall be designed and maintained 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 between rainfalls. Vegetation in and around the detention/retention 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside county Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". the sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

Planning. 5 Compliance with the TTM38255 Conditions of Approval

The project shall comply with the TTM38255 Conditions of Approval.

Planning. 6 CONCEPTUAL PHASE GRADING

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

Planning-CUL. 3 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:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* 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.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1 GEO210253 ACCEPTED

County Geologic Report GEO No. 210253, submitted for the projects TTM38255 and PPT210139, was prepared by LGC Geotechnical, Inc. The report is titled; "Geotechnical Due Diligence, Proposed Residential Development of the Winchester Hills Planning Area 18 (PA-18), County of Riverside, California," dated August 30, 2021. In addition, LGC has submitted the following update letter:

"Geotechnical Discussion of the Updated 2019 California Building Code, Proposed Residential Development of the Winchester Hills Planning Area 18 (PA-18), County of Riverside, California", dated February 22, 2022.

GEO No. 210253 concluded:

1. The guidance in this report is based solely on our review of the referenced As-graded geotechnical report by GMU Geotechnical, Inc. and a brief site visit. No subsurface geotechnical exploration and/or laboratory testing was reviewed or performed in preparation of this report.
2. The site is not located in a State of California Earthquake Fault Zone (Alquist-Priolo Special Studies Zone). No active or potentially active faults have been mapped across the project site. The closest known active faults are associated with the San Jacinto Fault to the north and the Elsinore Fault Zone to the south.
3. Groundwater was not encountered during rough grading of the subject site. However, intermittent areas of very moist to wet alluvium associated with shallow perched water were observed during grading. Groundwater is not expected to impact site development.
4. Topsoil and low-density alluvial materials were removed during grading to expose dense alluvial deposits having a relative compaction of at least 85% prior to placing fill.
5. Fill was compacted to at least 90% relative compaction and near optimum moisture.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO210253 ACCEPTED (cont.)

6. Total settlement of engineered fill is not expected to exceed approximately 3-inches over 40 feet.
 7. All engineered fill sloped impacting the site are considered grossly and surficially stable and should remain so under normal conditions and proper maintenance.
 8. At the completion of mass grading, fill depths ranged from approximately 4 to 14 feet.
 9. Onsite grading mitigated the potential for seismic induced hazards.
 10. The onsite near-surface soils have a very low expansion.
- GEO No. 210253 recommended:
1. The use of conventional shallow stiffened foundations is considered feasible for the proposed residential structures based on the anticipated future settlement potential. We do not anticipate deep foundations will be necessary.
 2. Based on observations made during our site visit on August 26, 2021, the site is currently vacant with some vegetation growth and significant erosional damage.
 3. Unsuitable and potentially compressible materials not removed by design cuts should be excavated to competent very old fan deposit materials or bedrock and replaced with compacted fill soils. In general, this includes existing undocumented artificial fill, residual soil, and upper weathered/desiccated portions of the very old fan deposits.
 4. When field density test data is utilized for approval of material, an in-place relative compaction of 85 percent or greater and a degree of saturation of 85 percent or greater will be considered suitable.
 5. We recommend that soils within the proposed building pads be temporarily removed and recompacted to minimum depths of approximately 3 to 8 feet below existing grade or 2 feet beneath the base of the foundations, whichever is deeper.
 6. Where adequate space is available, the base of removal and recompaction bottoms should extend laterally a minimum distance equal to the depth of removal and recompaction below finish grade or at a minimum distance of 5 feet beyond the edges of the proposed building foundations, whichever is larger.
 7. For minor site structures such as free-standing walls, screen walls, trash enclosures, etc., removal and recompaction should extend at least 5 feet beneath existing grade or 2 feet beneath the base of foundations, whichever is deeper. In general, the envelope for removal and recompaction should extend laterally a minimum distance of 5 feet beyond the edges of the proposed improvements mentioned above, where space permits.
 8. Oversize particles (larger than 8 inches in maximum dimension) will require reduction in size or placement in rock disposal areas. Rock disposal areas are generally located in areas that are deeper than 10 feet below finish design grades or approximately 2 feet below the deepest utility, whichever is deeper.
 9. Oversized core stones that will require special handling may be encountered throughout the bedrock.
 10. Total fill depths greater than approximately 40 feet require surface settlement monitoring be performed after grading is completed to ensure long-term fill settlement is within tolerable limits prior to commencement of building construction.
 11. Foundation settlement due to structural loads is anticipated to be on the order of 1-inch or less. Differential static settlement may be taken as half of the static settlement (i.e., ½-inch over a horizontal span of 40 feet). Furthermore, seismic dry sand settlement is anticipated to be on the order of ½-inch or less. Differential seismic settlement may be taken as half of the seismic settlement (i.e., ¼-inch over a horizontal span of 40 feet).
- GEO No. 210253 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA purposes. GEO No. 210253 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO210253 ACCEPTED (cont.)

laterally a minimum distance equal to the depth of removal and recompaction below finish grade or at a minimum distance of 5 feet beyond the edges of the proposed building foundations, whichever is larger.

7. For minor site structures such as free-standing walls, screen walls, trash enclosures, etc., removal and recompaction should extend at least 5 feet beneath existing grade or 2 feet beneath the base of foundations, whichever is deeper. In general, the envelope for removal and recompaction should extend laterally a minimum distance of 5 feet beyond the edges of the proposed improvements mentioned above, where space permits.

8. Oversize particles (larger than 8 inches in maximum dimension) will require reduction in size or placement in rock disposal areas. Rock disposal areas are generally located in areas that are deeper than 10 feet below finish design grades or approximately 2 feet below the deepest utility, whichever is deeper.

9. Oversized core stones that will require special handling may be encountered throughout the bedrock.

10. Total fill depths greater than approximately 40 feet require surface settlement monitoring be performed after grading is completed to ensure long-term fill settlement is within tolerable limits prior to commencement of building construction.

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Transportation

Transportation. 1 Gen - Custom

- The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.
- A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.
- Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.
- If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.
- The Project shall install street name sign(s) in accordance with County Standard No. 816 and as directed by the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1

Gen - Custom (cont.)

- All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.
- All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.
- At intersections, local streets (below County Collector Road Standard) shall have a minimum 50' tangent, measured from flowline/curb-face to the end of the 50' tangent section.
- The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.
- The off-site rights-of-way for access road(s) required by the project shall be accepted to vest title in the name of the public if not already accepted.
- If any portion of the project is phased, the Project shall provide primary and secondary off-site access roads for each phase with routes to County maintained roads as approved by the Transportation Department.
- If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.
- Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955 6527.
- 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. Street Improvement Plans shall comply with Ordinance 460, 461, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online <http://rctlma.org/trans>.

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ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 Gen - Custom (cont.)

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- If there are previously dedicated public roads and utility easements that were not accepted by the County, the Project shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution and bear all costs thereof.
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Transportation. 2 RCTD-MAP - TS/General Condition

The Transportation Department has reviewed the traffic study submitted for the referenced project. The

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 RCTD-MAP - TS/General Condition (cont.)

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.

Newport Road (EW) at:

I-215 SB Ramps (S)

I-215 NB Ramps (N)

Antelope Road (NS)

Menifee Road (NS)

Winchester Hills Drive (EW) at:

Willow Glen Lane / Driveway 1 (NS)

Driveway 2 (NS)

Leon Road (NS)

Willow Glen Lane (NS) at:

Domenigoni Parkway (EW)

Leon Road (NS) at:

Domenigoni Parkway (EW)

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

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

Transportation. 3 RCTD-USE - TS/General 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 RCTD-USE - TS/General Conditions (cont.)

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.

Newport Road (EW) at:

I-215 SB Ramps (S)

I-215 NB Ramps (N)

Antelope Road (NS)

Menifee Road (NS)

Winchester Hills Drive (EW) at:

Willow Glen Lane / Driveway 1 (NS)

Driveway 2 (NS)

Leon Road (NS)

Willow Glen Lane (NS) at:

Domenigoni Parkway (EW)

Leon Road (NS) at:

Domenigoni Parkway (EW)

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

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

Waste Resources

Waste Resources. 1 015 - Custom

1. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

Prior to issuance of a grading permit, the grading plan shall include six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

060 - BS-Grade. 2 EASEMENTS/PERMISSION 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.

A notarized letter of permission and/or recorded easement 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.

In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Flood

060 - Flood. 1 6 Items to Accept Facility Not Satisfied

TR 38255/PP 210139 relies on the construction of an offsite stormdrain to capture offsite flows from the south. If TR 38255/ PP 210139 develops prior to completion of the "Windy Ridge Lane Storm Drain" proposed by TR 30266, they shall construct that facility (or functional equivalent) to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Should TR 38255 build "Windy Ridge Lane Storm Drain" or a functional equivalent, the following condition shall apply:

Inspection and maintenance of the flood control facility, specifically the riprap revetment along Temescal Creek, to be constructed with this development must be performed by the Flood Control District. The following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.

2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied
coordinated with the District's Right-of-Way Section.

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

060 - Flood. 2 Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

060 - Flood. 3 Mitcharge - Use Not Satisfied

This project is located within the limits of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

060 - Flood. 4 Off-site Easement or Redesign Not Satisfied

TR 38255/PP 210139 relies on the construction of an offsite stormdrain to capture offsite flows from the south. If TR 38255/ PP 210139 develops prior to completion of the "Windy Ridge Lane Storm Drain" proposed by TR 30266, they shall construct that facility (or functional equivalent) to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Should TR 38255 build "Windy Ridge Lane Storm Drain" or a functional equivalent, the following condition shall apply:

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 Off-site Easement or Redesign (cont.) Not Satisfied

Whenever offsite drainage improvements are required, the 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 or issuance of any grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

060 - Flood. 5 Submit Plans Not Satisfied

TR 38255/PP 210139 relies on the construction of an offsite stormdrain to capture offsite flows from the south. If TR 38255/ PP 210139 develops prior to completion of the "Windy Ridge Lane Storm Drain" proposed by TR 30266, they shall construct that facility (or functional equivalent) to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Should TR 38255 build "Windy Ridge Lane Storm Drain" or a functional equivalent, the following condition shall apply:

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

060 - Planning. 1 Compliance with the TTM38255 Conditions of Approval Not Satisfied

The project shall comply with the TTM38255 Conditions of Approval.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 0060-EPD-Biological Monitor Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted who holds a MOU with the County of Riverside to provide biological monitoring of the grading and construction activities to ensure that project impacts to jurisdictional aquatic resources are limited to those covered by the permits. A work plan shall be submitted from the qualified biological monitor, to the EPD to review and approve, which may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information. Temporary fencing shall be installed around all biologically sensitive areas to the satisfaction of the Riverside County Planning Department Environmental Programs Division, prior to permit issuance.

060 - Planning-EPD. 3 0060-EPD-Landscape Plan Review Not Satisfied

A copy of the landscaping plan for this project shall be submitted to EPD for review to ensure no invasive species are proposed to be utilized. The list of species not to be included within conservation areas can be found on pages 6-44 through 6-46 of the WRMSHCP (Table 6.2).

060 - Planning-EPD. 4 0060-EPD-Nesting Bird Survey (MBTA) 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. Nesting bird season is February 15th through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey 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 to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

060 - Planning-EPD. 5 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied

The portions of the project adjacent to the MSHCP Conservation area shall incorporate the

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 5 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied
appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge
Effects that can adversely affect biological resources such as:

INVASIVES

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

BARRIERS

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

DRAINAGE/TOXICS

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

LIGHTING

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

GRADING/LAND DEVELOPMENT

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

NOISE

Proposed noise generating land uses within the MSHCP conservation area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 5 0060-EPD-Urban/Wildlands Interface Guidelines (UWIG) Not Satisfied
incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological
resources in conservation area.

060 - Planning-EPD. 6 0060-Planning-EPD-EPD - TEMPORARY FENCE INSTALL Not Satisfied

Areas of the project adjacent to areas labeled as Salt Creek or "MSHCP Conservation Area" will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

Planning-PAL

060 - Planning-PAL. 1 PRIMP 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 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 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 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:
 - a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
 - b. PRIMP must be accompanied by the final grading plan for the subject project.
 - c. Description of the proposed site and planned grading operations.
 - d. Description of the level of monitoring required for all earth-moving activities in the project area.
 - e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 - f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 - g. 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.
 - h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 - i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 - j. Procedures and protocol for collecting and processing of samples and specimens.

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

- k. Fossil identification and curation procedures to be employed.
- l. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
- m. All pertinent exhibits, maps, and references.
- n. Procedures for reporting of findings.
- o. 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.
- p. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) 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, Plan Check staff, 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.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 SUBMIT GRADING PLANS Not Satisfied

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT (cont.) Not Satisfied
and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 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 Grading 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 or other means of site stabilization as approved by the County Inspector 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.

E Health

080 - E Health. 1 DEH - EMWD Water and Sewer Service Not Satisfied

Prior to building permit issuance, documentation must be provided that establishes water and sewer services from EMWD. At minimum, this documentation should be approved plans from EMWD or First Release letter.

080 - E Health. 2 DEH Pool Plans Not Satisfied

A set of three complete plans for the swimming pool/spa must be submitted for review/approval to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

Fire

080 - Fire. 1 Fire - Prior to Permit - Mitigation Not Satisfied

Excessive emergency vehicle access distances may be required to provide mitigation. This mitigation may include (but is not exclusive of) sprinkler system upgrade or construction mitigation to provide the same practical effect.

080 - Fire. 2 Fire - Prior to Permit - Access Not Satisfied

- Prior to building construction, fire apparatus access roads extending beyond 150 feet which have not been completed shall have a turnaround capable of accommodating fire apparatus. (CFC 503.2.5)

- If construction is phased, each phase shall provide approved emergency vehicular access

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2 Fire - Prior to Permit - Access (cont.) Not Satisfied
for fire protection prior to any building construction. (CFC 501.4)

- Prior to issuance of Building Permits, an approved site plan for fire apparatus access roads and signage shall be submitted and approved by the Office of the Fire Marshal. (CFC 501.3)

- The Fire Apparatus Access Road shall be (all weather surface) capable of sustaining an imposed load of 75,000 lbs. GVW. The fire apparatus access road or temporary access road shall be reviewed and approved by the Office of the Fire Marshal and in place during the time of construction. (CFC 501.4)

- Fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) feet as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less than thirteen (13) feet six (6) inches or 15 feet if project is located in a State Responsibility Area Fire Hazard Zone. (CFC 503.2.1)

080 - Fire. 3 Fire - Prior to Permit - Water Not Satisfied

- Minimum fire flow for the construction of all buildings is required per CFC Appendix B and Table B105.1. Prior to building permit issuance, the applicant/developer shall provide documentation to show there exists a water system capable of delivering the fire flow based on the information given. Per this submittal the minimum fire flow will be 1500 gpm at 20 psi for 2 hours. Subsequent design changes may increase or decrease the required fire flow.

- Prior to issuance of Building Permits, the applicant/developer shall furnish one copy of the water system plans to the Office of the Fire Marshal for review and approval. The required water system, including fire hydrants, shall be installed, made serviceable, and be accepted by the Office of the Fire Marshal prior to beginning construction. They shall be maintained accessible.

- Existing fire hydrants on public streets are allowed to be considered available. Existing fire hydrants on adjacent properties shall not be considered available unless fire apparatus access roads extend between properties and easements are established to prevent obstruction of such roads. (CFC 507, 501.3)

Flood

080 - Flood. 1 6 Items to Accept Facility Not Satisfied

TR 38255/PP 210139 relies on the construction of an offsite stormdrain to capture offsite flows from the south. If TR 38255/ PP 210139 develops prior to completion of the "Windy Ridge Lane Storm Drain" proposed by TR 30266, they shall construct that facility (or functional equivalent) to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Should TR 38255 build "Windy Ridge Lane Storm Drain" or a functional equivalent, the following condition shall apply:

Inspection and maintenance of the flood control facility, specifically the riprap revetment along Temescal Creek, to be constructed with this development must be performed by the Flood Control District. The following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility(ies) whichever comes first:

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

1) Plans shall be prepared in strict accordance with District drafting, engineering, operations, and maintenance standards.

2) The Applicant shall submit to the District the preliminary title reports, plats, and legal descriptions for all right-of-way that is to be conveyed to the District and shall secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section.

3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation, and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the District's Contract Services Section.

4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant for both facility construction and maintenance shall be submitted to the District for review. The regulatory permits' terms and conditions shall be approved by the District prior to improvement plan approval, map recordation, or finalization of the regulatory permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility(ies) to protect public health and safety.

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement).

6) A pre-construction meeting shall be scheduled with the District's Construction Management Section. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Contract Services Section.

080 - Flood. 2 Encroachment Permit Required Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

080 - Flood. 3 Mitcharge - Use Not Satisfied

This project is located within the limits of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area pursuant to Ordinance No. 460 Section 10.25.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Personal or corporate checks will not be accepted for payment.

080 - Flood. 4 Off-site Easement or Redesign Not Satisfied

TR 38255/PP 210139 relies on the construction of an offsite stormdrain to capture offsite flows

Plan: PPT210139

Parcel: 461160047

80. Prior To Building Permit Issuance

Flood

080 - Flood. 4 Off-site Easement or Redesign (cont.) Not Satisfied

from the south. If TR 38255/ PP 210139 develops prior to completion of the "Windy Ridge Lane Storm Drain" proposed by TR 30266, they shall construct that facility (or functional equivalent) to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Should TR 38255 build "Windy Ridge Lane Storm Drain" or a functional equivalent, the following condition shall apply:

Whenever offsite drainage improvements are required, the 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 or issuance of any grading or building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement(s).

080 - Flood. 5 Submit Plans Not Satisfied

TR 38255/PP 210139 relies on the construction of an offsite stormdrain to capture offsite flows from the south. If TR 38255/ PP 210139 develops prior to completion of the "Windy Ridge Lane Storm Drain" proposed by TR 30266, they shall construct that facility (or functional equivalent) to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Should TR 38255 build "Windy Ridge Lane Storm Drain" or a functional equivalent, the following condition shall apply:

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.

Planning

080 - Planning. 1 Building Permit Referral - TTM COA's Not Satisfied

All building permits shall refer to conditions of approval from Tentative Tract Map No. 38255

080 - Planning. 2 Compliance with the TTM38255 Conditions of Approval Not Satisfied

The project shall comply with the TTM38255 Conditions of Approval.

080 - Planning. 3 MM - Noise Effects by the Project - NOI-1 through NOI-8 Not Satisfied

The project shall comply with the Noise Effects by the Project mitigation measures:

NOI -1.Site preparation, grading, and construction activities will take place only during daylight hours, or as otherwise permitted by County and local regulations and practices.

NOI -2.All construction-related equipment, either fixed or mobile, will be equipped with properly operating and maintained muffler exhaust systems. Stationary equipment will be situated in a manner that will direct emitted noise away from noise sensitive receptors.

NOI-3. Construction operations which produce the highest levels of noise will be arranged to occur together in the construction program in order to avoid continuing periods of greater

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 MM - Noise Effects by the Project - NOI-1 through NOI-8 Not Satisfied
annoyance.

NOI-4. To protect the health of persons employed at construction sites, hearing protection equipment will be worn in compliance with regulations established by the California Occupational Safety and Health Administration.

NOI-5. All residential lots and dwellings will be sound attenuated against present and projected noise. Attenuation shall be provided to ensure that noise levels do not exceed an exterior standard of 65 AB CNEL in outdoor living areas and an interior standard of 45 dB CNEL in all habitable rooms.

NOI-6. All individual industrial and commercial land use proposals will be reviewed on a project-by-project basis to determine what types of noise-attenuating features need to be incorporated into project design. The County will require project-specific noise assessments where appropriate. Such assessments shall provide recommendations to attenuate noise. In general, the following principles should be followed:

- Loading areas will be located away from any adjacent residential uses and will be screened as necessary to reduce noise impacts.
- Block walls will be required as necessary to separate loud commercial/industrial activities from adjacent residential uses.
- Outdoor mechanical equipment will be screened with noise-attenuating barriers.
- Parking lots should be located away from residential and other noise sensitive uses or should be properly screened.
- Additional rear yard setbacks, where appropriate, for residential uses which back up to major and arterial roadways.

NOI-7. In Neighborhood 1, Planning Unit 1, proposed residential uses will be located away from the railroad tracks, as recommended in acoustical studies associated with individual development projects.

NOI-8: Large loaded trucks and dozers (greater than or equal to 80,000 pounds) (3) shall not be used within 40 feet of the western Property line, if occupied at the time of Project construction, Instead, smaller, rubber-tired equipment (less than 80,000 pounds) shall be used within this area during Project construction to reduce vibration effects. If all mobile equipment used during Project construction are less than 80,000 pounds, then the 40-foot buffer mitigation is not required.

080 - Planning. 4 Rough Grad 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 Grading 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.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4 Rough Grad Approval (cont.) Not Satisfied

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 or other means of site stabilization as approved by the County Inspector 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.

Survey

080 - Survey. 1 DEDICATION Not Satisfied

Sufficient public street right-of-way along Leon Road on the project side shall be conveyed for public use to provide for a 76-foot half-width right-of-way per Standard No. 91, Ordinance 461. Lot access shall be restricted on Leon Road and so noted on the final map.

Sufficient public street right-of-way along Winchester Hill Drive on the project side shall be conveyed for public use to provide for a 52-foot part-width right-of-way (37' on the project side and minimum 15' on the opposite side of the street centerline) per Standard No. 103, Section A, Ordinance 461.

Sufficient public street right-of-way along Windy Ridge Lane on the project side shall be conveyed for public use to provide for a 45-foot part-width right-of-way (28' on the project side and minimum 17' on the opposite side of the street centerline) per Standard No. 103, Section A, Ordinance 461.

The landowner/developer shall provide/acquire sufficient public off site rights of way along Willow Glen Lane from Winchester Hill Drive to Domenigoni Parkway, shall be conveyed for public use to provide 60' full-width right of way in accordance with County Standard No. 106, Section A, Ordinance 461.

The landowner/developer shall provide/acquire sufficient public off site rights of way along Leon Road from Winchester Hill Drive to Domenigoni Parkway, shall be conveyed for public use to provide 60' full-width right of way in accordance with County Standard No. 106, Section A, Ordinance 461.

080 - Survey. 2 SURVEY MONUMENT Not Satisfied

Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Common Area Not Satisfied

Landscape Common Area CCRs

The developer/ permit holder shall:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 80 - TRANSPORTATION - Landscape Common Area 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 Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

080 - Transportation. 2 80 - TRANSPORTATION - Landscape Inspection Deposit Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Plot Plan/Permit Req Not Satisfied

Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along

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Parcel: 461160047

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 80 - TRANSPORTATION - Landscape Plot Plan/Permit Req Not Satisfied with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24 inch x 36 inch), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. 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/registered 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 and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24 inch 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 shall be located outside of the ROW 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.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, 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, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 80 - TRANSPORTATION – OED ANNEX OTHER (cont.) Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County OED.

Applicant shall contact County OED to discuss the specific requirements to fulfill the condition.

Upon determination of compliance from OED including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County OED only.

080 - Transportation. 5 ANNEXATION INTO L&LMD OR OTHER DISTRICT Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, 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. Said annexation should include the following:

- (1) Landscaping
- (2) Graffiti abatement of walls and other permanent structure.
- (3) Street sweeping.
- (4) Traffic Signal
- (5) Street Lighting

080 - Transportation. 6 COORDINATION WITH OTHERS Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. the Project shall coordinate with TR30266-1 (IP040092) & TR30266-2 (IP040237).

080 - Transportation. 7 FEE PAYMENT Not Satisfied

Prior to issuance of a building permit, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- All Fees for Zone E4 of the Menifee Valley Road and Bridge Benefit District (R&BBB) for a project.

080 - Transportation. 8 LANDSCAPING DESIGN PLANS Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within the streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall be included with the street improvement plans.

080 - Transportation. 9 RCTD-USE - TS/Geometrics Not Satisfied

The intersection of Domenigoni Parkway (EW) at Willow Glen Drive (NS) (EW) shall be improved to provide the following geometrics:

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 9 RCTD-USE - TS/Geometrics (cont.) Not Satisfied

Northbound: one left-turn lane, one shared through/right-turn lane

Southbound: one left-turn lane, one shared through/right-turn lane

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

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

NOTE: A signal modification may be required in order to implement the described geometrics above.

The intersection of Winchester Hills Drive (EW) at Willow Glen Drive (NS) (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared through/right-turn lane – stop controlled

Southbound: one shared left-turn/through/right-turn lane – stop controlled

Eastbound: one shared left-turn/through/right-turn lane

Westbound: one shared left-turn/through/right-turn lane

The intersection of Winchester Hills Drive (EW) at Project Access (NS) (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn/right-turn lane – stop controlled

Eastbound: one shared left-turn/through

Westbound: one shared through/right-turn lane

The intersection of Winchester Hills Drive (EW) at Leon Road (NS) (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one shared through/right-turn lane

Eastbound: one left-turn lane, one right-turn lane – stop controlled

Westbound: N/A

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.

Waste Resources

080 - Waste Resources. 1 080 - Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 080 - Waste Recycling Plan (cont.) Not Satisfied

project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

080 - Waste Resources. 2 080 "Will Serve" Letter from Franchise Hauler Not Satisfied

'Will Serve' Letter from Franchise Hauler

The Prior to issuance of a building permit, a 'Will Serve' letter from the development's franchise waste hauler shall be submitted to the Riverside County Department of Waste Resources for approval. The letter shall contain language from the franchise hauler approving the development's site design and layout specifically addressing route feasibility for 3 bin curbside collection, including ingress, egress, and mobility of route trucks within the project site.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - BS-Grade. 2 PRECISE GRADE 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 Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 DEH - EMWD Water and Sewer Service Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

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90. Prior to Building Final Inspection

E Health

090 - E Health. 1 DEH - EMWD Water and Sewer Service (cont.) Not Satisfied
Provide documentation from EMWD that establishes connection for both water and sanitary sewer service for condominiums and pool associated with the project.

090 - E Health. 2 DEH Hazmat Clearance Not Satisfied

Prior to building permit final, this facility shall be required to contact and have a review conducted by the Hazardous Materials Management Branch (HMMB). A business emergency plan for the storage of any hazardous materials, greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances will be required. If further review of the site indicates additional environmental health issues, HMMB reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact HMMB at (951) 358-5055 to obtain information regarding any additional requirements.

Flood

090 - Flood. 1 Facility Completion - Use Not Satisfied

The construction of improvements and subsequent conveyance of ownership and maintenance responsibilities to the District of "Windy Ridge Lane Storm Drain" (proposed under TR 30266) is necessary for TR38255 and PP 210139 to protect the site from the tributary offsite flood hazards, and to develop consistent with approved SP 293. Therefore, the District will not release occupancy permits prior to the District's acceptance of the drainage system for operation and maintenance.

Planning

090 - Planning. 1 Compliance with the TTM38255 Conditions of Approval Not Satisfied
The project shall comply with the TTM38255 Conditions of Approval.

090 - Planning. 2 MM - Utilities and Service Systems (Gas) - GAS-1 through Not Satisfied

The project shall comply with the Utilities and Services (Gas) Mitigation condition of approval:

GAS-1. The developer will finance the installation of gas lines per the requirements of the Southern California Gas Company.

GAS-2. All gas services and facilities will be built in accordance with the Southern California Gas Company's policies and extension rules on file with the California Public Utilities Commission (CPUC).

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

This condition shall apply to those buildings either required or proposed for gas service. This condition shall not apply to building permits that do not require or propose gas service.

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Not Satisfied
Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 90 - TRANSPORTATION - Landscape Inspection and Not Satisfied

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department 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 Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 COMPLETE ANNEXATION INTO L&LMD OR OTHER 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.

090 - Transportation. 3 FEE PAYMENT Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- All Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance 824.

090 - Transportation. 4 Landscaping Installation Completion 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 along the streets associated with this development.

090 - Transportation. 5 OFF-SITE ACCESS ROAD Not Satisfied

The landowner/developer shall provide/acquire sufficient public off site rights of way to provide for off site paved access roads to a paved and maintained road. Said access roads shall be constructed with 32' of AC pavement within a 60' dedicated right of way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off site right of way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off site improvements prior to recordation or the signature of any street improvement plans.

1. Said off site access road shall be Willow Glen Lane from Winchester Hill Drive to a paved maintained Domenigoni Parkway.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 OFF-SITE ACCESS ROAD (cont.) Not Satisfied

2. Said off site access road shall be Leon Road from Winchester Hill Drive to a paved maintained Domenigoni Parkway.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

090 - Transportation. 6 ROAD IMPROVEMENTS & DEDICATIONS Not Satisfied

Winchester Hill Drive along project boundary shall be improved with 34' part-width AC pavement (22' on the project side and 12' on the opposite side of the street centerline), concrete curb and gutter, sidewalks, within the 52' part-width dedicated right-of-way (37' on the project side and 15' on the opposite side of the street centerline) in accordance with County Standard No. 103, Section A, Ordinance 461.

Windy Ridge Lane along project boundary shall be improved with 32' part-width AC pavement (18' on the project side and 14' on the opposite side of the street centerline), concrete curb and gutter, sidewalks, within the 45' part-width dedicated right-of-way (28' on the project side and 17' on the opposite side of the street centerline) in accordance with County Standard No. 105, Section A, Ordinance 461.

Leon Road along project boundary is a dirt County maintained road designated as an URBAN ARTERIAL HIGHWAY and shall be improved with 55' half-width AC pavement, concrete curb and gutter, sidewalks, and MUST match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determine by the Director of Transportation within the 76' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461.

NOTE: Given the development activity in the area of the project, any proposed use of approved plans for Leon Road will require the applicant process a plan update with the Transportation Department to confirm the plans are still valid and no changes are required.

090 - Transportation. 7 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to all overhead lines below 34 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

090 - Waste Resources. 1 090 - Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste

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90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 090 - Waste Reporting Form and Receipts (cont.) Not Satisfied
Recycling 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.

Winchester-Homeland Municipal Advisory Council

*3rd District, 37600 Sky Canyon Drive #505
Murrieta, CA 92563*

January 16, 2023

County of Riverside Planning Dept.
Mr. John Hildebrand, Planning Director
Mr. Manuel Baeza, Urban Regional Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

Re: TTM 38255 of Winchester Hills Specific Plan (Located West of Leon, South of Salt Creek & North of Domenigoni Parkway)

Dear Mr. Hildebrand & Mr. Baeza,

This is to inform you that the above project has come before the Winchester-Homeland Municipal Advisory Council. Most recently at the January 12, 2023 meeting. The project has gone through meetings with the Land Use Committee and the Winchester-Homeland Town Association.

Attached is a copy of the Winchester-Homeland Town Associations support of the project. Our board voted to pass this letter on to the Planning Department with our support.

Should you have any questions, please feel free to contact me at 951-926-6924.

Sincerely,



Andy Domenigoni, Chairperson
Winchester-Homeland MAC

cc: Chuck Washington, 3rd Dist. Supervisor
Robyn Brock, Deputy Chief of Staff to Supervisor Chuck Washington
Ms. Christine Moore, Project Manager, Van Daele Homes

Andy Domenigoni
Chairperson
(951) 926-6924
Sky.canyon@verizon.net

Jim Sheldrake
Vice Chairperson
jimmy@bigbugranch.com

James Horecka
Secretary
(951) 306-2340
jhorecka@verizon.com

Thomas Laury
Member
(401) 595-7027
thomas.laury@yahoo.com

Kim Wortman
Member

MEMORANDUM

Winchester-Homeland Town Association

To: Winchester-Homeland Municipal Advisory Council

From: Angela Little, President,
Winchester-Homeland Town Association

Date: 1/10/2023

Re: TTM 38255 – Approx. 14.9 acres (West of Leon, South of Salt Creek & North of Domenigoni Parkway)

Dear Mr. Domenigoni & Municipal Council Members,

The above project proponents for Van Daele homes have met on several occasions with the Land Use Committee and with the Winchester-Homeland Town Association. Their representatives, Christine Moore (Van Daele) and their project planner Keith Gardner have made presentations and left material for our review.

They are proposing to change from VHDR to HDR – a decrease in target D/U's from about 225 to 164. It would be a cluster development proposing 2 product types: Bungalows with 2 homes & 3 garages, smaller lot single family detached product. The single-family product (Madrone Plan 1, 2 & 3) would be on approx. 2100-2800 SF lots with a backyard. Homes would be about 6 ½ ft apart. This is a new product type being proposed for this area. (There is a project like this in Rancho Cucamonga).

These small lots do not allow for any additional units. Garages are located in the back. The project would have an Association to maintain all common areas. Project will have a pool w/ restroom facility. Project must contribute to the 35-ac Community Park proposed for Winchester Hills SP properties and to a 5-ac park to be constructed caddy corner from this project.

The Riverside County Planner assigned to this project is Manuel Baeza. We are in support of the project. This design will be new to the area and we are excited to see it developed. You will be seeing a presentation of this project at your Jan. 12th meeting. We request that you forward our letter of support unto the Supervisor.

Sincerely,



Angela Little, President
Winchester-Homeland Town Association

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



January 19, 2022

CHAIR
Steven Stewart
Palm Springs

VICE CHAIR
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Russell Betts
Desert Hot Springs

Richard Stewart
Moreno Valley

Michael Geller
Riverside

STAFF

Director
Paul Rull

Simon A. Housman
Jackie Vega
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

Manny Baeza, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1504MA22
Related File No.: GPA210115 (General Plan Amendment), SPA00293A07
(Specific Plan Amendment), TTM38255 (Tentative Tract Map),
PPT210139 (Plot Plan)
APN: 461-160-047, 461-160-048
Airport Zone: Zone E

Dear Mr. Baeza,

As authorized by the Riverside County Airport Land Use Commission (ALUC) pursuant to its Resolution No. 2015-01, as ALUC Director, I have reviewed Riverside County Case Nos. GPA21-210115 (General Plan Amendment), SPA00293A07 (Specific Plan Amendment), TTM38255 (Tentative Tract Map), PPT210139 (Plot Plan), a proposal to divide 14.9 acres into 1 lot for 164 condominiums, located northerly of Winchester Hill Drive, westerly of Leon Road, and easterly of Windy Willow Lane. The applicant also proposes amending the sites general plan land use designation from Very High Density Residential to High Density Residential, a specific plan amendment to change the land use designation of Planning Area No. 18 from Very High Density Residential to High Density Residential, and a plot plan to establish a 164 unit residential condominium community.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

Although the project is located within the March Air Reserve Base/Inland Port Airport Influence Area, the nearest runway is actually Runway 15-33 at Perris Valley Airport. The elevation of Runway 15-33 at Perris Valley Airport is approximately 1,413 feet above mean sea level (AMSL) at its southerly terminus. At a distance of 35,920 feet from the project to the nearest point on the runway, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with an elevation at top of roof exceeding 1,772 feet AMSL. The project site elevation is 1,452 feet AMSL. With a maximum structure height of 31 feet, the top point elevation would be 1,483 feet AMSL. Therefore, review of the structures by the FAA Obstruction Evaluation Service (FAA OES) is not required.

www.rcaluc.org

AIRPORT LAND USE COMMISSION

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the general plan amendment and specific plan amendment.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

CONDITIONS:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
 - (a) Any use 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 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 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. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, wastewater management facilities, artificial marshes, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Other Hazards to flight.
3. The attached "Notice of Airport in Vicinity" shall be provided to all prospective purchasers and occupants of the property.
4. Any proposed detention basins or facilities shall be designed and maintained to provide for a maximum 48-hour detention period following the design storm, and remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for birds would be incompatible with airport operations and shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. Landscaping in and around the detention basin(s) shall not include trees or shrubs that produce seeds, fruits, or berries.

AIRPORT LAND USE COMMISSION

Landscaping in the detention basin, if not rip-rap, should be in accordance with the guidance provided in ALUC "LANDSCAPING NEAR AIRPORTS" brochure, and the "AIRPORTS, WILDLIFE AND STORMWATER MANAGEMENT" brochure available at RCALUC.ORG which list acceptable plants from Riverside County Landscaping Guide or other alternative landscaping as may be recommended by a qualified wildlife hazard biologist.

A notice sign, in a form similar to that attached hereto, shall be permanently affixed to the stormwater basin with the following language: "There is an airport nearby. This stormwater basin is designed to hold stormwater for only 48 hours and not attract birds. Proper maintenance is necessary to avoid bird strikes". The sign will also include the name, telephone number or other contact information of the person or entity responsible to monitor the stormwater basin.

If you have any questions, please contact me at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Paul Rull, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Winchester Hills 164, LLC (applicant)
Van Daele Homes (representative)
Winchester Meadows, LLC (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Major David Shaw, Base Civil Engineer, March Air Reserve Base
ALUC Case File

X:\AIRPORT CASE FILES\March\ZAP1504MA22\ZAP1504MA21.LTR.doc

NOTICE

**THERE IS AN AIRPORT NEARBY.
THIS STORM WATER BASIN IS DESIGNED TO HOLD
STORM WATER FOR ONLY 48 HOURS AND
NOT TO ATTRACT BIRDS**

**PROPER MAINTENANCE IS NECESSARY TO AVOID
BIRD STRIKES**



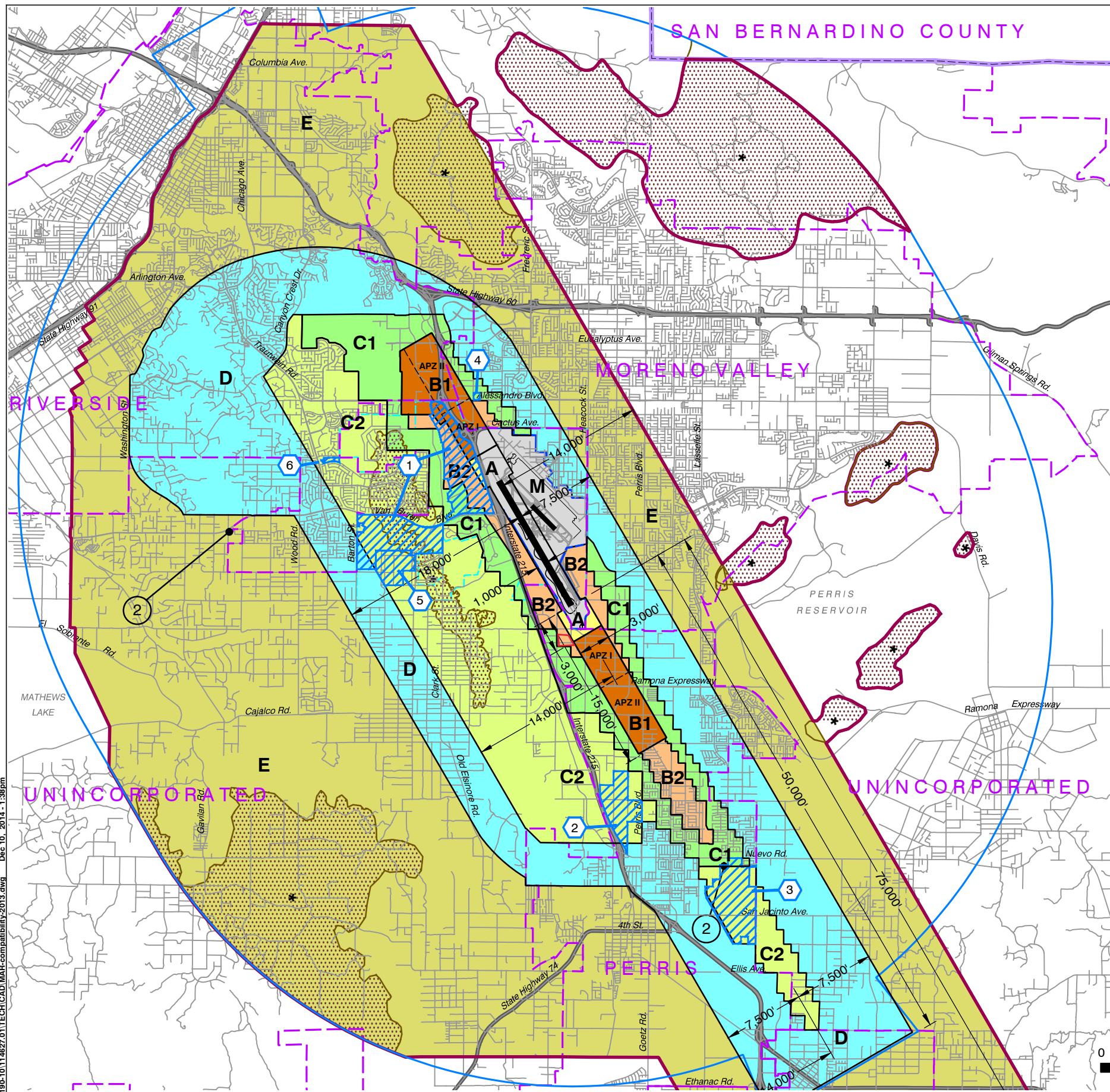
IF THIS BASIN IS OVERGROWN, PLEASE CONTACT:

Name: _____

Phone: _____

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



LEGEND

Compatibility Zones

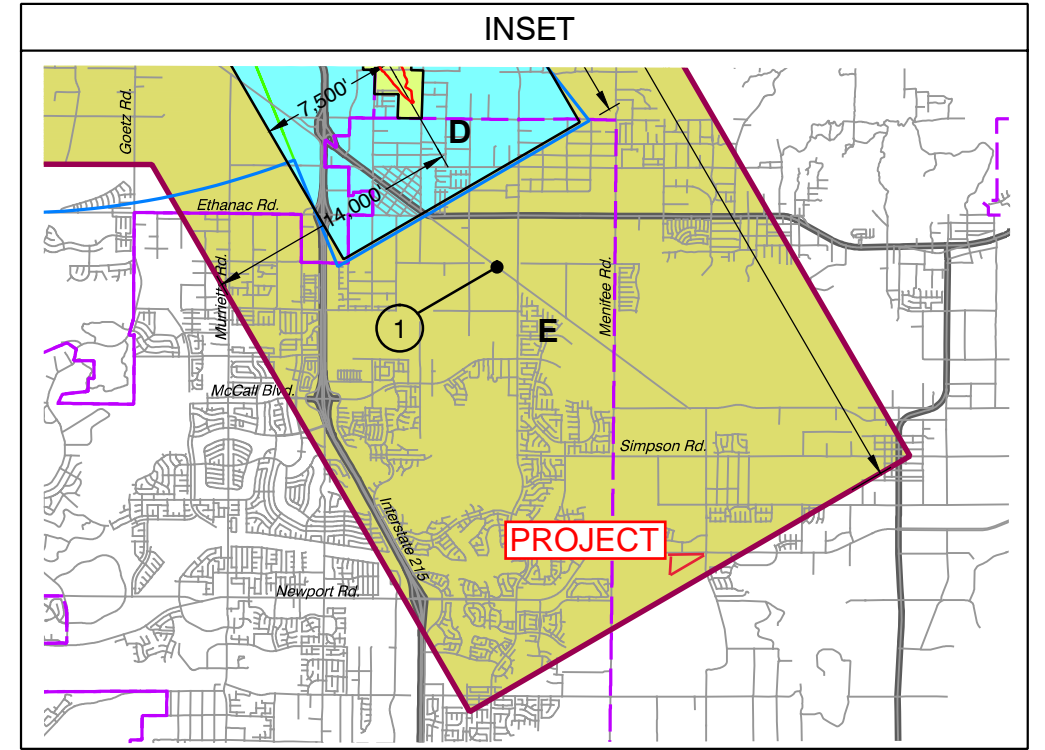
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- High Terrain Zone
- FAR Part 77 Military Outer Horizontal Surface Limits
- FAR Part 77 Notification Area

Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

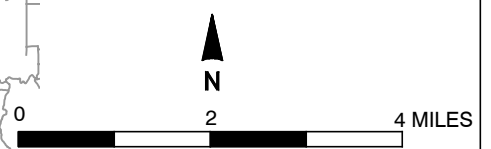
- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

- ① March JPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March JPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision



**Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)**

Note:
All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

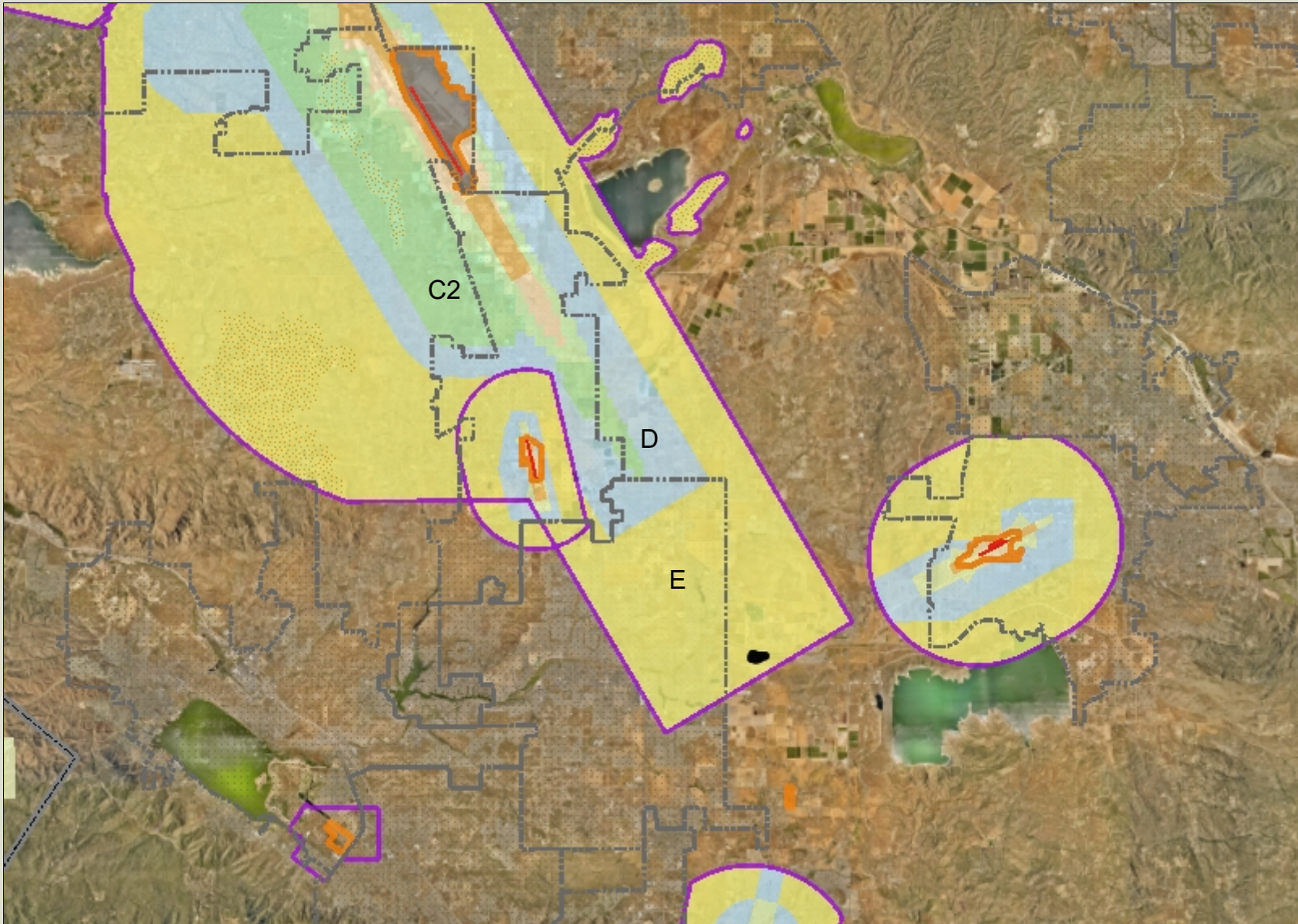
X:\18190-10\114627\01\TECH\CAD\MAR-compatibility\2013.dwg Dec 10, 2014 - 1:38pm

Prepared by Mead & Hunt, Inc. (June 2013)

Map MA-1

**Compatibility Map
March Air Reserve Base / Inland Port Airport**

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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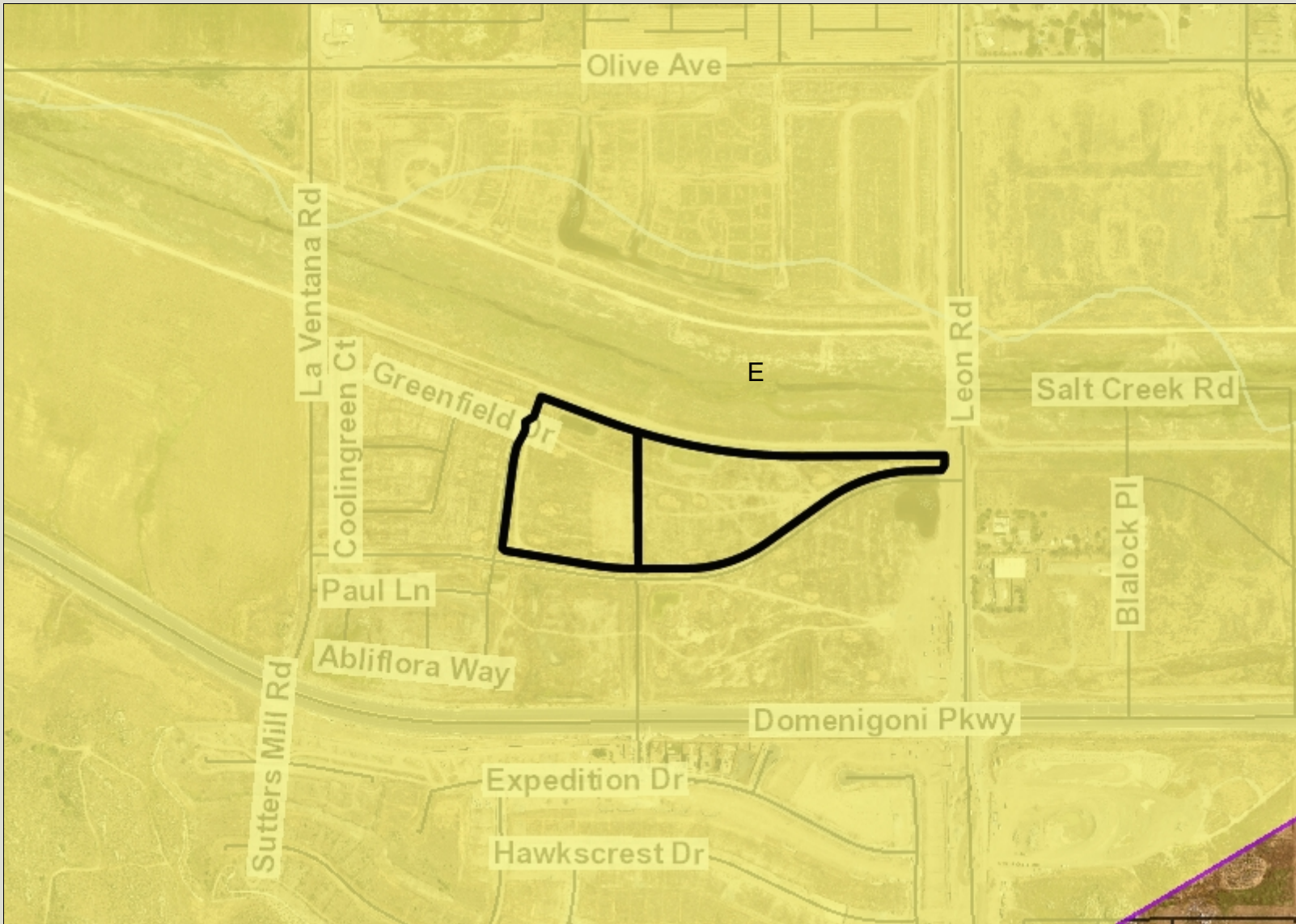


REPORT PRINTED ON... 1/18/2022 9:37:18 AM

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Notes

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones**
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6



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Notes

Map My County Map



Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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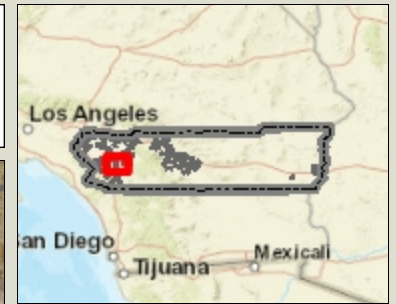
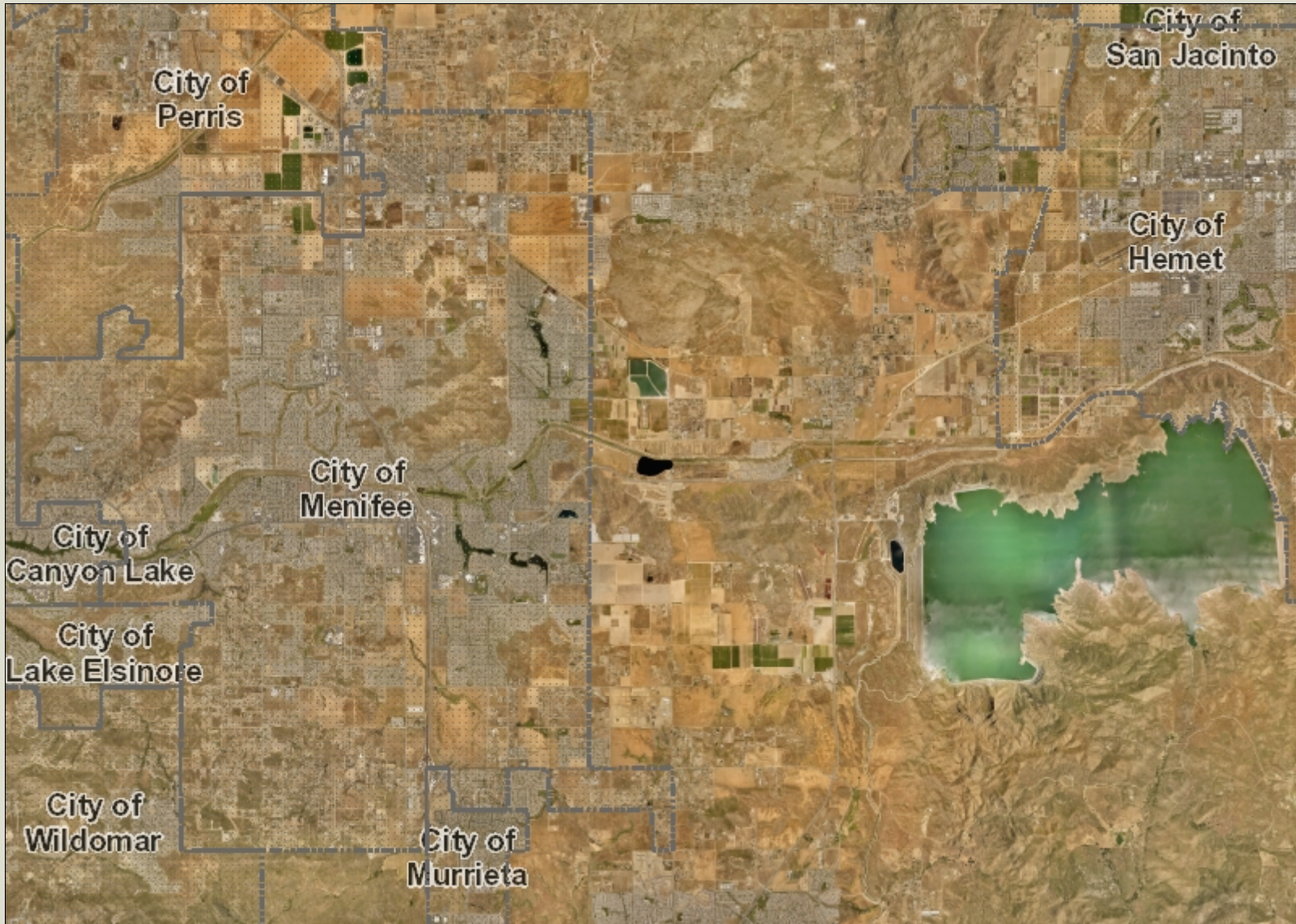
0 753 1,506 Feet

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Notes

Map My County Map



Legend

- City Areas
- World Street Map



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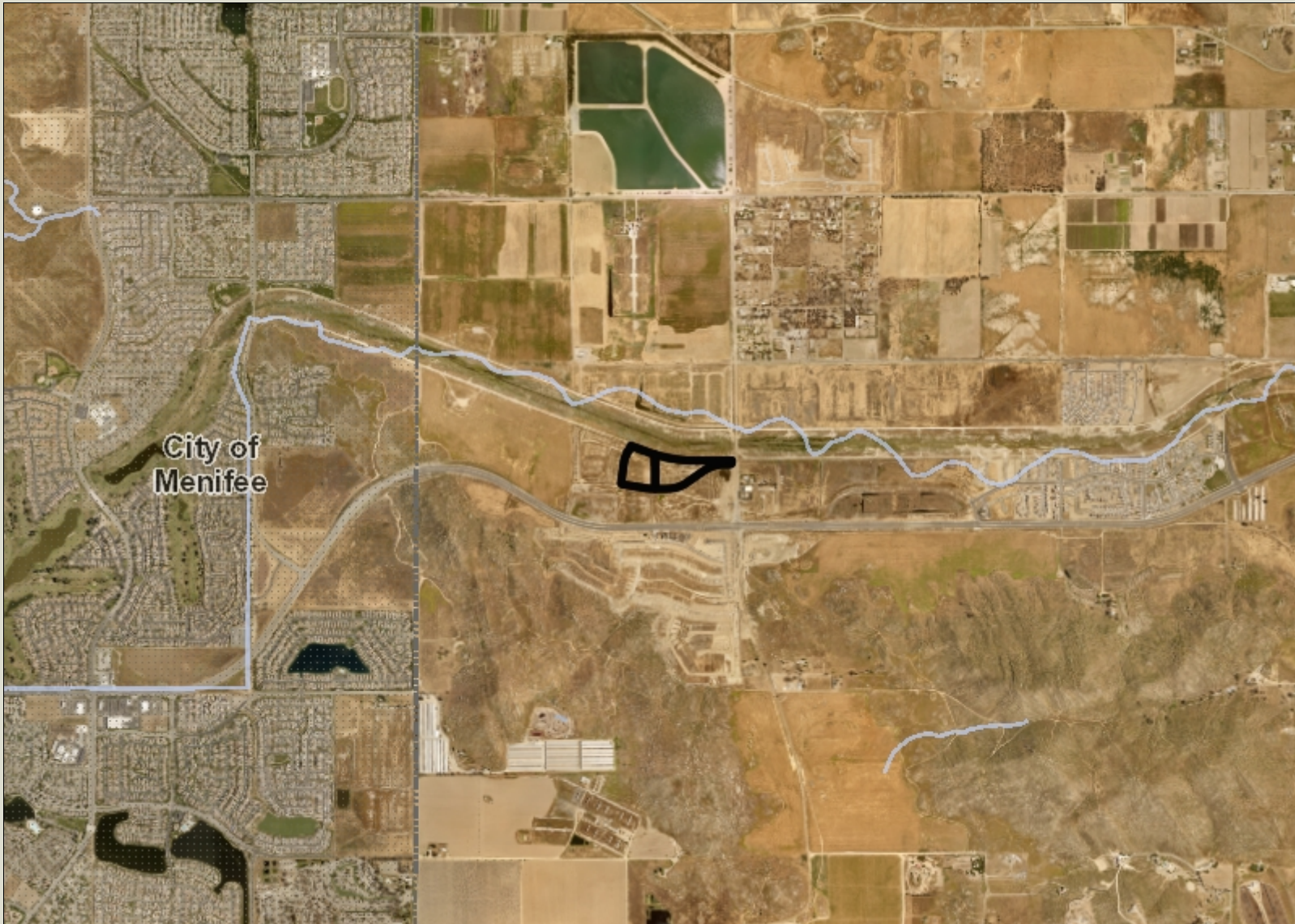


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Notes

Map My County Map



Legend

- Blueline Streams
- City Areas
- World Street Map



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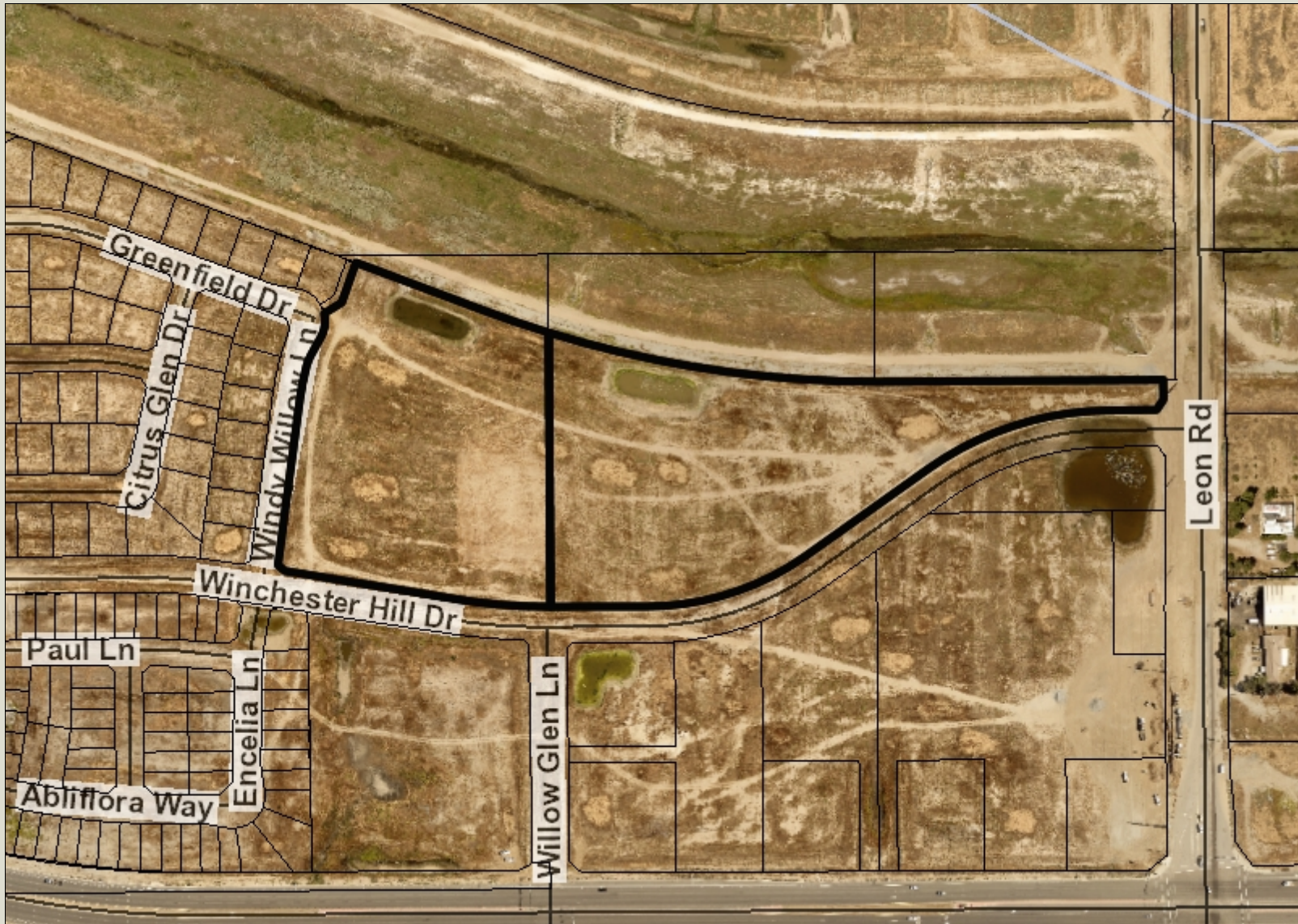
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Notes

Map My County Map



Legend

- Parcels
- County Centerline Names
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



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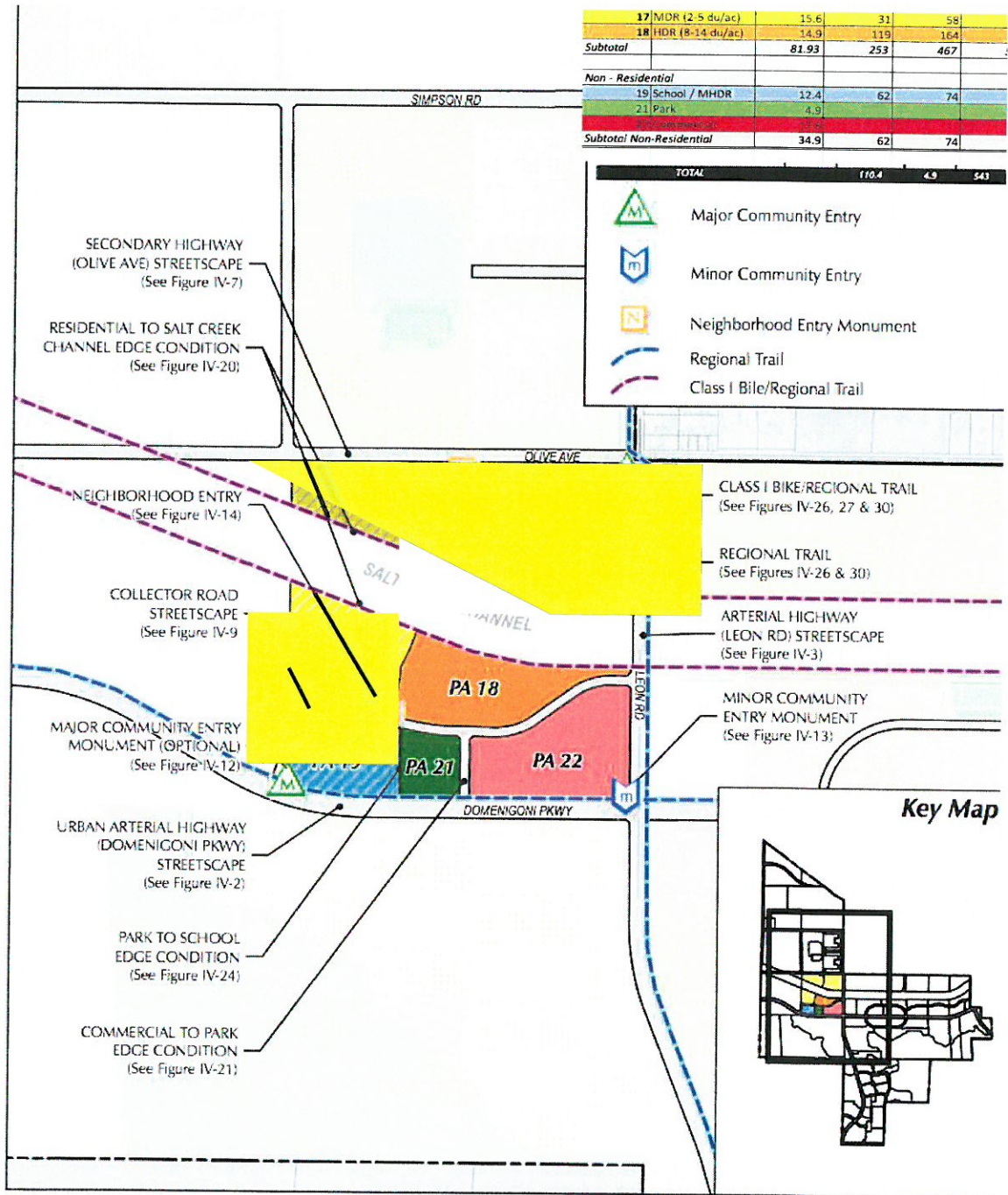
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Notes

FIGURE III-3, Planning Areas 15 through 19, 21, and 22



PLOT PLAN FOR TRACT NO. 38255 - LOT 11 & 12 FOR CONDOMINIUM PURPOSES

ABEL DESIGN
15124423 5'
LIMITS
207' 722' 28" 5'
BAY AREA
2855' 24" 5'
PRIVATE OPEN SPACE
7944' 51" 5'
LANDSCAPING
11708' 51" 5'
6170' 51" TOTAL

OWNER
WINCHESTER HILLS, LLC
15124423 5'
LIMITS
207' 722' 28" 5'
BAY AREA
2855' 24" 5'
PRIVATE OPEN SPACE
7944' 51" 5'
LANDSCAPING
11708' 51" 5'
6170' 51" TOTAL

APPLICANT
VAN DALE HOMES
15124423 5'
LIMITS
207' 722' 28" 5'
BAY AREA
2855' 24" 5'
PRIVATE OPEN SPACE
7944' 51" 5'
LANDSCAPING
11708' 51" 5'
6170' 51" TOTAL

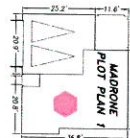
ENGINEER
MOON ENGINEERS
15124423 5'
LIMITS
207' 722' 28" 5'
BAY AREA
2855' 24" 5'
PRIVATE OPEN SPACE
7944' 51" 5'
LANDSCAPING
11708' 51" 5'
6170' 51" TOTAL

PLANNING SUMMARY
TOTAL FLOOR AREA: 118,400 S.F.
TOTAL UNIMPOSED SPACE: 2,311 S.F.
TOTAL PARKING SPACES: 451 SPACES
TOTAL GARAGE SPACES: 451 SPACES

NOTES
- SUBSEQUENT SUBMITTALS, MODIFICATIONS AND CORRECTIONS TO BE MAINTAINED BY THE APPLICANT.

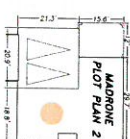
PLAN MIX SUMMARY	
PLAN 1	24
PLAN 2	21
PLAN 3	23
PLAN 4	33
PLAN 4B	33
PLAN 4C	33
PLAN 4D	33
TOTAL	184

★ - DEMONSTRATED ELEVATION



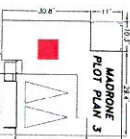
MODEL PLAN 1
AREA TABULATION

FLOOR AREA	823 S.F.
TOTAL LIVING	428 S.F.
COVERED PATIO	154 S.F.
HOUSE FOOTPRINT	1,405 S.F.



MODEL PLAN 2
AREA TABULATION

FLOOR AREA	840 S.F.
TOTAL LIVING	442 S.F.
COVERED PATIO	163 S.F.
HOUSE FOOTPRINT	1,467 S.F.



MODEL PLAN 3
AREA TABULATION

FLOOR AREA	817 S.F.
TOTAL LIVING	437 S.F.
COVERED PATIO	148 S.F.
HOUSE FOOTPRINT	1,315 S.F.



MODEL PLAN 4
AREA TABULATION

FLOOR AREA	839 S.F.
TOTAL LIVING	434 S.F.
COVERED PATIO	151 S.F.
HOUSE FOOTPRINT	1,453 S.F.



MODEL PLAN 4B
AREA TABULATION

FLOOR AREA	807 S.F.
TOTAL LIVING	419 S.F.
COVERED PATIO	46 S.F.
HOUSE FOOTPRINT	1,299 S.F.



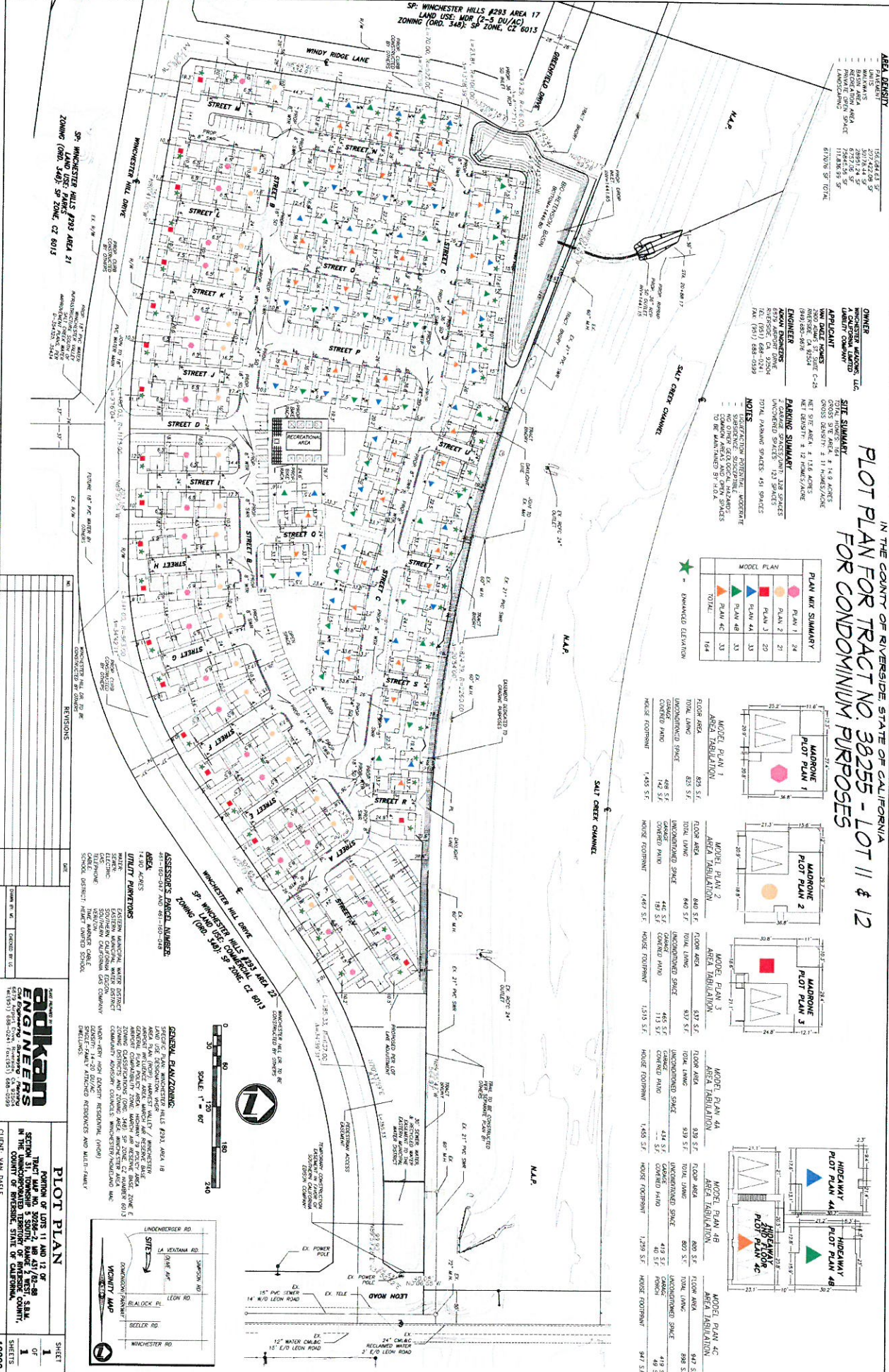
MODEL PLAN 4C
AREA TABULATION

FLOOR AREA	807 S.F.
TOTAL LIVING	419 S.F.
COVERED PATIO	46 S.F.
HOUSE FOOTPRINT	1,299 S.F.



MODEL PLAN 4D
AREA TABULATION

FLOOR AREA	807 S.F.
TOTAL LIVING	419 S.F.
COVERED PATIO	46 S.F.
HOUSE FOOTPRINT	1,299 S.F.



SP: WINCHESTER HILLS #293 AREA 21
LAND USE: RES. DU(C)
ZONING (ORD. 348): SP ZONE, CZ 8013

SP: WINCHESTER HILLS #293 AREA 21
LAND USE: RES. DU(C)
ZONING (ORD. 348): SP ZONE, CZ 8013

SP: WINCHESTER HILLS #293 AREA 21
LAND USE: RES. DU(C)
ZONING (ORD. 348): SP ZONE, CZ 8013

ASSessor'S PARCEL NUMBER
84-100-041 AND 84-100-048

GENERAL PLANNING ZONING
SP: WINCHESTER HILLS #293 AREA 18
LAND USE: RES. DU(C)
ZONING (ORD. 348): SP ZONE, CZ 8013

UTILITY PARTITIONERS
WATER: EASTERN MUNICIPAL WATER DISTRICT
SEWER: SAN JOAQUIN COUNTY SANITATION DISTRICT
ELECTRIC: SOUTHERN CALIFORNIA GAS COMPANY
CABLE: CABLE COMPANY THAT MANAGES CABLE
SCHOOL DISTRICT: PEARCE ORANGE SCHOOL DISTRICT

CLIENT: VAN DALE

REVISIONS

NO.	DATE	DESCRIPTION
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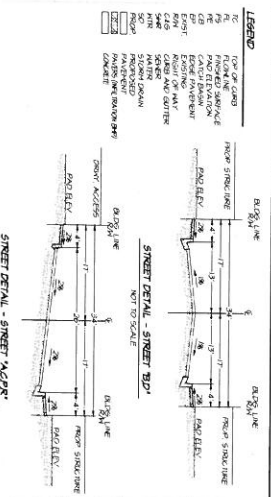
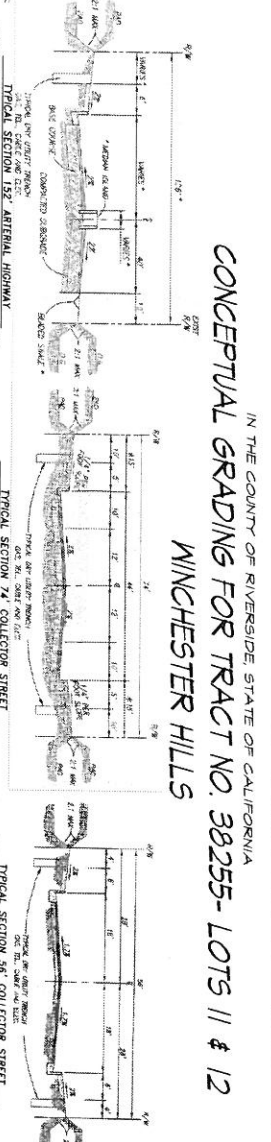
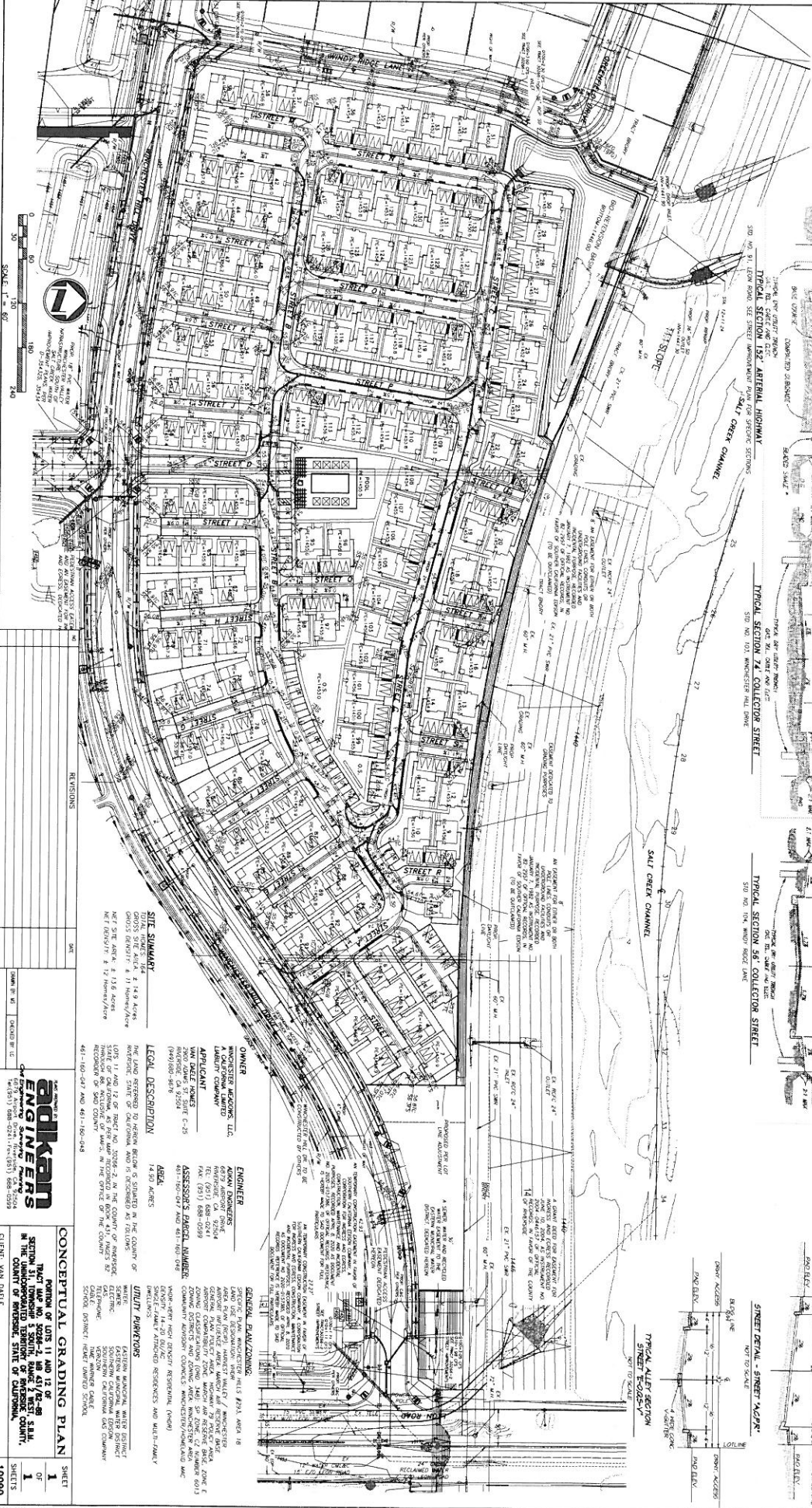
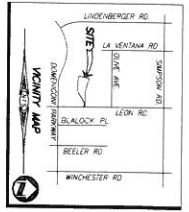
MOON ENGINEERS
15124423 5'
LIMITS
207' 722' 28" 5'
BAY AREA
2855' 24" 5'
PRIVATE OPEN SPACE
7944' 51" 5'
LANDSCAPING
11708' 51" 5'
6170' 51" TOTAL

CLIENT: VAN DALE

SECTION OF LOTS 11 AND 12 OF TRACT NO. 38255, AS SHOWN ON THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

10090

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CONCEPTUAL GRADING FOR TRACT NO. 38255- LOTS 11 & 12
WINCHESTER HILLS



REVISIONS

NO.	DATE	DESCRIPTION

SITE SUMMARY
 GROSS SITE AREA: 4.14 ACRES
 NET SITE AREA: 3.13 ACRES
 NET IMPROVABLE: 1.13 ACRES (27%)

LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
 STATE OF CALIFORNIA, COUNTY OF RIVERSIDE, DISTRICT 14, SECTION 11 AND 12 OF TOWNSHIP 35 NORTH, RANGE 15 EAST, MERIDIAN 116TH, 1/4 SECTION 11 AND 1/4 SECTION 12, TRACT NO. 38255, AS SHOWN ON MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

OWNER
 WINCHESTER HOMES, LLC
 A CALIFORNIA LIMITED LIABILITY COMPANY
APPLICANT
 WIN DIET HOMES
 2800 DAVIS ST SUITE C-25
 RIVERSIDE, CA 92504
 (951) 508-8824

ENGINEER
 AKOON ENGINEERS
 6679 ANGELO DRIVE
 RIVERSIDE, CA 92504
 TEL: (951) 508-0244
 FAX: (951) 508-0299

ASSESSOR'S PARCEL NUMBER
 497070147 AND 497100108

AREA
 14.50 ACRES

GENERAL PLANNING
 AREA NO. 14, WINCHESTER HILLS, RIVERSIDE COUNTY, CALIFORNIA
 ZONING: SINGLE-FAMILY RESIDENTIAL (SFR) ZONE E
 ZONING REGULATIONS (ZONING REGULATIONS) CHAPTER 14.01, SECTION 14.01.02, SUBSECTION 14.01.02.01
 COMMUNITY DEVELOPMENT DEPARTMENT, RIVERSIDE COUNTY, CALIFORNIA
 400 WEST 9TH STREET, RIVERSIDE, CA 92507
 (951) 953-3300

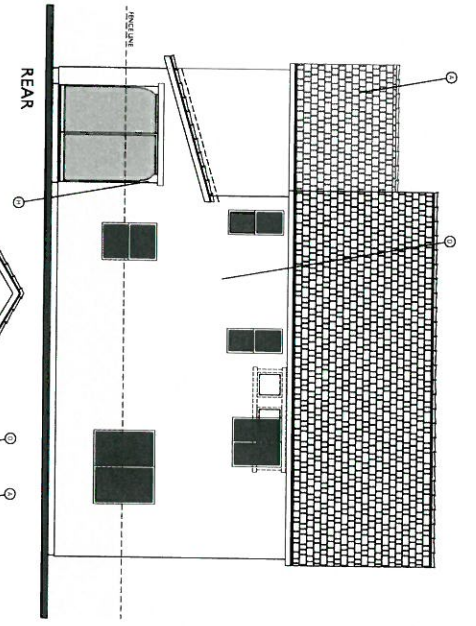
UTILITY DIVISIONS
 WATER: SOUTHERN CALIFORNIA GAS: SOUTHERN CALIFORNIA GAS
 ELECTRIC: SOUTHERN CALIFORNIA GAS
 TELEPHONE: SOUTHERN CALIFORNIA GAS
 CABLE: SOUTHERN CALIFORNIA GAS
 SLOTTED DRAINAGE: REHBT JUNITED SCHOOL

CONCEPTUAL GRADING PLAN
 SHEET 1 OF 1
 PERIOD OF LOTS 11 AND 12 OF SECTION 11 AND 12 OF TOWNSHIP 35 NORTH, RANGE 15 EAST, MERIDIAN 116TH, 1/4 SECTION 11 AND 1/4 SECTION 12, TRACT NO. 38255, AS SHOWN ON MAPS ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, RIVERSIDE, STATE OF CALIFORNIA.
 CLIENT: VAN DIELLE

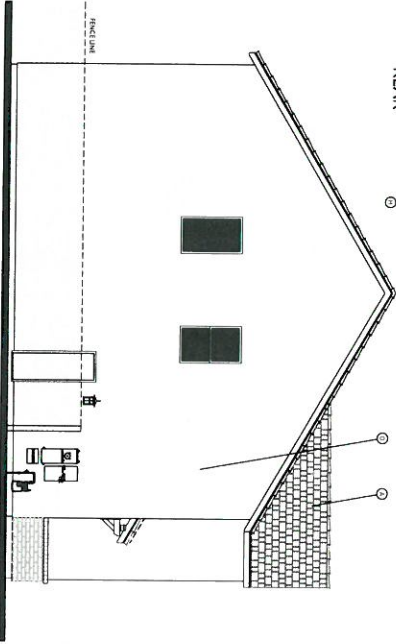
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PLAN 3
 European Cottage Elevation
WINCHESTER HILLS - CLUSTER SFD
 Winchester, California

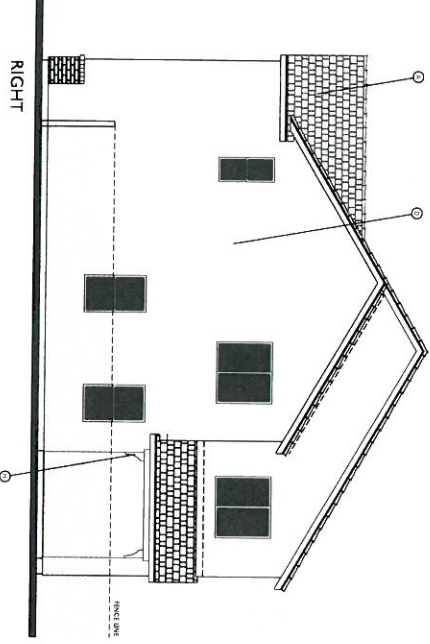
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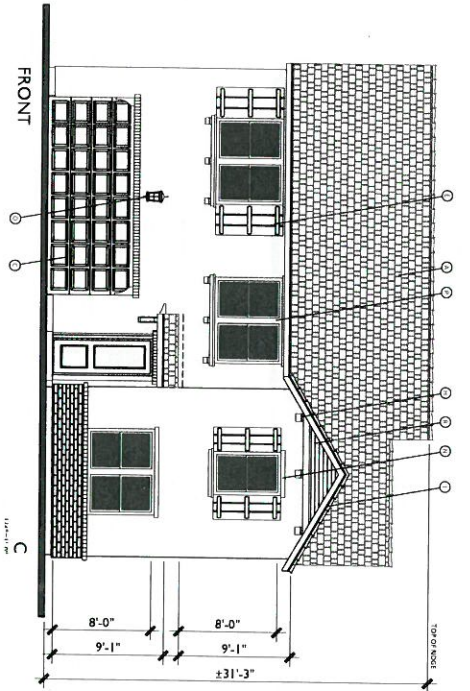
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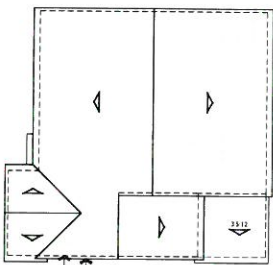
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RIGHT



FRONT

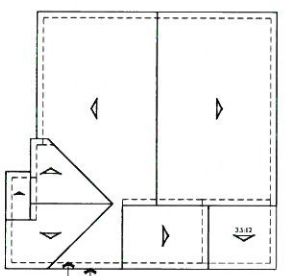
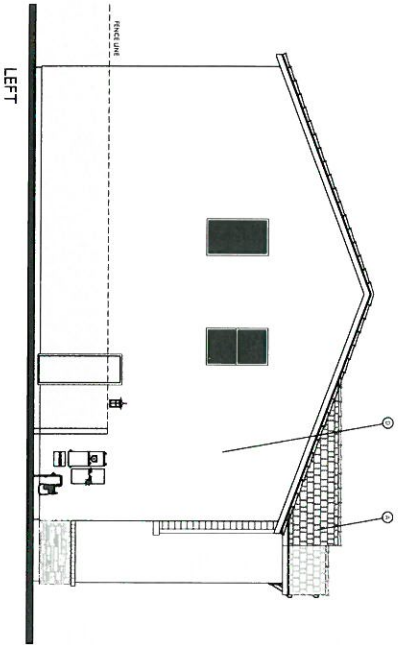
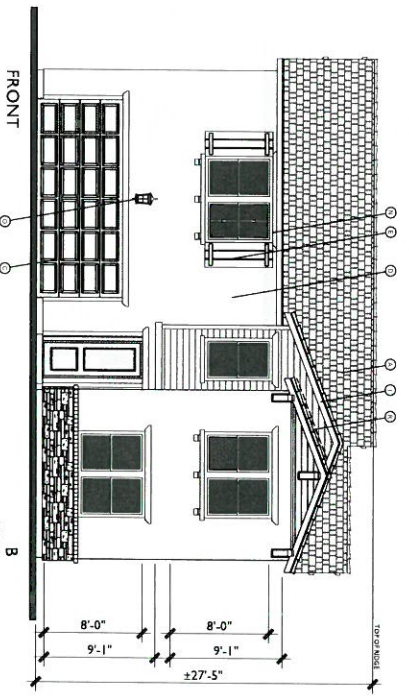
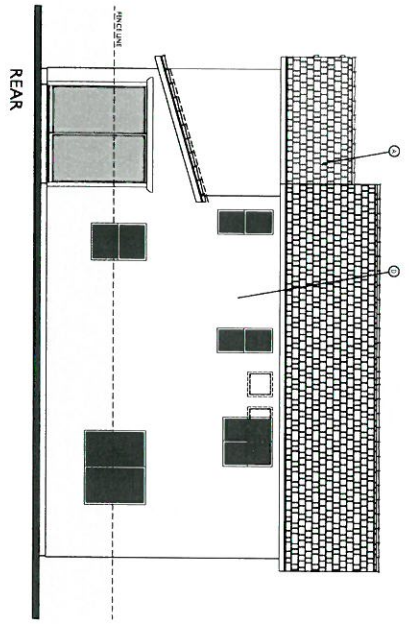


ROOF PLAN
 PITCH 7/12 RIDGE
 EAVE 12" SINK
 ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A CONCRETE FLAT TILE
 - B CONCRETE S TILE
 - C STUCCO
 - D STUCCO
 - E STUCCO
 - F STUCCO
 - G STUCCO
 - H STUCCO
 - I STUCCO
 - J STUCCO
 - K STUCCO
 - L STUCCO
 - M STUCCO
 - N STUCCO
 - O STUCCO
 - P STUCCO
 - Q STUCCO
 - R STUCCO
 - S STUCCO
 - T STUCCO
 - U STUCCO

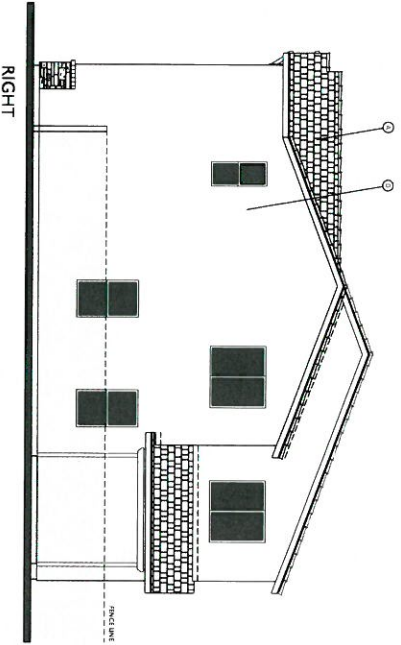
PLAN 3
 Craftsman Elevation
WINCHESTER HILLS - CLUSTER SFD
 Winchester, California

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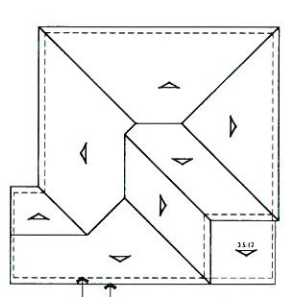
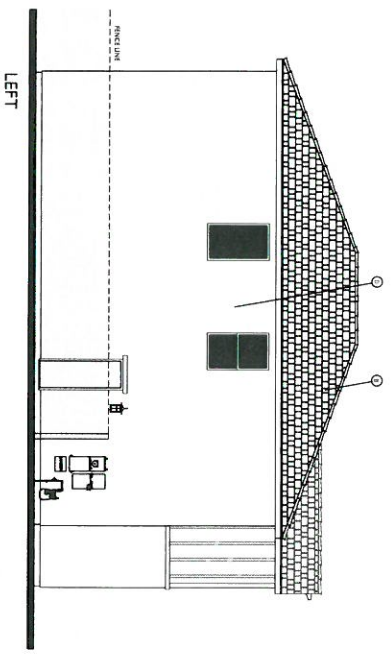
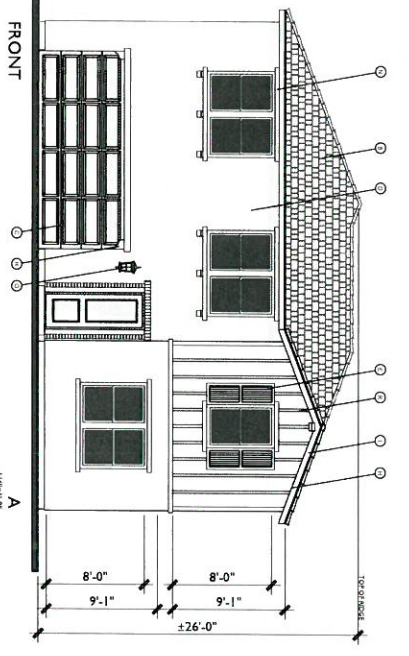
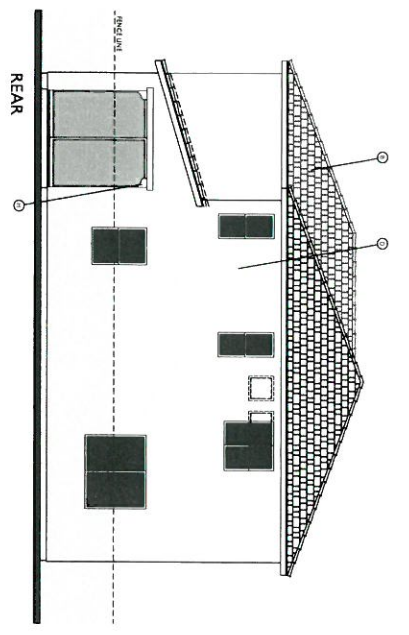


- MATERIAL LEGEND**
- A CONCRETE FLAT TILE
 - B BRICK
 - C ROLL UP GARAGE DOOR
 - D STUCCO
 - E STUCCO
 - F DECORATIVE POTSHIELD
 - G DECORATIVE WOODSHAKE
 - H FOAM CORBEL (WOOD SHAKED)
 - I WOOD SHAKE BOARD
 - J WOOD SHAKE BOARD
 - K BRICK + SILLER
 - L BRICK + SILLER
 - N FOAM TILE
 - O RECESS SHADOW WINDOW
 - P CERAMIC TILE VERTICAL SPINE
 - Q WOOD POST
 - T SHAPED FOAM CORBEL
 - U BRICK TRAIL

ROOF PLAN
 PITCH: 4.5:12
 RAISE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE

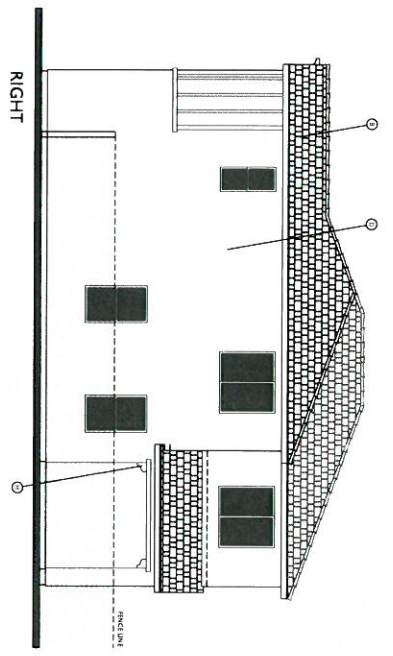


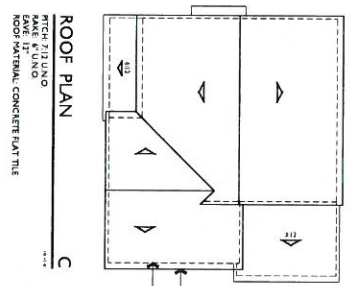
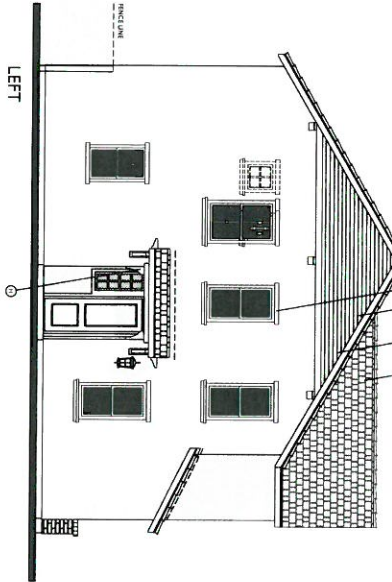
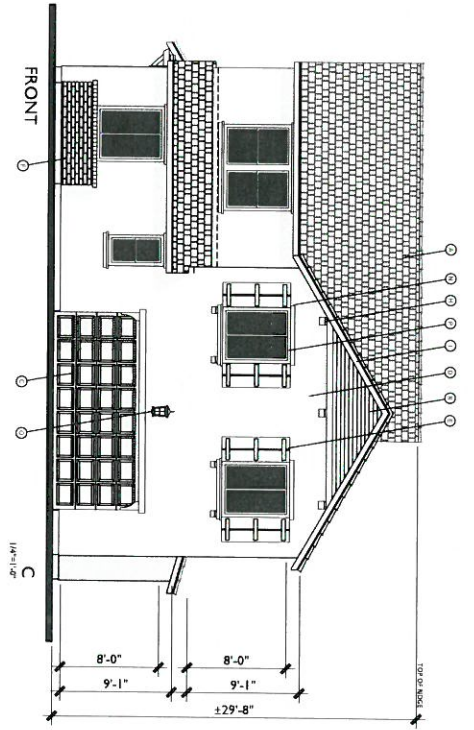
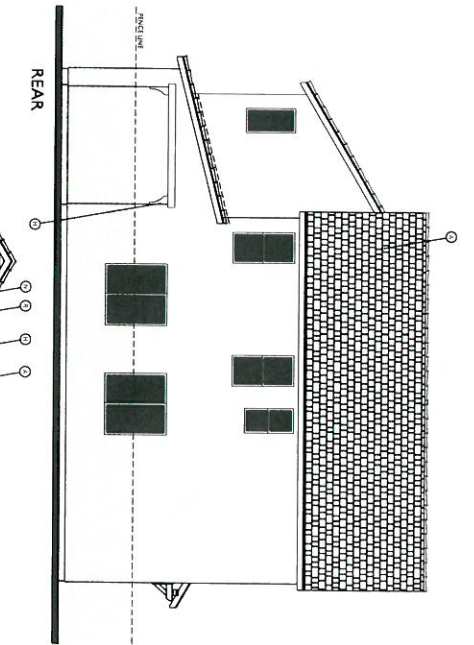
PLAN 3
 California Elevation
WINCHESTER HILLS - CLUSTER SFD
 Winchester, California
 521.21332



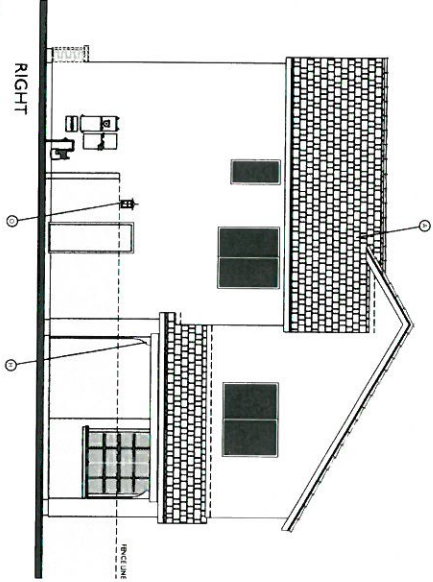
ROOF PLAN
 PRICE: 4.513
 NAME: 17
 ROOF MATERIAL: CONCRETE/FLAT TILE

- MATERIAL LEGEND**
- A CONCRETE SLAT TILE
 - B CONCRETE WALL
 - C ROLL UP GARAGE DOOR
 - E FOAMWOOD SHUTTER
 - F DECORATIVE POST/SLAT
 - H SHALATED WOOD SHAFED
 - I FOAM CORBEL
 - J STONE VENEER
 - K BRICK HEALER
 - M BRICK VENEER
 - N FOAM TRIM
 - O BRICK HEALER
 - P RECESS AROUND WINDOW
 - Q CERAMIC TILE VERTICAL SLING
 - S WOOD POST
 - I SHAPED FOAM CORBEL
 - J BRICK TRIM





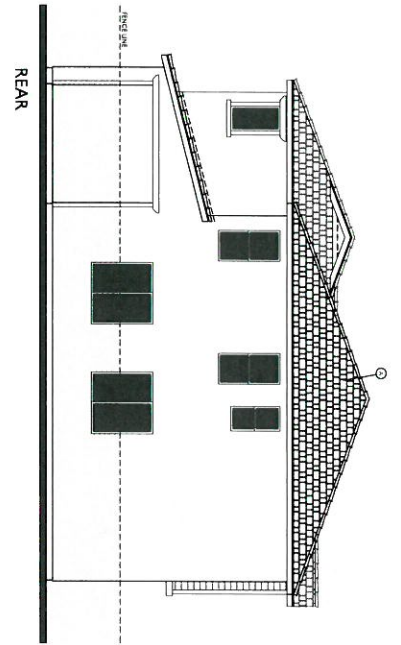
- MATERIAL LEGEND**
- A CONCRETE FLAT TILE
 - B ROLL UP GARAGE DOOR
 - C ROLL UP GARAGE DOOR
 - D STUDIO
 - E DECORATIVE SHUTTER
 - F DECORATIVE WINDOW FRAME
 - G DECORATIVE WINDOW FRAME
 - H FOAM CORBEL (WOOD SHAPED)
 - I WOOD BRIDGE BOARD
 - J BRICK VENEER
 - K BRICK VENEER
 - L BRICK VENEER
 - M FOAM TRIM
 - N FOAM TRIM
 - O LIGHT FIXTURE
 - P DECORATIVE WINDOW
 - Q CERAMIC TILE
 - R WOOD PANEL
 - S WOOD PANEL
 - T SHAPED FOAM CORBEL
 - U BRICK TRIM



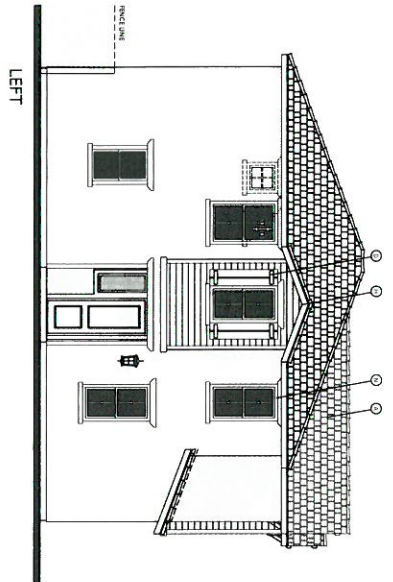
PLAN 2
European Cottage Elevation
WINCHESTER HILLS - CLUSTER SFD
Winchester, California



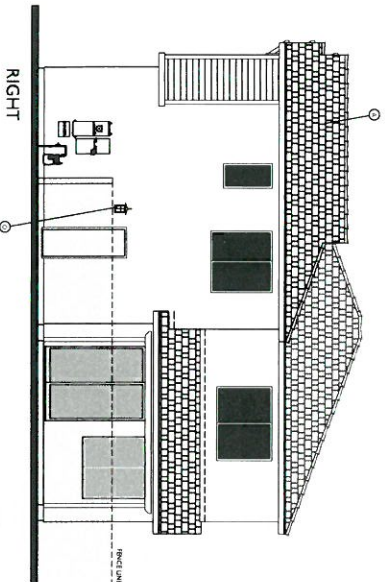
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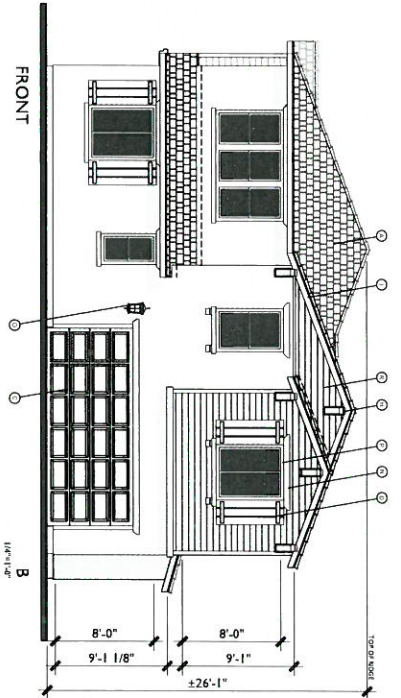
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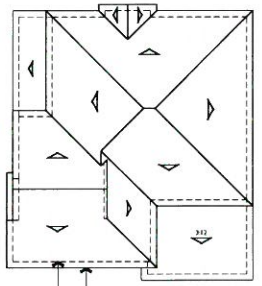
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RIGHT

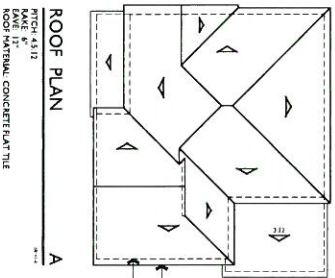
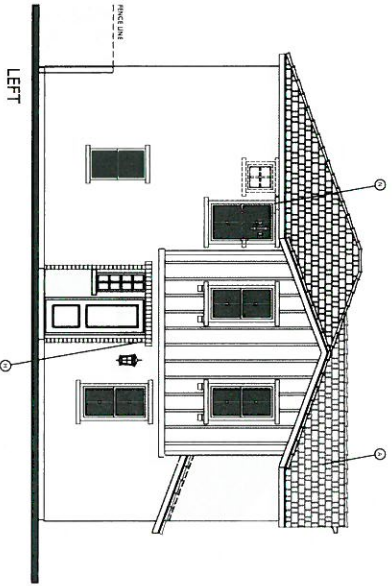
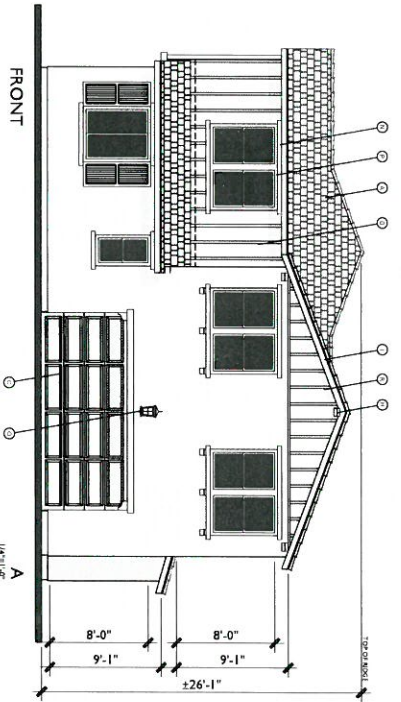
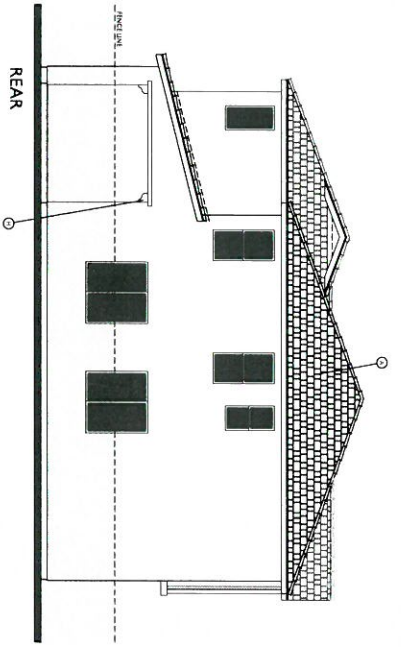


FRONT



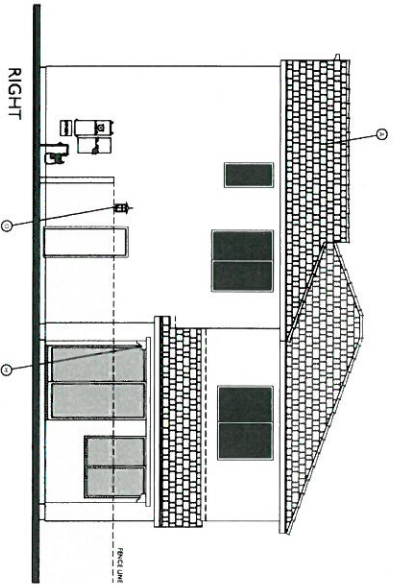
ROOF PLAN
 PROJECT: 14313
 MAKE: 17
 ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A CONCRETE FLAT TILE
 - B BRICK CHIMNEY
 - C ROLL UP OUTSIDE DOOR
 - D BRICK VENEER
 - E FOAMWOOD SHUTTER
 - F DECORATIVE POST/SELF
 - G SIMULATED WOOD SHARD
 - H SIMULATED WOOD SHARD
 - I FOAM CORNER BOARD
 - J STONE VENEER
 - K BRICK VENEER
 - L BRICK VENEER
 - M BRICK VENEER
 - N FOAM TRIM
 - O FOAM TRIM
 - P RECESS AROUND WINDOW
 - Q CERAMIC TILE VERTICAL SIDING
 - R WOOD POST
 - S SHAVED OAK CORBEL
 - T BRICK TRIM



- MATERIAL LEGEND**
- A CONCRETE FLAT TILE
 - B CONCRETE 8" TILE
 - C ROLL UP GARAGE DOOR
 - E FOAMWOOD SHUTTER
 - F DECORATIVE ROTISSEUR
 - H SHALATELWOOD SHARD
 - I FOAM CORBEL SCANSO
 - J STONE VENEER
 - K BRICK VENEER
 - M BRICK VENEER
 - N FLOAT TRIM
 - O SPOT LIGHT
 - P RECESS AROUND WINDOW
 - Q CERAMIC TILE VERTICAL SLIDING
 - R WOOD POST
 - S WOOD CORBEL
 - U BRICK TRIM

ROOF PLAN
SCALE: 1/8" = 1'-0"
ROOF MATERIAL: CONCRETE FLAT TILE



Bassemian | Lagoni
ARCHITECTS
MONTEBELLO, CALIFORNIA 94038
Copyright Bassemian | Lagoni Architects

PLAN 2
California Ranch Elevation
WINCHESTER HILLS - CLUSTER SFD
Winchester, California

521.21332



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Earle Hildebrand III
Planning Director

July 11, 2022

LGC Geotechnical, Inc.
Attn: Dennis Boratynec (dboratynec@lgcgeotechnical.com)

RE: Conditions of Approval
County Geologic Report No. 210253
“Geotechnical Due Diligence, Proposed Residential Development of the Winchester Hills Planning Area 18 (PA-18), County of Riverside, California,” dated August 30, 2021.

County Geologic Report GEO No. 210253, submitted for the projects TTM38255 and PPT210139, was prepared by LGC Geotechnical, Inc. The report is titled; “Geotechnical Due Diligence, Proposed Residential Development of the Winchester Hills Planning Area 18 (PA-18), County of Riverside, California,” dated August 30, 2021. In addition, LGC has submitted the following update letter:

“Geotechnical Discussion of the Updated 2019 California Building Code, Proposed Residential Development of the Winchester Hills Planning Area 18 (PA-18), County of Riverside, California”, dated February 22, 2022.

GEO No. 210253 concluded:

1. The guidance in this report is based solely on our review of the referenced As-graded geotechnical report by GMU Geotechnical, Inc. and a brief site visit. No subsurface geotechnical exploration and/or laboratory testing was reviewed or performed in preparation of this report.
2. The site is not located in a State of California Earthquake Fault Zone (Alquist-Priolo Special Studies Zone). No active or potentially active faults have been mapped across the project site. The closest known active faults are associated with the San Jacinto Fault to the north and the Elsinore Fault Zone to the south.
3. Groundwater was not encountered during rough grading of the subject site. However, intermittent areas of very moist to wet alluvium associated with shallow perched water were observed during grading. Groundwater is not expected to impact site development.
4. Topsoil and low-density alluvial materials were removed during grading to expose dense alluvial deposits having a relative compaction of at least 85% prior to placing fill.
5. Fill was compacted to at least 90% relative compaction and near optimum moisture.
6. Total settlement of engineered fill is not expected to exceed approximately 3-inches over 40 feet.
7. All engineered fill sloped impacting the site are considered grossly and surficially stable and should remain so under normal conditions and proper maintenance.
8. At the completion of mass grading, fill depths ranged from approximately 4 to 14 feet.
9. Onsite grading mitigated the potential for seismic induced hazards.
10. The onsite near-surface soils have a very low expansion.

GEO No. 210253 recommended:

1. The use of conventional shallow stiffened foundations is considered feasible for the proposed residential structures based on the anticipated future settlement potential. We do not anticipate deep foundations will be necessary.
2. Based on observations made during our site visit on August 26, 2021, the site is currently vacant with some vegetation growth and significant erosional damage.

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

3. Unsuitable and potentially compressible materials not removed by design cuts should be excavated to competent very old fan deposit materials or bedrock and replaced with compacted fill soils. In general, this includes existing undocumented artificial fill, residual soil, and upper weathered/desiccated portions of the very old fan deposits.
4. When field density test data is utilized for approval of material, an in-place relative compaction of 85 percent or greater and a degree of saturation of 85 percent or greater will be considered suitable.
5. We recommend that soils within the proposed building pads be temporarily removed and recompacted to minimum depths of approximately 3 to 8 feet below existing grade or 2 feet beneath the base of the foundations, whichever is deeper.
6. Where adequate space is available, the base of removal and recompaction bottoms should extend laterally a minimum distance equal to the depth of removal and recompaction below finish grade or at a minimum distance of 5 feet beyond the edges of the proposed building foundations, whichever is larger.
7. For minor site structures such as free-standing walls, screen walls, trash enclosures, etc., removal and recompaction should extend at least 5 feet beneath existing grade or 2 feet beneath the base of foundations, whichever is deeper. In general, the envelope for removal and recompaction should extend laterally a minimum distance of 5 feet beyond the edges of the proposed improvements mentioned above, where space permits.
8. Oversize particles (larger than 8 inches in maximum dimension) will require reduction in size or placement in rock disposal areas. Rock disposal areas are generally located in areas that are deeper than 10 feet below finish design grades or approximately 2 feet below the deepest utility, whichever is deeper.
9. Oversized core stones that will require special handling may be encountered throughout the bedrock.
10. Total fill depths greater than approximately 40 feet require surface settlement monitoring be performed after grading is completed to ensure long-term fill settlement is within tolerable limits prior to commencement of building construction.
11. Foundation settlement due to structural loads is anticipated to be on the order of 1-inch or less. Differential static settlement may be taken as half of the static settlement (i.e., ½-inch over a horizontal span of 40 feet). Furthermore, seismic dry sand settlement is anticipated to be on the order of ½-inch or less. Differential seismic settlement may be taken as half of the seismic settlement (i.e., ¼-inch over a horizontal span of 40 feet).

GEO No. 210253 satisfies the requirement for an update geologic/geotechnical study for Planning/CEQA purposes. GEO No. 210253 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
John Earle Hildebrand III, Planning Director



Daniel P. Walsh, CEG No. 2413
County Geologist

cc: Planner: Russell Brady (rbrady@rivco.org)
Applicant: T&B Planning; Attn; Joel Morse (jmorse@tbplanning.com)



August 25, 2021

Attn: Michael Brendecke
Adkan Engineers
6879 Airport Dr.
Riverside, CA 92505

Subject: SAN 53 – Will Serve – WS 20210000937 - APN: 461-160-047 & 461-160-048

Eastern Municipal Water District (EMWD) is willing to provide water and sewer services to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. EMWD expects the developer to provide proper notification when a water demand assessment is required pursuant to Senate Bill 221 and/or 610. EMWD expects the developer to coordinate with the approving agency for the proper notification. Further arrangements for service from EMWD may also include plan check, facility construction, inspection, jurisdictional annexation, and payment of financial participation charges. The developer is advised to contact EMWD's Development Services Department early in the entitlement process to determine the necessary arrangements for service, and to receive direction on the preparation of facility Design Conditions, which is required prior to final engineering.

EMWD's ability to serve is subject to limiting conditions, such as regulatory requirements, legal issues, or conditions beyond EMWD's control.

Expiration – one year from date of issue

Thank you for your cooperation in serving our mutual customers. If you have any questions, please call me at (951) 928-3777, extension 4472.

Sincerely,

Rafael Resendiz, MS, PE
Associate Civil Engineer II
Development Services Department
Eastern Municipal Water District

RR:lm

Board of Directors
Philip E. Paule, *Vice President* Jeff Armstrong Stephen J. Corona Randy A. Record David J. Slawson

2270 Trumble Road • P.O. Box 8300 • Perris, CA 92572-8300
T 951.928.3777 • F 951.928.6177 www.emwd.org

OWNER
 WINCHESTER MEADOWS, LLC,
 A CALIFORNIA LIMITED LIABILITY COMPANY

ENGINEER
 ADKAN ENGINEERS
 6879 AIRPORT DRIVE
 RIVERSIDE, CA 92504
 TEL: (951) 688-0241
 FAX: (951) 688-0599

APPLICANT
 WINCHESTER HILLS 164, LLC
 2900 ADAMS ST., SUITE C-29
 RIVERSIDE, CA 92504
 (949) 680-9676

ASSESSOR'S PARCEL NUMBER:
 461-160-047 AND 461-160-048

AREA:
 14.90 ACRES

AREA DENSITY

- PAVEMENT 156,084.63 SF
- UNITS 107,422.08 SF
- WALKWAYS 30178.44 SF
- BASIN AREA 28951.24 SF
- RECREATION AREA 6757.06 SF
- PRIVATE OPEN SPACE 75845.56 SF
- LANDSCAPING 111,836.99 SF

617,076 SF TOTAL
 OR 14.166 NET AC.

SITE SUMMARY
 TOTAL HOMES: 164
 GROSS SITE AREA: ± 14.9 ACRES
 GROSS DENSITY: ± 11 HOMES/ACRE

NET SITE AREA: ± 13.6 ACRES
 NET DENSITY: ± 12 HOMES/ACRE

PARKING SUMMARY
 2 GARAGE SPACES/UNIT: 328 SPACES
 UNCOVERED SPACES: 123 SPACES

TOTAL PARKING SPACES: 451 SPACES

UTILITY PURVEYORS

WATER: EASTERN MUNICIPAL WATER DISTRICT
 SEWER: EASTERN MUNICIPAL WATER DISTRICT
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: VERIZON
 CABLE: TIME WARNER CABLE
 SCHOOL DISTRICT: HEMET UNIFIED SCHOOL

GENERAL PLAN/ZONING

SPECIFIC PLAN: WINCHESTER HILLS #293, AREA 18
 EXISTING LAND USE DESIGNATION: VHDR
 PROPOSED LAND USE DESIGNATION: HDR
 AREA PLAN (PROP.): HARVEST VALLEY WINCHESTER AIRPORT INFLUENCE AREA MARCH AIR RESERVE BASE GENERAL PLAN POLICY AREA: HIGHWAY 79 POLICY AREA AIRPORT COMPATIBILITY ZONE: MARCH AIR RESERVE BASE, ZONE E ZONING CLASSIFICATIONS (ORD. 348): SP ZONE, CZ NUMBER 6013 ZONING DISTRICTS AND ZONING AREA: WINCHESTER AREA COMMUNITY ADVISORY COUNCILS: WINCHESTER/HOMELAND MAC

VHDR-VERY HIGH DENSITY RESIDENTIAL (VHDR)
 DENSITY: 14-20 DU/AC
 MULTI-FAMILY DWELLINGS

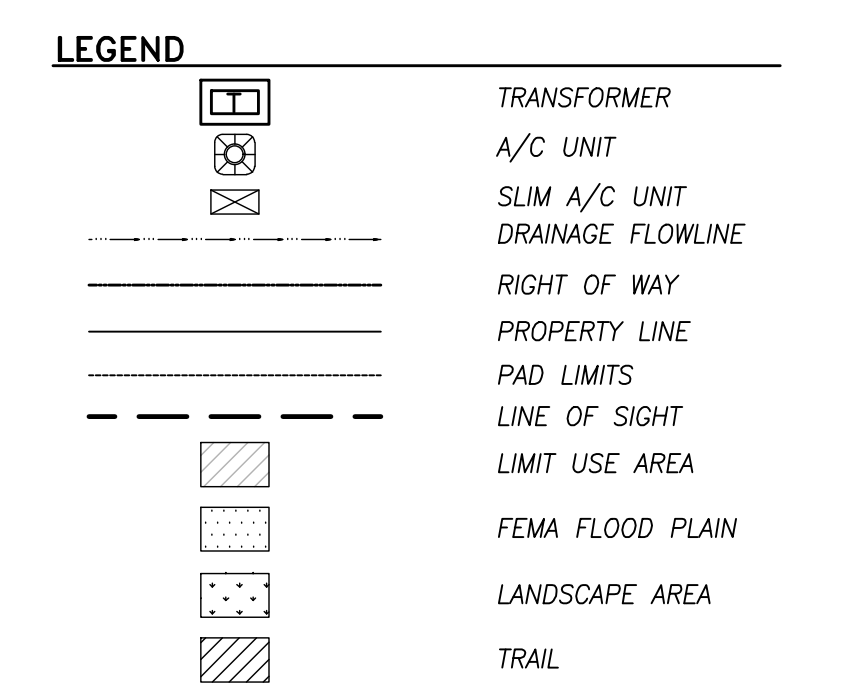
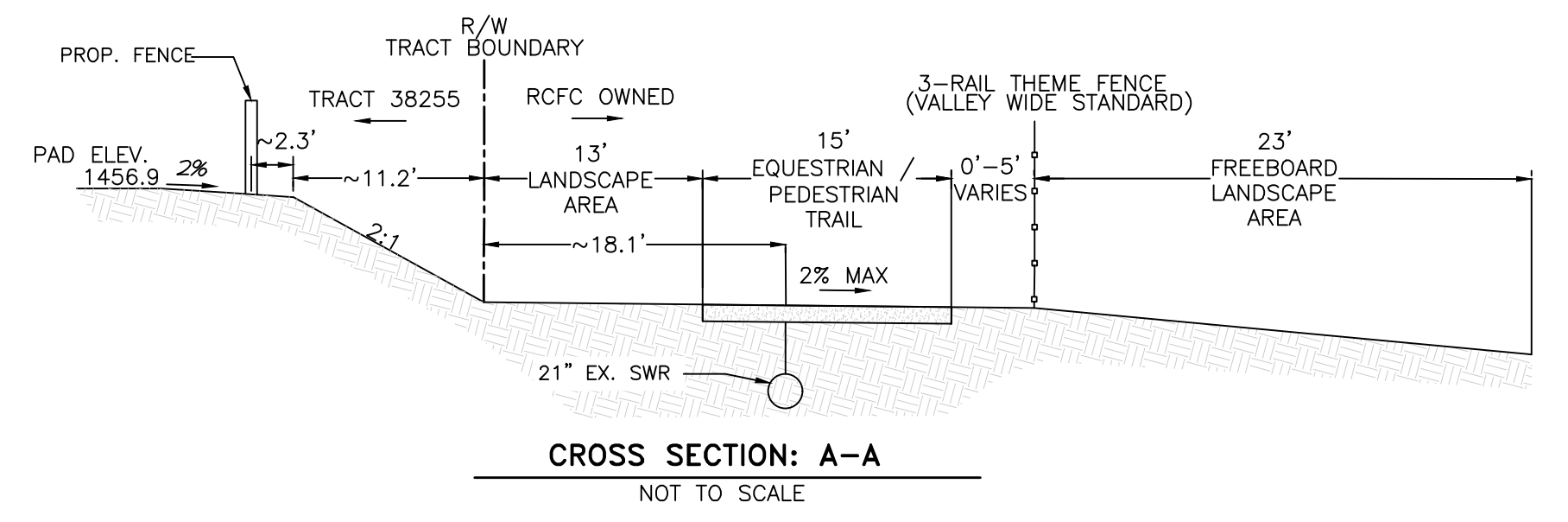
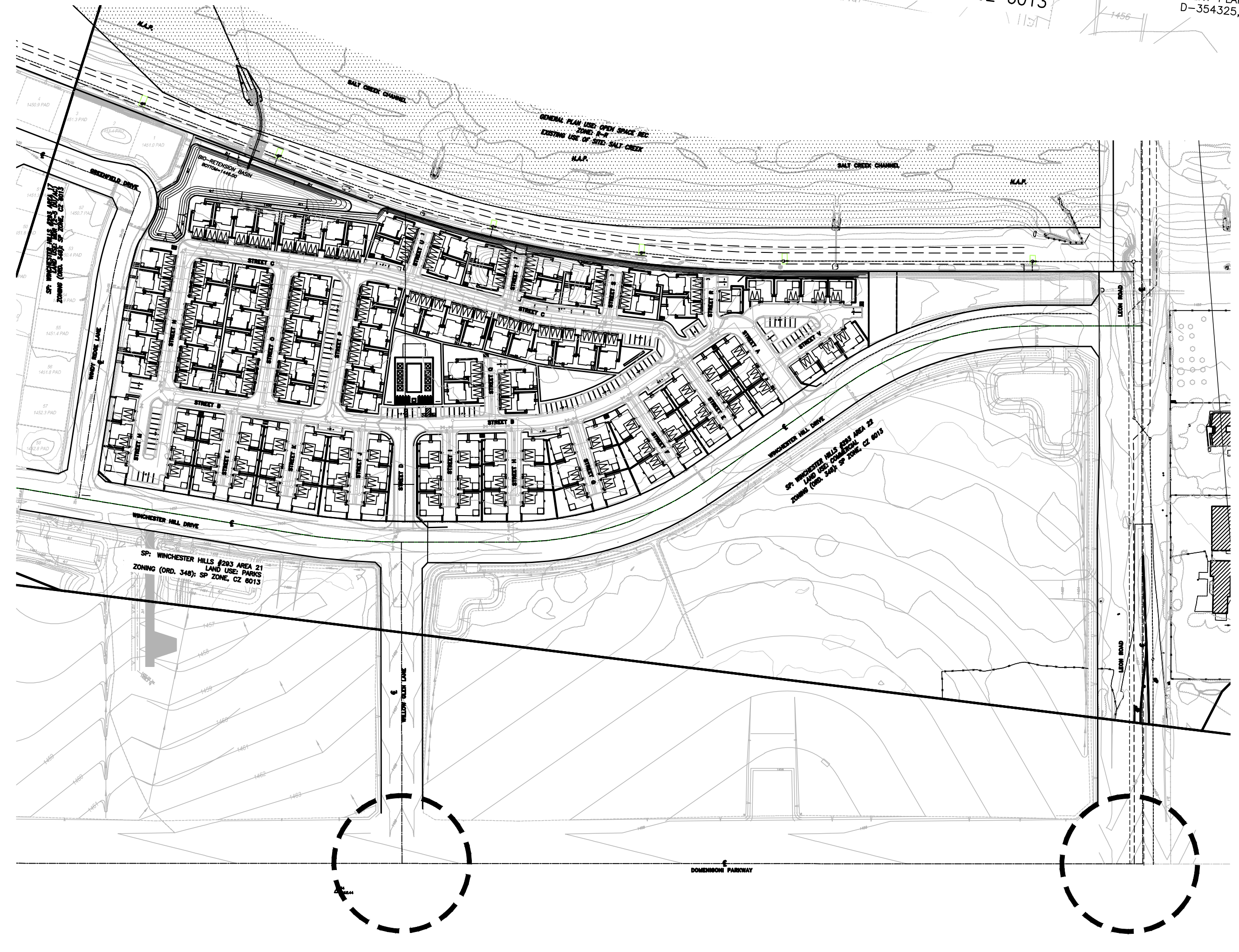
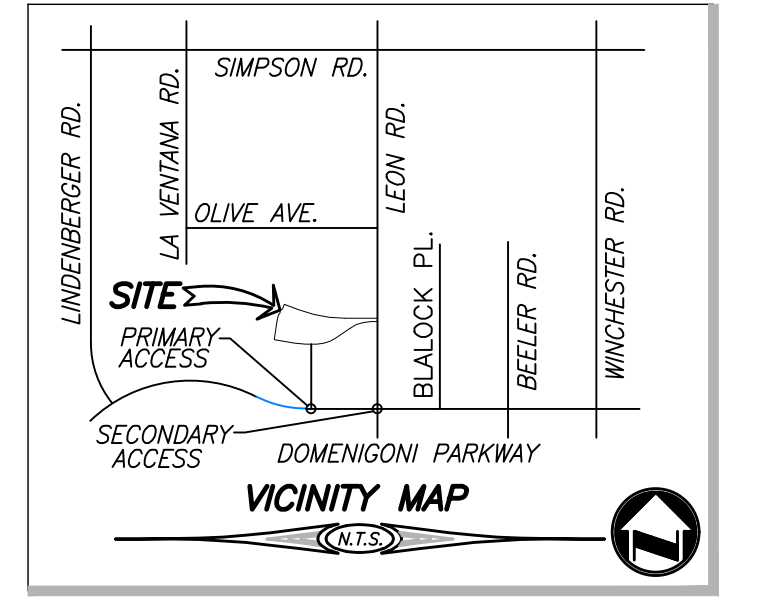
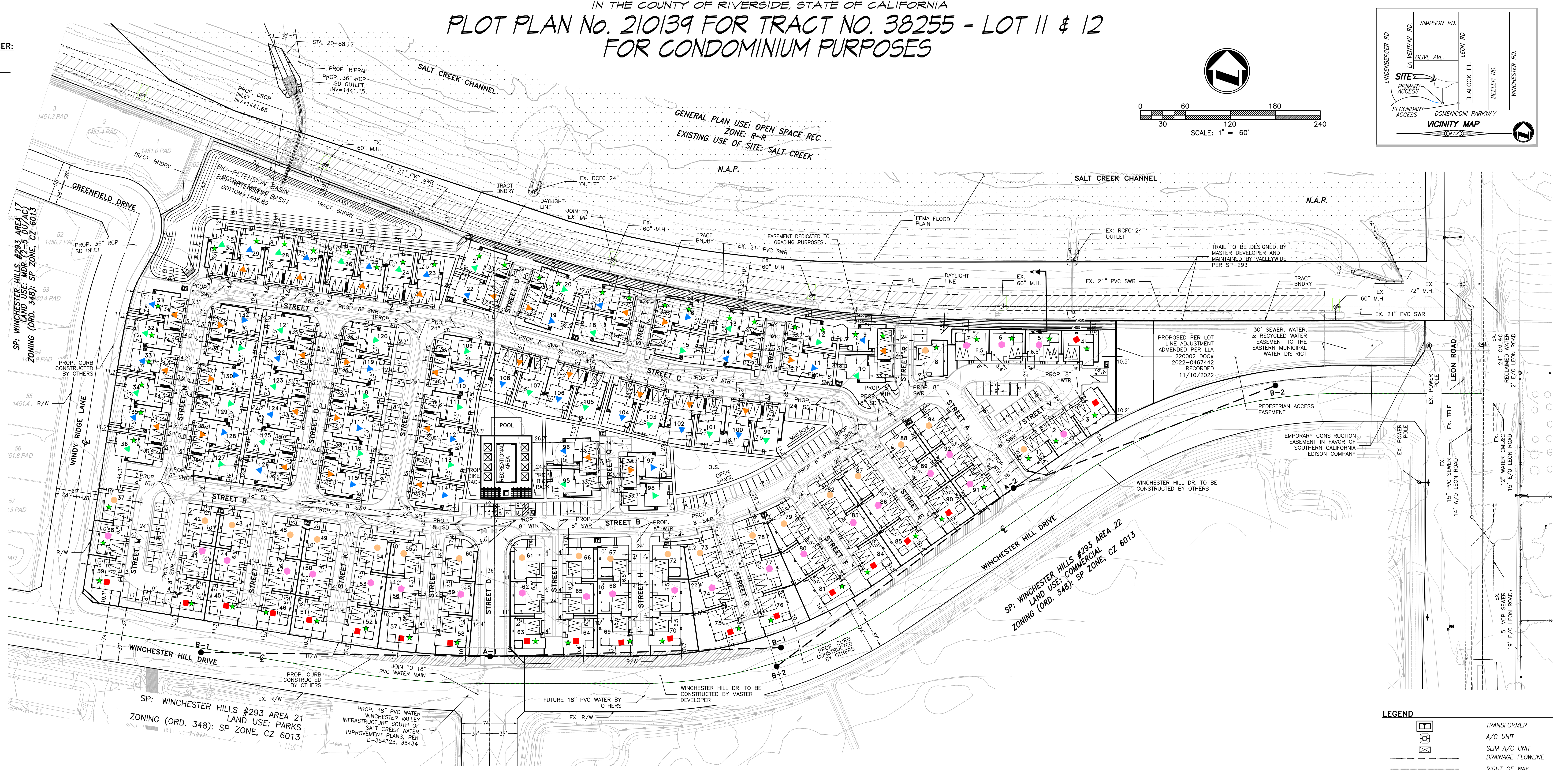
NOTES

- LIQUEFACTION POTENTIAL: MODERATE
- SUBSIDENCE: SUSCEPTIBLE
- NO OTHER GEOLOGICAL HAZARDS
- COMMON AREAS AND OPEN SPACES TO BE MAINTAINED BY H.O.A.
- BUILDINGS WILL INCLUDE SPACE OR FACILITIES FOR BIKE PARKING IN GARAGES
- FINAL TRANSFORMER LOCATIONS TO BE DETERMINED IN COORDINATION WITH UTILITY PURVEYOR

SCOPE OF WORK

MULTI-UNIT RESIDENTIAL STRUCTURE TO COMPRISE 164 UNITS, IN CONJUNCTION WITH VARIOUS SURFACE IMPROVEMENTS TO INCLUDE PARKING FACILITIES, COMMON OPEN SPACES AND WATER QUALITY INFRASTRUCTURE, PROPOSES A SCHEDULE "X" AIRSPACE SUBDIVISION TO ALLOW THE MERGER OF TWO LOTS INTO ONE LOT, AND THE INDIVIDUAL OWNERSHIP OF 164 RESIDENTIAL UNITS. PROPOSES TO CHANGE THE LAND USE DESIGNATION TOTALING 14.9 ACRES, FROM COMMUNITY DEVELOPMENT, VERY HIGH DENSITY RESIDENTIAL (CD-VHDR) TO COMMUNITY DEVELOPMENT, HIGH DENSITY RESIDENTIAL (CD-HDR). SPECIFIC PLAN AMENDMENT PROPOSES TO REVISE THE WINCHESTER HILLS SPECIFIC PLAN (NO. 293) LAND USE DESIGNATION FOR PLANNING AREA NO. 18 FROM VERY HIGH DENSITY RESIDENTIAL (VHDR [14-20 DU/AC]) TO HIGH DENSITY RESIDENTIAL (HDR [8-14 DU/AC])

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PLOT PLAN No. 210139 FOR TRACT No. 38255 - LOT 11 & 12 FOR CONDOMINIUM PURPOSES



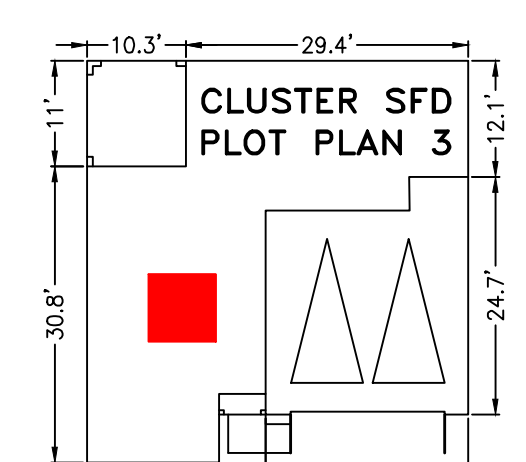
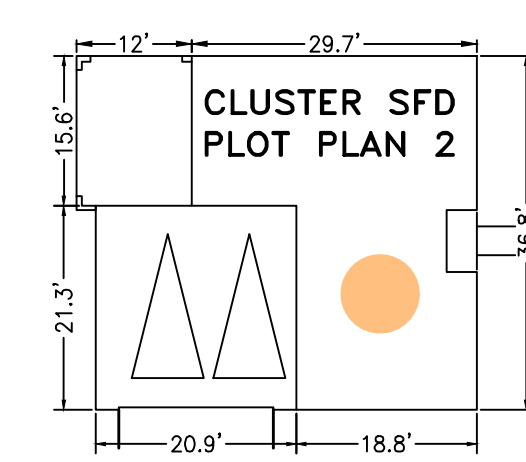
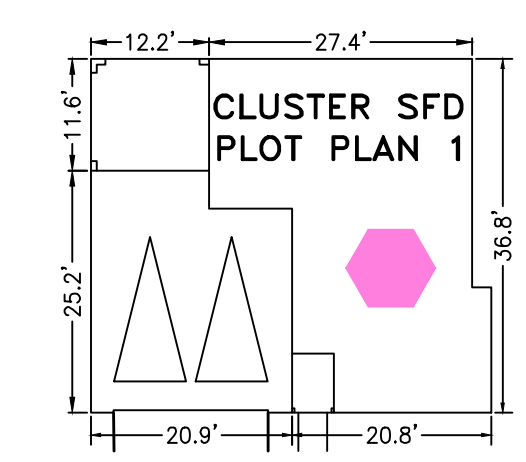
CLUSTER SFD PLAN MIX SUMMARY

PLAN 1	24
PLAN 2	21
PLAN 3	20
TOTAL:	65

BUNGALOW PLAN MIX SUMMARY

PLAN 1	33
PLAN 2	33
PLAN 3	33
TOTAL:	99

★ = ENHANCED ELEVATION
 NOTE
 THERE ARE 3 CLUSTER SFD AND 3 BUNGALOW; A TOTAL OF 6 PLANS



MODEL PLAN 1 AREA TABULATION

1ST FLOOR AREA	888 S.F.
2ND FLOOR AREA	1,132 S.F.
TOTAL LIVING	2,020 S.F.
UNCONDITIONED SPACE	
GARAGE	485 S.F.
COVERED PATIO	142 S.F.
HOUSE FOOTPRINT	1,455 S.F.

MODEL PLAN 2 AREA TABULATION

1ST FLOOR AREA	833 S.F.
2ND FLOOR AREA	1,219 S.F.
TOTAL LIVING	2,052 S.F.
UNCONDITIONED SPACE	
GARAGE	452 S.F.
COVERED PATIO	187 S.F.
HOUSE FOOTPRINT	1,467 S.F.

MODEL PLAN 3 AREA TABULATION

1ST FLOOR AREA	995 S.F.
2ND FLOOR AREA	1,360 S.F.
TOTAL LIVING	2,355 S.F.
UNCONDITIONED SPACE	
GARAGE	465 S.F.
COVERED PATIO	113 S.F.
HOUSE FOOTPRINT	1,515 S.F.

MODEL PLAN 1 AREA TABULATION

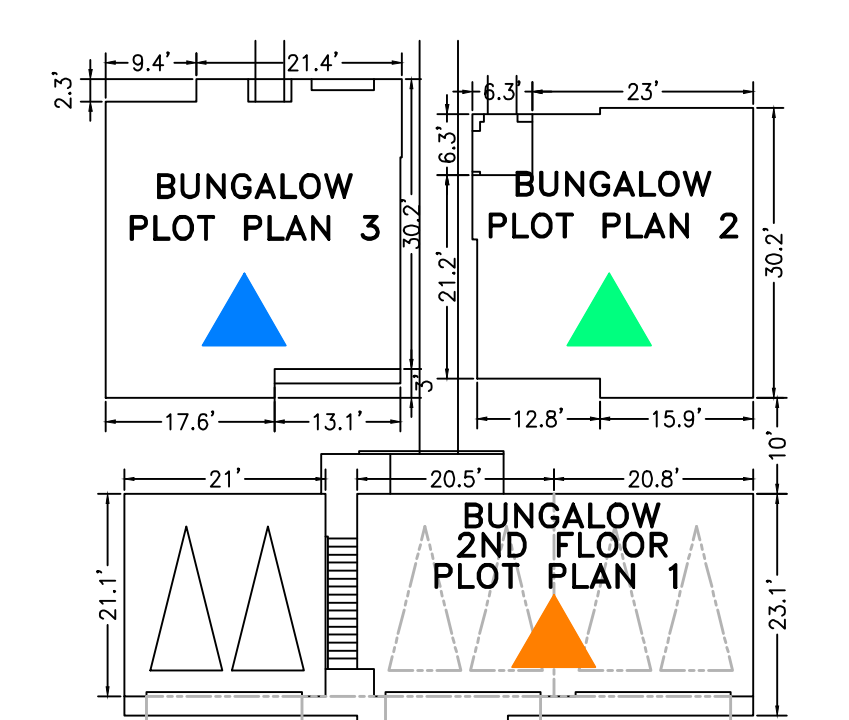
FLOOR AREA	947 S.F.
TOTAL LIVING	1,373 S.F.
UNCONDITIONED SPACE	
GARAGE	419 S.F.
PORCH	49 S.F.
HOUSE FOOTPRINT	947 S.F.

MODEL PLAN 2 AREA TABULATION

1ST FLOOR AREA	800 S.F.
2ND FLOOR AREA	688 S.F.
TOTAL LIVING	1,488 S.F.
UNCONDITIONED SPACE	
GARAGE	419 S.F.
COVERED PATIO	40 S.F.
HOUSE FOOTPRINT	1,259 S.F.

MODEL PLAN 3 AREA TABULATION

1ST FLOOR AREA	939 S.F.
2ND FLOOR AREA	818 S.F.
TOTAL LIVING	1,757 S.F.
UNCONDITIONED SPACE	
GARAGE	434 S.F.
COVERED PATIO	-- S.F.
HOUSE FOOTPRINT	1,455 S.F.



NO.	REVISIONS	DATE

PLANS PREPARED BY:
adkan ENGINEERS
 Civil Engineering - Surveying - Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241, Fax: (951) 688-0599

DRAWN BY: CC CHECKED BY: LG

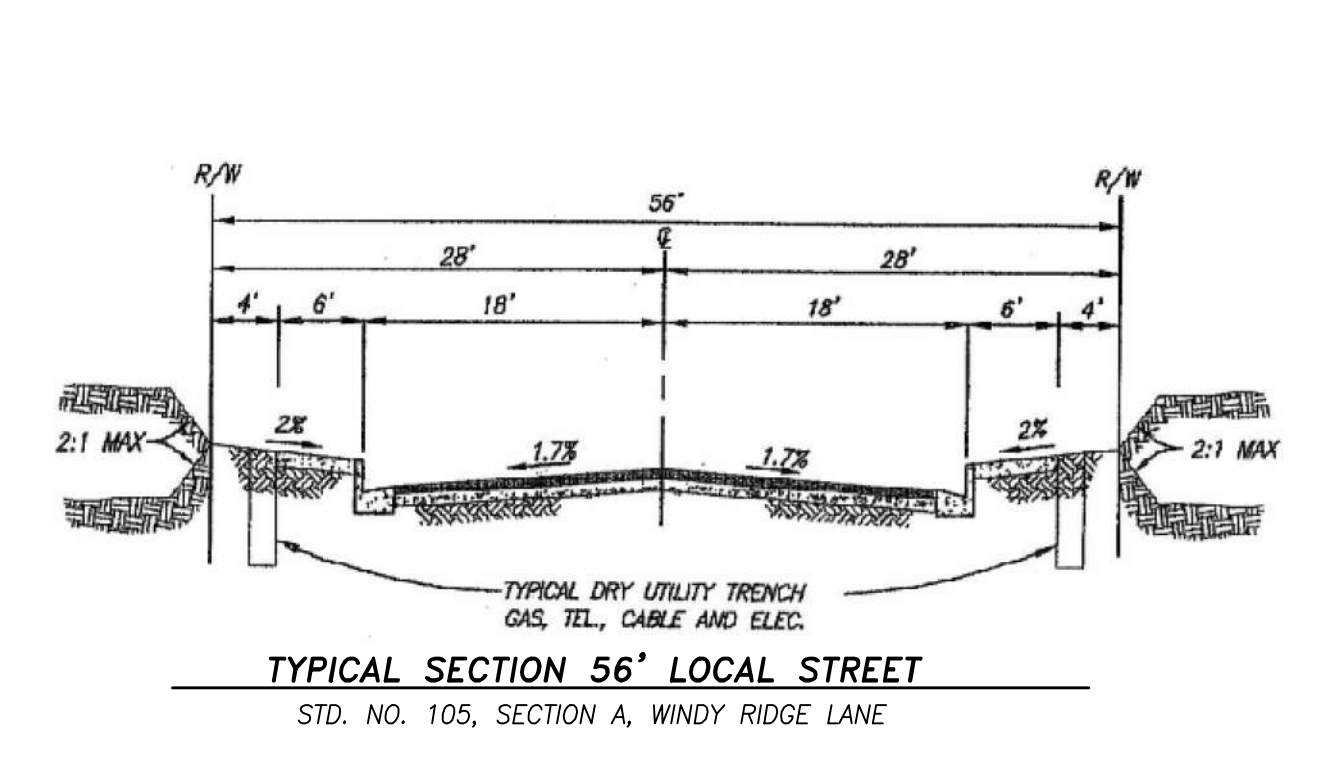
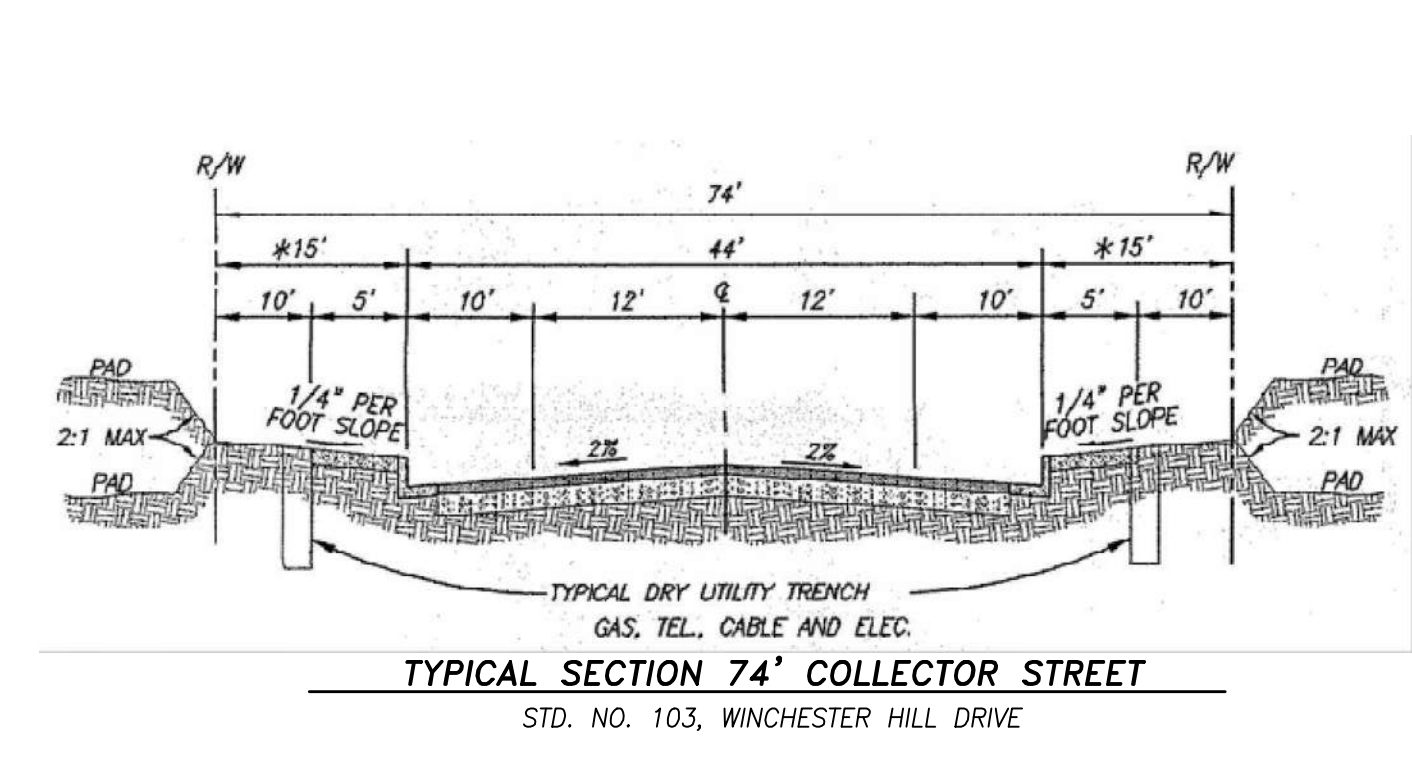
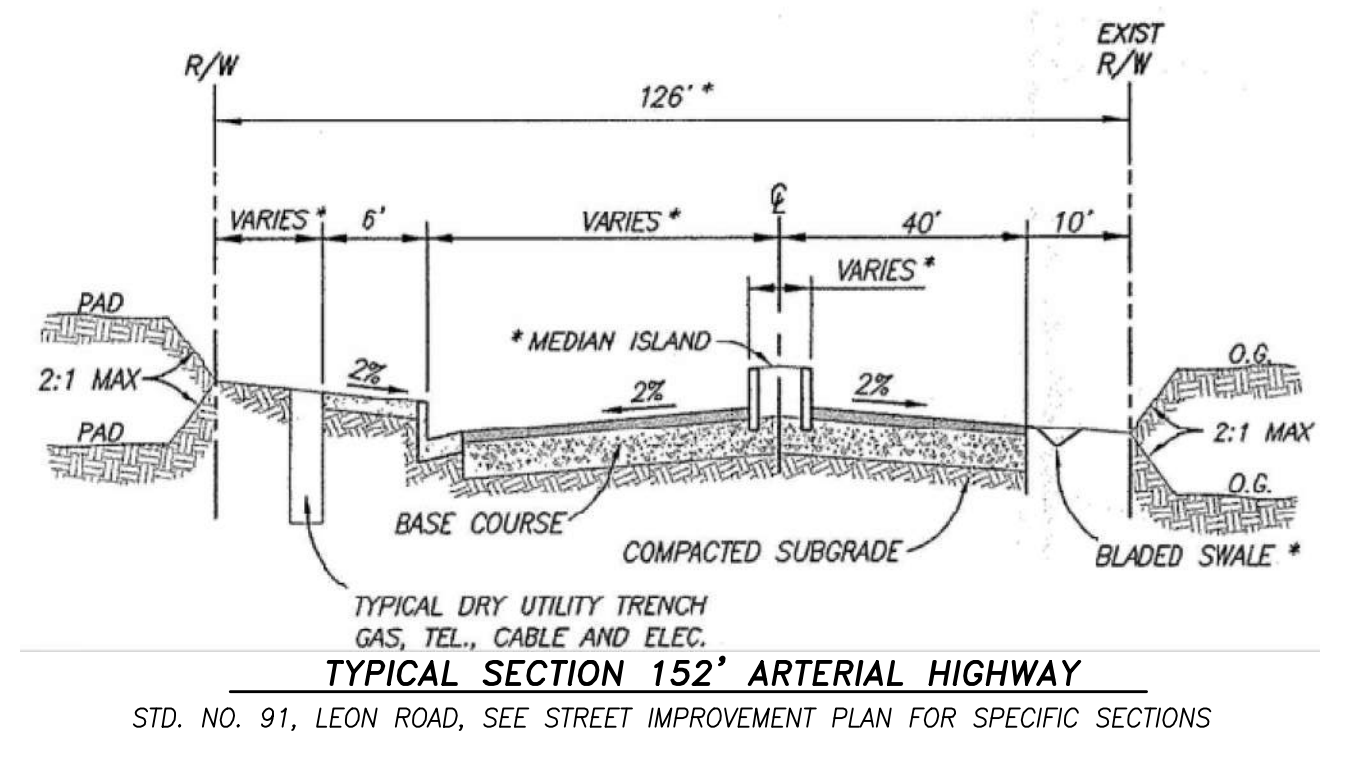
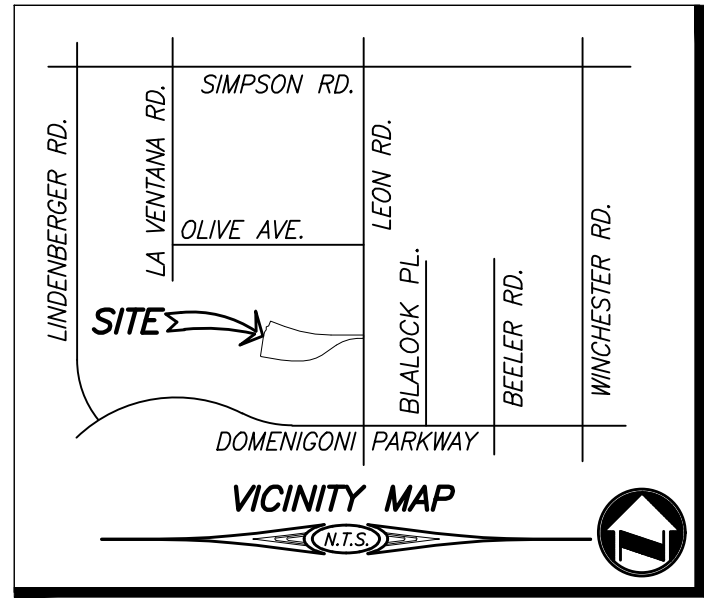
PLOT PLAN
 PORTION OF LOTS 11 AND 12 OF TRACT MAP NO. 30286-2, MB 431/82-88 SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M. IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

CLIENT: VAN DAEL

SHEET 1 OF 1 SHEETS
10090

PRIMARY & SECONDARY ACCESS OVERVIEW
 SCALE: 1" = 160'

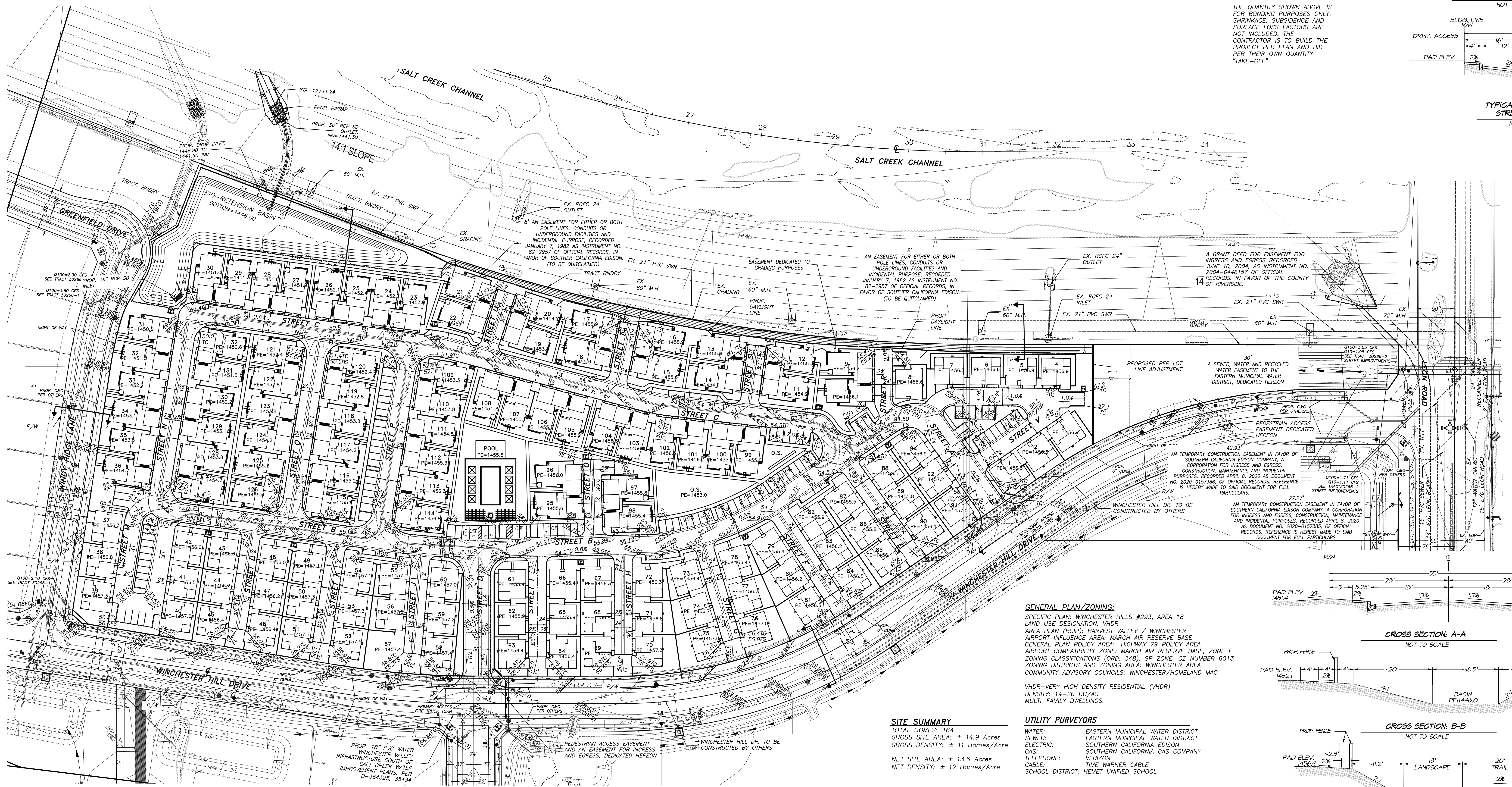
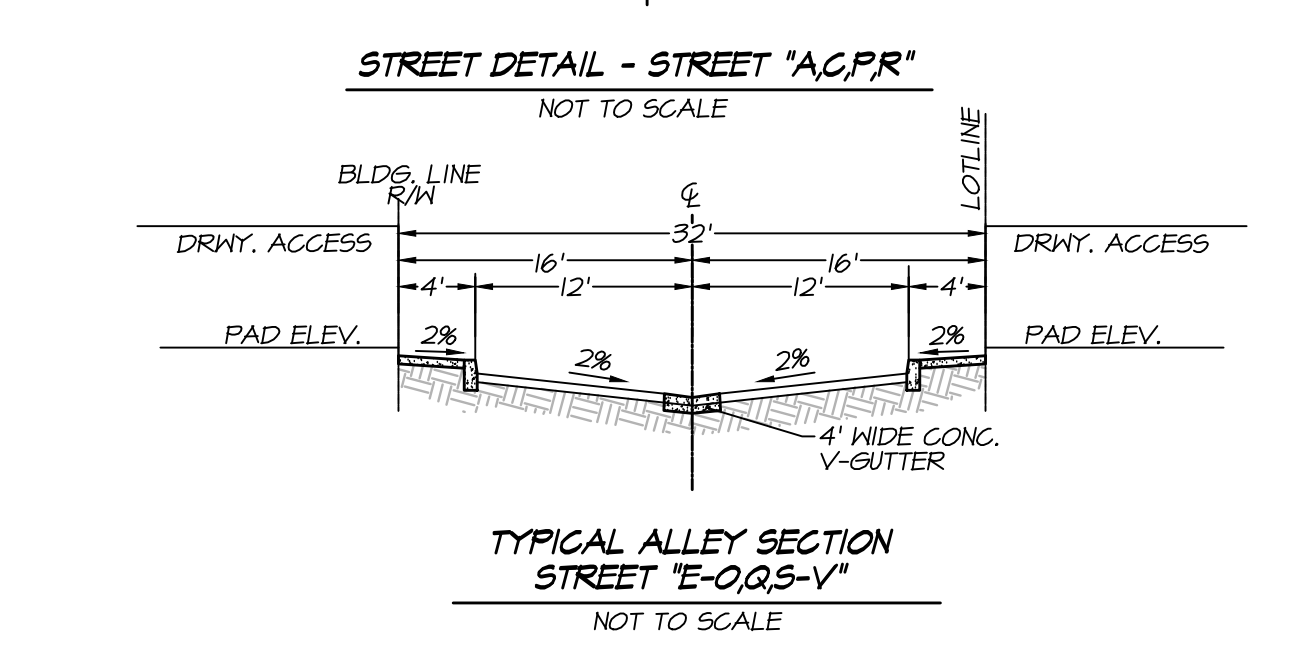
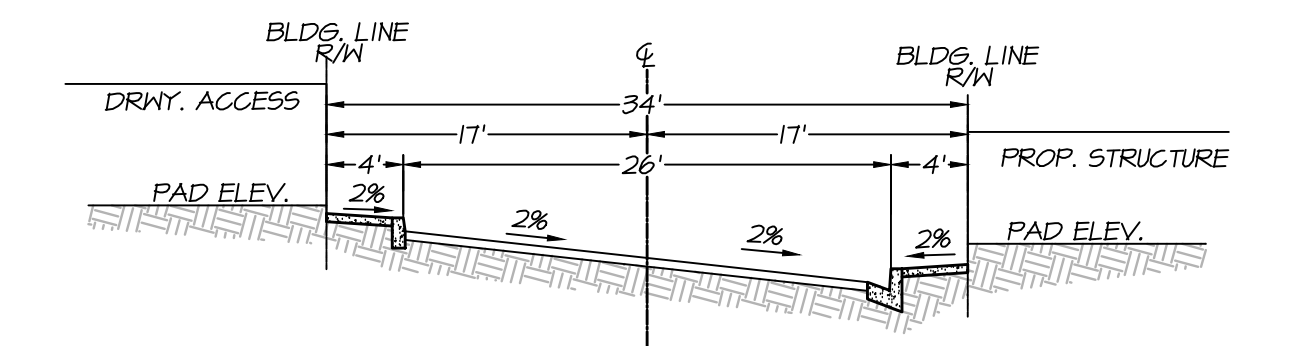
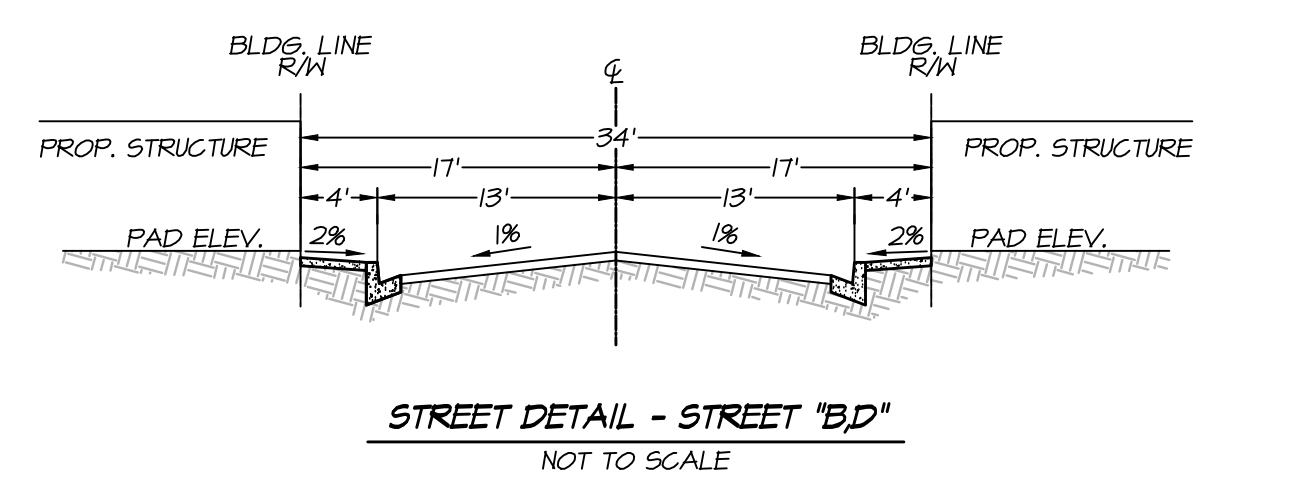
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
CONCEPTUAL GRADING FOR TRACT NO. 38255- LOTS 11 & 12
WINCHESTER HILLS



- LEGEND**
- TC TOP OF CURB
 - FL FLOWLINE
 - FS FINISHED SURFACE
 - FE PAD ELEVATION
 - CB CATCH BASIN
 - EP EDGE PAVEMENT
 - EX EXIST.
 - R/W RIGHT OF WAY
 - C&G CURB AND GUTTER
 - SWR SEWER
 - WTR WATER
 - SD STORM DRAIN
 - FR PROPOSED
 - PA PAVEMENT
 - PI PAVEMENT (INFILTRATION BMP)
 - CO CONCRETE

EARTHWORK QUANTITIES
 ROUGH GRADING:
 CUT: 14,878 CY FILL: 14,878 CY
 NET: 0 CY

THE QUANTITY SHOWN ABOVE IS FOR BONDING PURPOSES ONLY. SHRINKAGE, SUBSIDIENCE AND SURFACE LOSS FACTORS ARE NOT INCLUDED. THE CONTRACTOR IS TO BUILD THE PROJECT PER PLAN AND BID PER THEIR OWN QUANTITY TAKE-OFF.



OWNER
 WINCHESTER MEADOWS, LLC,
 A CALIFORNIA LIMITED LIABILITY COMPANY

APPLICANT
 WINCHESTER HILLS 164, LLC
 2900 ADAMS ST, SUITE C-25
 RIVERSIDE, CA 92504
 (949) 688-0241
 (949) 688-0596

ENGINEER
 ADKAN ENGINEERS
 6879 AIRPORT DRIVE
 RIVERSIDE, CA 92504
 TEL: (951) 688-0241
 FAX: (951) 688-0599

ASSESSOR'S PARCEL NUMBER:
 461-160-047 AND 461-160-048

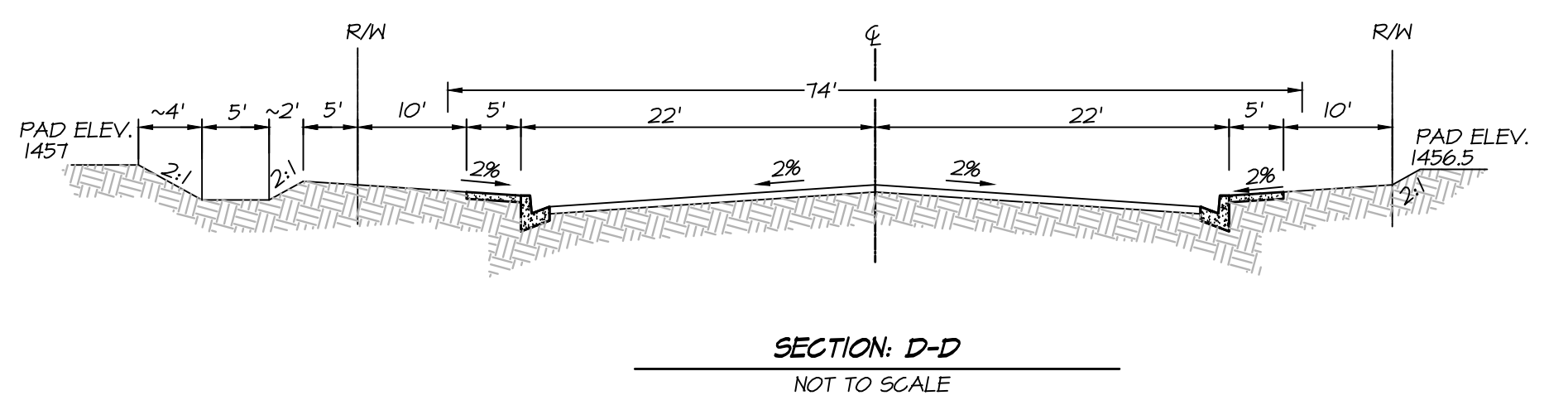
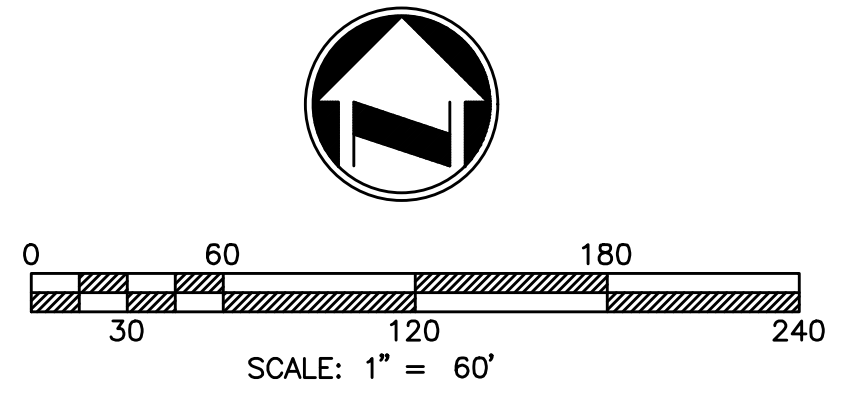
AREA:
 14.90 ACRES

GENERAL PLAN/ZONING:
 SPECIFIC PLAN: WINCHESTER HILLS #293, AREA 18
 LAND USE DESIGNATION: VHDR
 AREA PLAN (RCP): HARVEST VALLEY / WINCHESTER AIRPORT INFLUENCE AREA- MARCH AIR RESERVE BASE
 GENERAL PLAN POLICY AREA: HIGHWAY 79 POLICY AREA
 AIRPORT COMPATIBILITY ZONE: MARCH AIR RESERVE BASE, ZONE E
 ZONING CLASSIFICATIONS (ORD. 348): SF ZONE, C2 NUMBER 6013
 ZONING DISTRICTS AND ZONING AREA: WINCHESTER AREA
 COMMUNITY ADVISORY COUNCILS: WINCHESTER/HOMELAND MAC

SITE SUMMARY
 TOTAL HOMES: 164
 GROSS SITE AREA: ± 14.9 Acres
 GROSS DENSITY: ± 11 Homes/Acre
 NET SITE AREA: ± 13.6 Acres
 NET DENSITY: ± 12 Homes/Acre

UTILITY PURVEYORS
 WATER: EASTERN MUNICIPAL WATER DISTRICT
 SEWER: EASTERN MUNICIPAL WATER DISTRICT
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: VERIZON
 CABLE: TIME WARNER CABLE
 SCHOOL DISTRICT: HEMET UNIFIED SCHOOL

LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
 LOTS 11 AND 12 OF TRACT NO. 30266-2, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 431, PAGES 82 THROUGH 88, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
 461-160-047 AND 461-160-048



NO.	REVISIONS	DATE

PLANS PREPARED BY:

adkan ENGINEERS
 Civil Engineering Surveying Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 Fax: (951) 688-0599

CONCEPTUAL GRADING PLAN

PORTION OF LOTS 11 AND 12 OF
 TRACT MAP NO. 30266-2, MB 431/82-88
 SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M.
 IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY,
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

CLIENT: VAN DAEL

SHEET **1**
 OF **1**
 SHEETS
10090

OWNER
 WINCHESTER MEADOWS, LLC,
 A CALIFORNIA LIMITED
 LIABILITY COMPANY

APPLICANT
 WINCHESTER HILLS 164, LLC
 2900 ADAMS ST, SUITE C-25
 RIVERSIDE, CA 92504
 (949) 680-9676

ENGINEER
 ADKAN ENGINEERS
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SITE SUMMARY
 TOTAL HOMES: 164
 GROSS SITE AREA: ± 14.9 ACRES
 GROSS DENSITY: ± 11 HOMES/ACRE

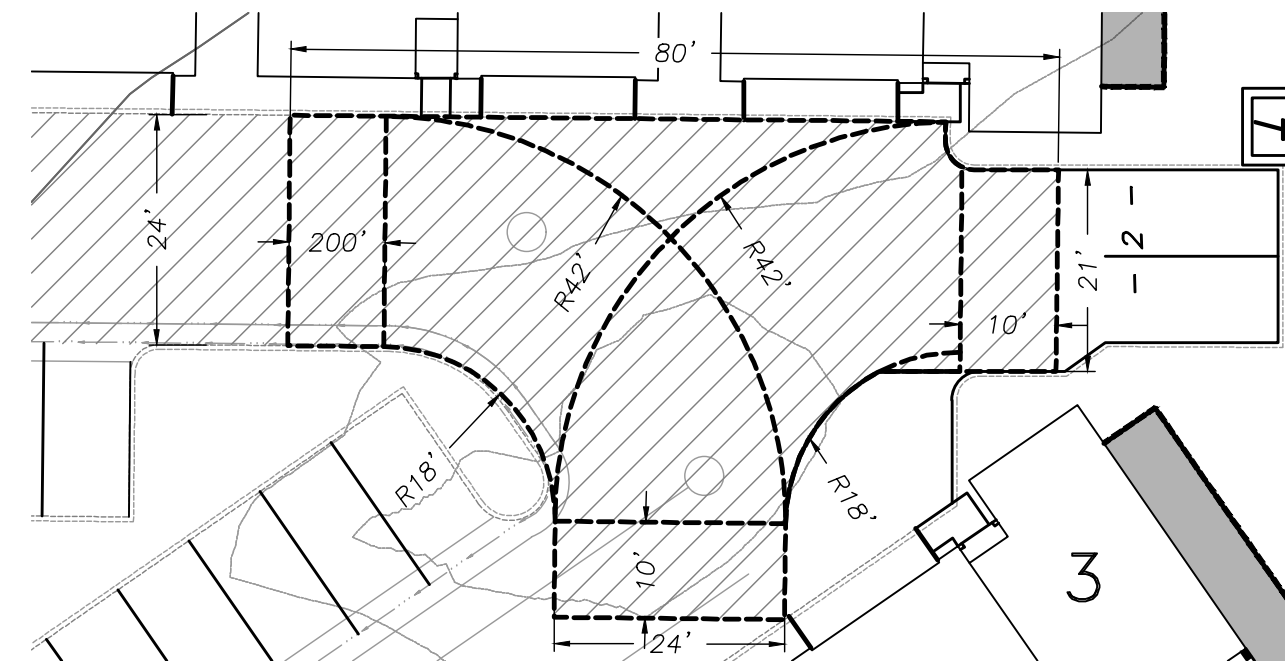
NET SITE AREA: ± 13.6 ACRES
 NET DENSITY: ± 12 HOMES/ACRE

PARKING SUMMARY
 2 GARAGE SPACES/UNIT: 328 SPACES
 UNCOVERED SPACES: 123 SPACES

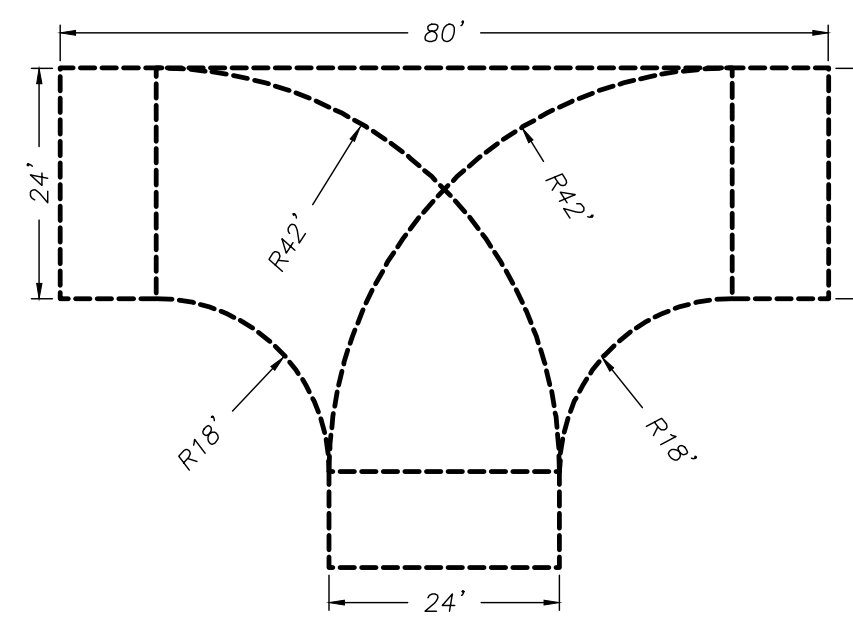
TOTAL PARKING SPACES: 451 SPACES

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
**FIRE TRUCK TURNING EXHIBIT FOR TRACT NO. 38255 - LOT 11 & 12
 FOR CONDOMINIUM PURPOSES**

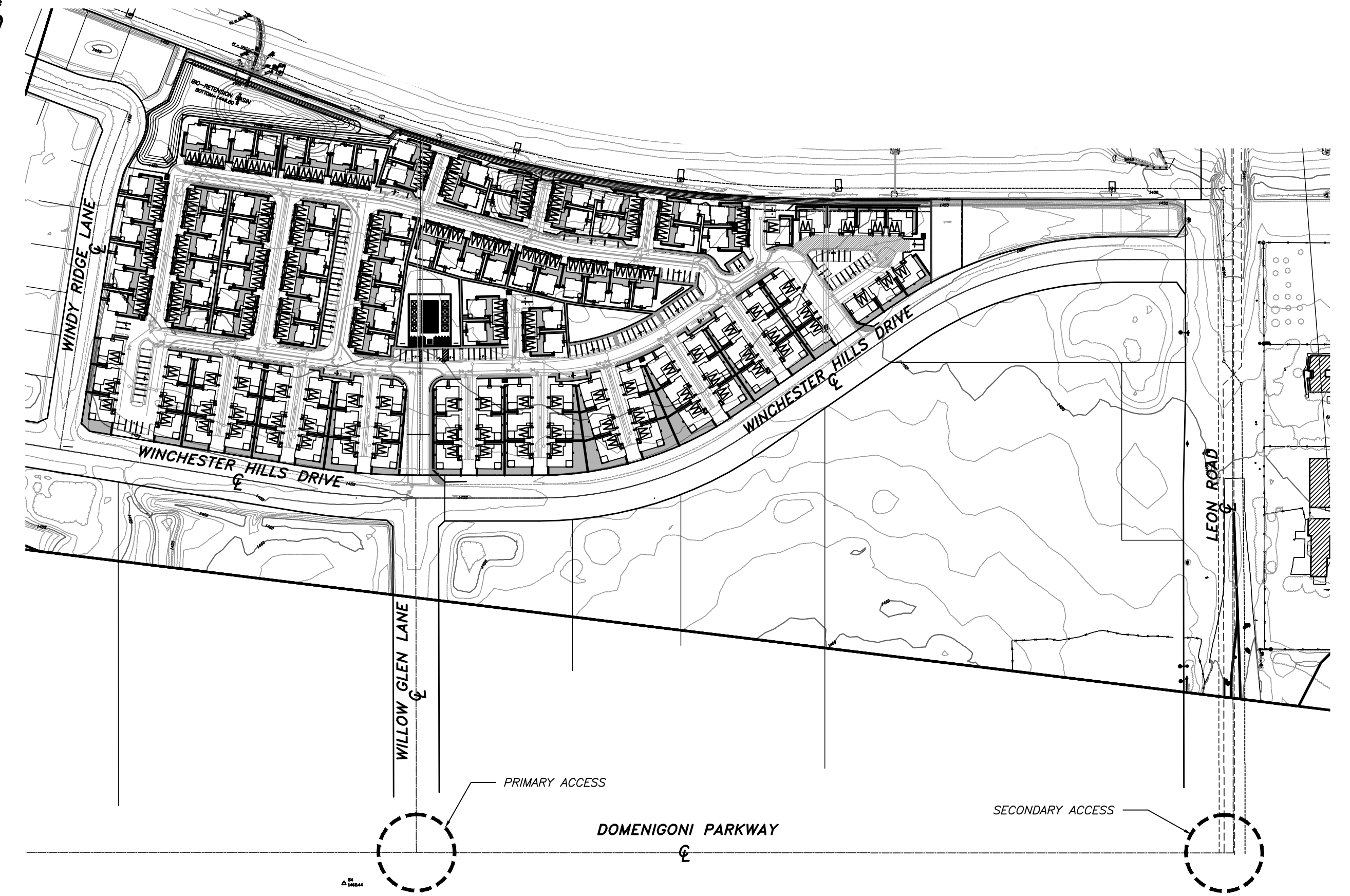
LEGEND:
 ALLEY FIRE ACCESS PATH
 OF TRAVEL (+150')



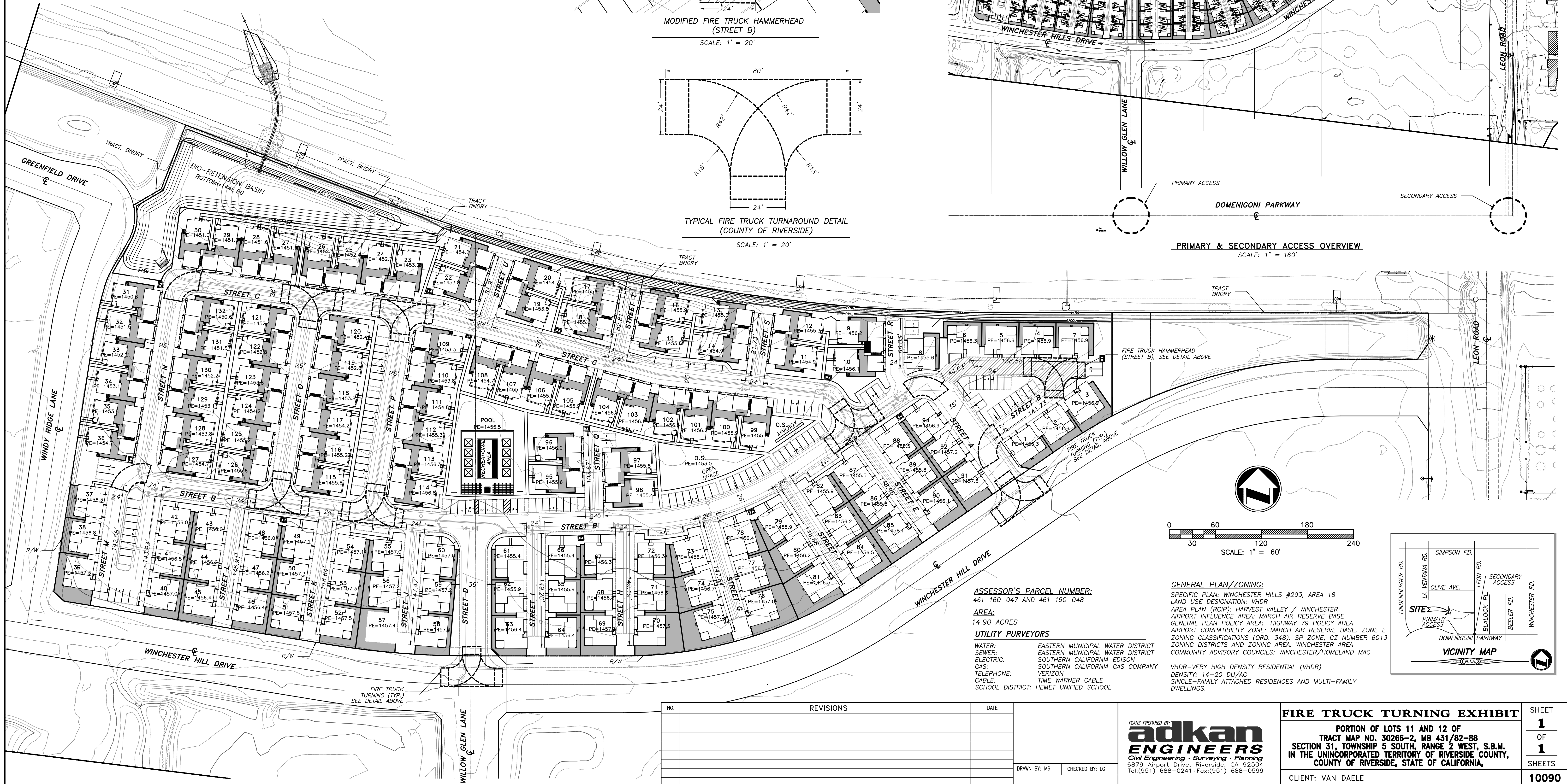
MODIFIED FIRE TRUCK HAMMERHEAD
 (STREET B)
 SCALE: 1" = 20'



TYPICAL FIRE TRUCK TURNAROUND DETAIL
 (COUNTY OF RIVERSIDE)
 SCALE: 1" = 20'



PRIMARY & SECONDARY ACCESS OVERVIEW
 SCALE: 1" = 160'



ASSESSOR'S PARCEL NUMBER:
 461-160-047 AND 461-160-048

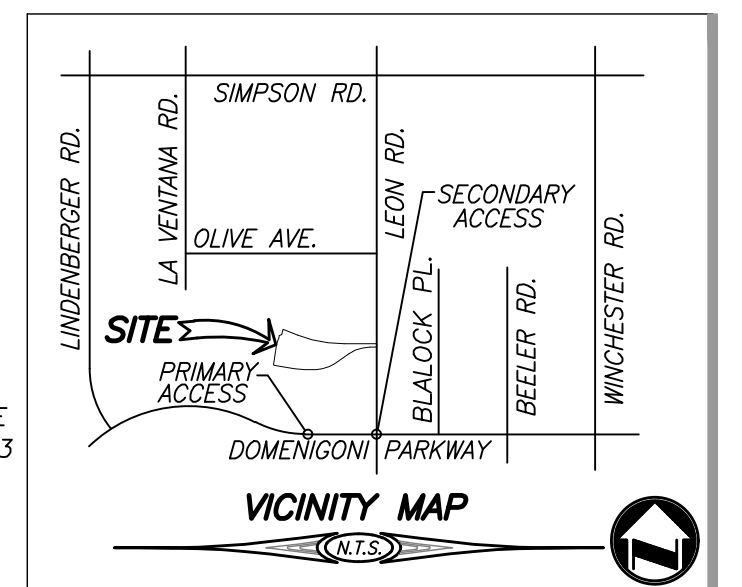
AREA:
 14.90 ACRES

UTILITY PURVEYORS

WATER: EASTERN MUNICIPAL WATER DISTRICT
 SEWER: EASTERN MUNICIPAL WATER DISTRICT
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: VERIZON
 CABLE: TIME WARNER CABLE
 SCHOOL DISTRICT: HEMET UNIFIED SCHOOL

GENERAL PLAN/ZONING:

SPECIFIC PLAN: WINCHESTER HILLS #293, AREA 18
 LAND USE DESIGNATION: VHDR
 AREA PLAN (RCP): HARVEST VALLEY / WINCHESTER
 AIRPORT INFLUENCE AREA: MARCH AIR RESERVE BASE
 GENERAL PLAN POLICY AREA: HIGHWAY 79 POLICY AREA
 AIRPORT COMPATIBILITY ZONE: MARCH AIR RESERVE BASE, ZONE E
 ZONING CLASSIFICATIONS (ORD. 348): SP ZONE, CZ NUMBER 6013
 ZONING DISTRICTS AND ZONING AREA: WINCHESTER AREA
 COMMUNITY ADVISORY COUNCILS: WINCHESTER/HOMELAND MAC
 VHDR-VERY HIGH DENSITY RESIDENTIAL (VHDR)
 DENSITY: 14-20 DU/AC
 SINGLE-FAMILY ATTACHED RESIDENCES AND MULTI-FAMILY
 DWELLINGS.



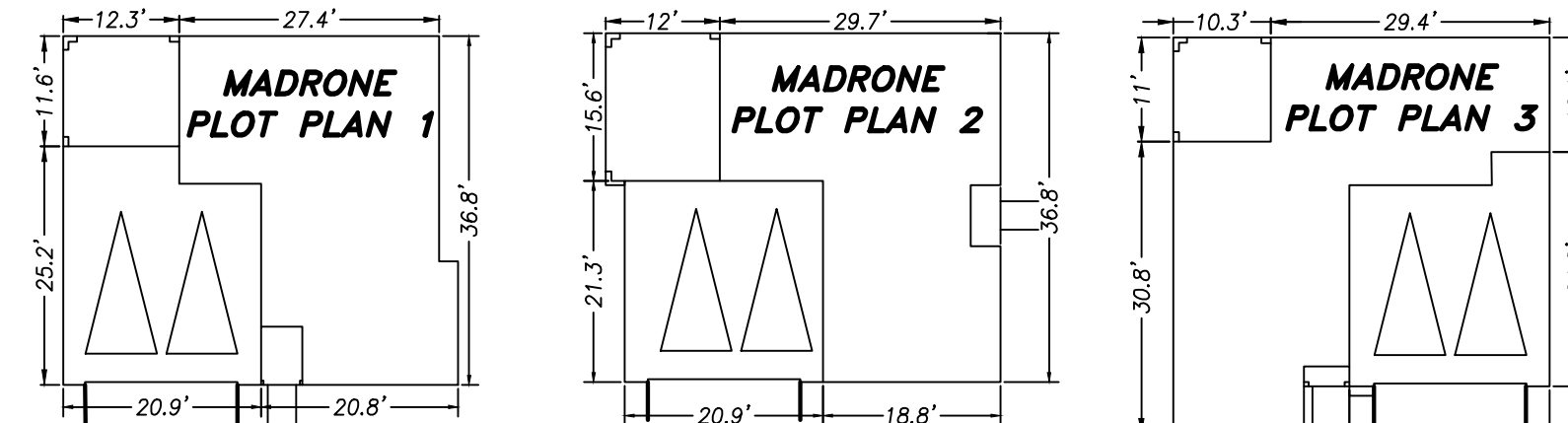
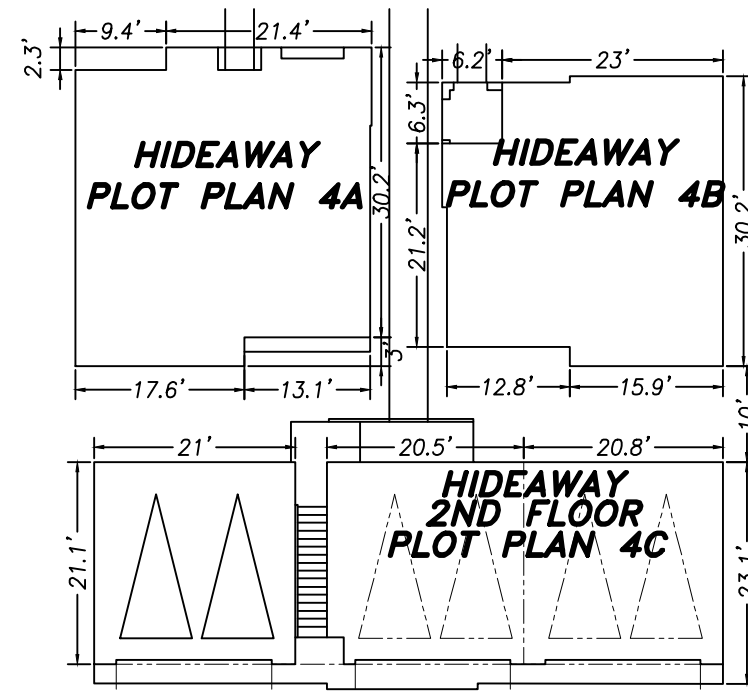
NO.	REVISIONS	DATE

PLANS PREPARED BY:
adkan ENGINEERS
 Civil Engineering • Surveying • Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 • Fax: (951) 688-0599

FIRE TRUCK TURNING EXHIBIT
 PORTION OF LOTS 11 AND 12 OF
 TRACT MAP NO. 30266-2, MB 431/82-88
 SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M.
 IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY,
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
 CLIENT: VAN DAELE

SHEET
1
 OF
1
 SHEETS
10090

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
**PRIVATE OPEN SPACE EXHIBIT FOR TRACT NO. 38255 - LOT 11 & 12
 FOR CONDOMINIUM PURPOSES**



MODEL PLAN 4A AREA TABULATION	MODEL PLAN 4B AREA TABULATION	MODEL PLAN 4C AREA TABULATION
FLOOR AREA 939 S.F.	FLOOR AREA 800 S.F.	FLOOR AREA 947 S.F.
TOTAL LIVING 939 S.F.	TOTAL LIVING 800 S.F.	TOTAL LIVING 898 S.F.
UNCONDITIONED SPACE	UNCONDITIONED SPACE	UNCONDITIONED SPACE
GARAGE COVERED PATIO 434 S.F.	GARAGE COVERED PATIO 419 S.F.	GARAGE COVERED PATIO 419 S.F.
— S.F.	40 S.F.	49 S.F.
HOUSE FOOTPRINT 1,455 S.F.	HOUSE FOOTPRINT 1,259 S.F.	HOUSE FOOTPRINT 947 S.F.

MODEL PLAN 1 AREA TABULATION	MODEL PLAN 2 AREA TABULATION	MODEL PLAN 3 AREA TABULATION
FLOOR AREA 825 S.F.	FLOOR AREA 840 S.F.	FLOOR AREA 937 S.F.
TOTAL LIVING 825 S.F.	TOTAL LIVING 840 S.F.	TOTAL LIVING 937 S.F.
UNCONDITIONED SPACE	UNCONDITIONED SPACE	UNCONDITIONED SPACE
GARAGE COVERED PATIO 488 S.F.	GARAGE COVERED PATIO 440 S.F.	GARAGE COVERED PATIO 465 S.F.
142 S.F.	187 S.F.	113 S.F.
HOUSE FOOTPRINT 1,455 S.F.	HOUSE FOOTPRINT 1,467 S.F.	HOUSE FOOTPRINT 1,515 S.F.

OWNER
 WINCHESTER MEADOWS, LLC,
 A CALIFORNIA LIMITED
 LIABILITY COMPANY

APPLICANT
 WINCHESTER HILLS 164, LLC
 2900 ADAMS ST, SUITE C-25
 RIVERSIDE, CA 92504
 (949) 680-9676

ENGINEER
 ADKAN ENGINEERS
 6879 AIRPORT DRIVE
 RIVERSIDE, CA 92504
 TEL: (951) 688-0241
 FAX: (951) 688-0599

SITE SUMMARY
 TOTAL HOMES: 164
 GROSS SITE AREA: ± 14.9 ACRES
 GROSS DENSITY: ± 11 HOMES/ACRE

NET SITE AREA: ± 13.6 ACRES
 NET DENSITY: ± 12 HOMES/ACRE

PARKING SUMMARY
 2 GARAGE SPACES/UNIT: 328 SPACES
 UNCOVERED SPACES: 123 SPACES

TOTAL PARKING SPACES: 451 SPACES

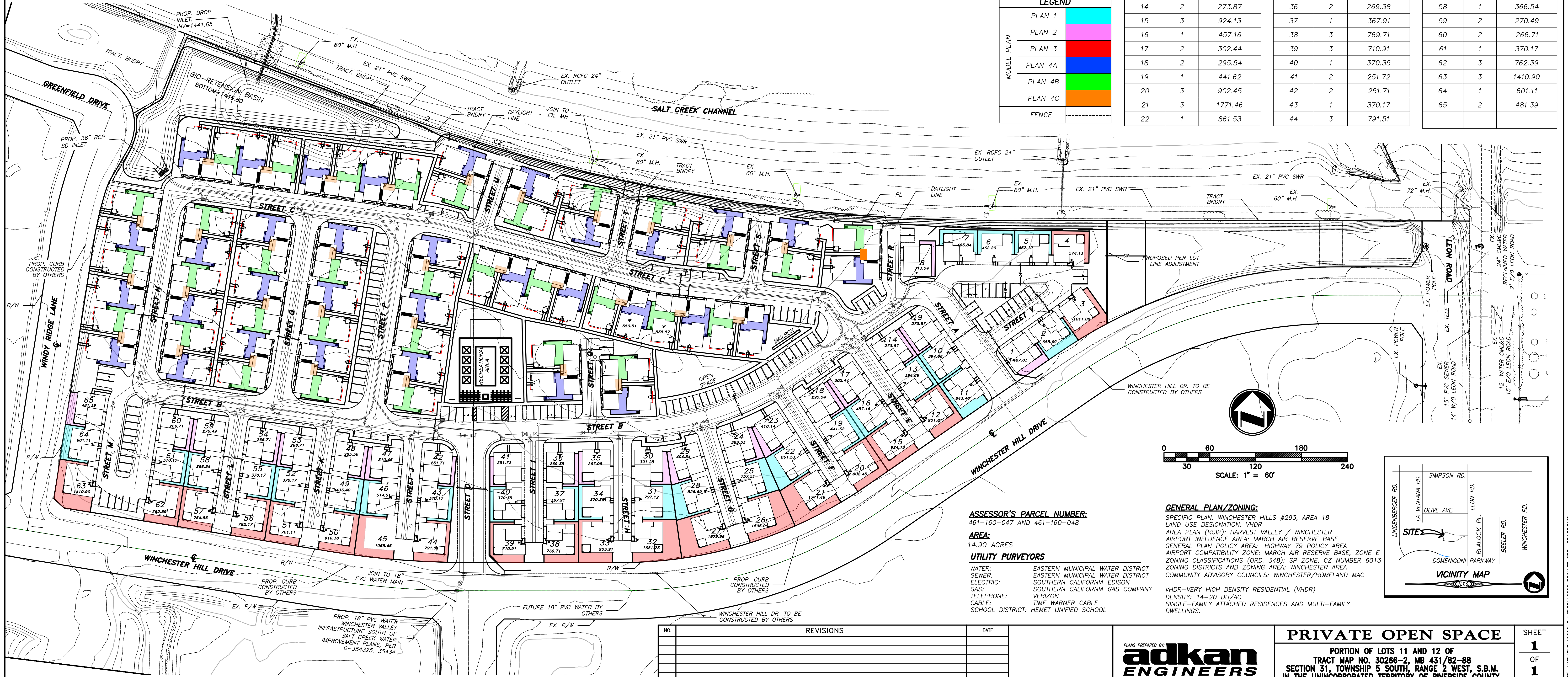
BUNGALOW PRIVATE OPEN SPACE
 ALL OPEN PRIVATE OPEN SPACE FOR PLAN 4A IS 496 S.F.*
 ALL OPEN PRIVATE OPEN SPACE FOR PLAN 4B IS 465 S.F.*
 ALL OPEN PRIVATE OPEN SPACE FOR PLAN 4C IS 126 S.F. OF DECK

*= THE EXCEPTION TO THIS SHOWN HEREON MARKED BY *

PRIVATE OPEN SPACE LEGEND

MODEL PLAN	PRIVATE OPEN SPACE (S.F.)
PLAN 1	487.03
PLAN 2	655.62
PLAN 3	1011.08
PLAN 4A	574.13
PLAN 4B	462.19
PLAN 4C	462.20
FENCE	463.84
	313.54
	273.87
	394.66
	843.46
	901.61
	394.66
	273.87
	924.13
	457.16
	302.44
	295.54
	441.62
	902.45
	1771.46
	861.53

CLUSTER OPEN SPACE			CLUSTER OPEN SPACE			CLUSTER OPEN SPACE		
#	PLAN	PRIVATE OPEN SPACE (S.F.)	#	PLAN	PRIVATE OPEN SPACE (S.F.)	#	PLAN	PRIVATE OPEN SPACE (S.F.)
1	2	487.03	23	2	410.14	45	3	1065.46
2	1	655.62	24	2	383.53	46	1	514.51
3	3	1011.08	25	1	757.51	47	2	310.45
4	3	574.13	26	3	1595.09	48	2	285.56
5	1	462.19	27	3	1679.99	49	1	433.40
6	1	462.20	28	1	826.69	50	3	916.38
7	1	463.84	29	2	404.84	51	3	761.11
8	2	313.54	30	2	391.28	52	1	370.17
9	2	273.87	31	1	797.12	53	2	266.71
10	1	394.66	32	3	1681.23	54	2	266.71
11	1	843.46	33	3	903.91	55	1	370.17
12	3	901.61	34	1	370.35	56	3	792.17
13	1	394.66	35	2	267.08	57	3	764.86
14	2	273.87	36	2	269.38	58	1	366.54
15	3	924.13	37	1	367.91	59	2	270.49
16	1	457.16	38	3	769.71	60	2	266.71
17	2	302.44	39	3	710.91	61	1	370.17
18	2	295.54	40	1	370.35	62	3	762.39
19	1	441.62	41	2	251.72	63	3	1410.90
20	3	902.45	42	2	251.71	64	1	601.11
21	3	1771.46	43	1	370.17	65	2	481.39
22	1	861.53	44	3	791.51			



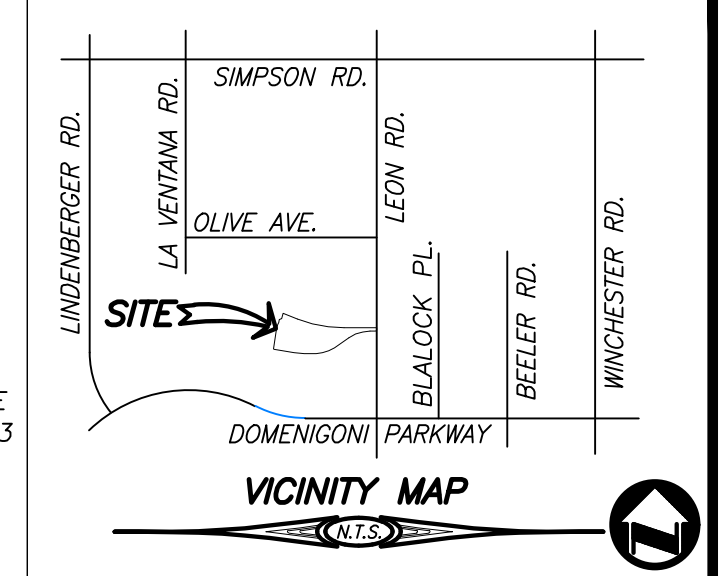
ASSESSOR'S PARCEL NUMBER:
 461-160-047 AND 461-160-048

AREA:
 14.90 ACRES

UTILITY PURVEYORS
 WATER: EASTERN MUNICIPAL WATER DISTRICT
 SEWER: EASTERN MUNICIPAL WATER DISTRICT
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: VERIZON
 CABLE: TIME WARNER CABLE
 SCHOOL DISTRICT: HEMET UNIFIED SCHOOL

GENERAL PLAN/ZONING:
 SPECIFIC PLAN: WINCHESTER HILLS #293, AREA 18
 LAND USE DESIGNATION: VHDR
 AREA PLAN (RCP): HARVEST VALLEY / WINCHESTER
 AIRPORT INFLUENCE AREA: MARCH AIR RESERVE BASE
 GENERAL PLAN POLICY AREA: HIGHWAY 79 POLICY AREA
 AIRPORT COMPATIBILITY ZONE: MARCH AIR RESERVE BASE, ZONE E
 ZONING CLASSIFICATIONS (ORD. 348): SP ZONE, CZ NUMBER 6013
 ZONING DISTRICTS AND ZONING AREA: WINCHESTER AREA
 COMMUNITY ADVISORY COUNCILS: WINCHESTER/HOMELAND MAC

VHDR—VERY HIGH DENSITY RESIDENTIAL (VHDR)
 DENSITY: 14-20 DU/AC
 SINGLE-FAMILY ATTACHED RESIDENCES AND MULTI-FAMILY DWELLINGS.



NO.	REVISIONS	DATE

PLANS PREPARED BY:
adkan ENGINEERS
 Civil Engineering • Surveying • Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 • Fax: (951) 688-0599

PRIVATE OPEN SPACE

PORTION OF LOTS 11 AND 12 OF
 TRACT MAP NO. 30266-2, MB 431/82-88
 SECTION 31, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M.
 IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY,
 COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,

CLIENT: VAN DAELE

SHEET
1
 OF
1
 SHEETS

10090

OWNER
WINCHESTER MEADOWS, LLC,
 A CALIFORNIA LIMITED
 LIABILITY COMPANY

APPLICANT
WINCHESTER HILLS 164, LLC
 2900 ADAMS ST, SUITE C-25
 RIVERSIDE, CA 92504
 (949) 680-9676

ENGINEER
ADKAN ENGINEERS
 6879 AIRPORT DRIVE
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 TEL: (951) 688-0241
 FAX: (951) 688-0599

NOTES:
 PLAN 4C DOES NOT HAVE A YARD WASTE BIN DUE TO OPEN SPACE
 CONSISTING OF OPEN DECK (SEE BUILDING FOOTPRINTS)

SITE SUMMARY
 TOTAL HOMES: 164
 GROSS SITE AREA: ± 14.9 ACRES
 GROSS DENSITY: ± 11 HOMES/ACRE

NET SITE AREA: ± 13.6 ACRES
 NET DENSITY: ± 12 HOMES/ACRE

PARKING SUMMARY
 2 GARAGE SPACES/UNIT: 328 SPACES
 UNCOVERED SPACES: 123 SPACES

TOTAL PARKING SPACES: 451 SPACES

PRIVATE OPEN SPACE LEGEND	
PLAN 1	
PLAN 2	
PLAN 3	
PLAN 4A	
PLAN 4B	
PLAN 4C	
FENCE	

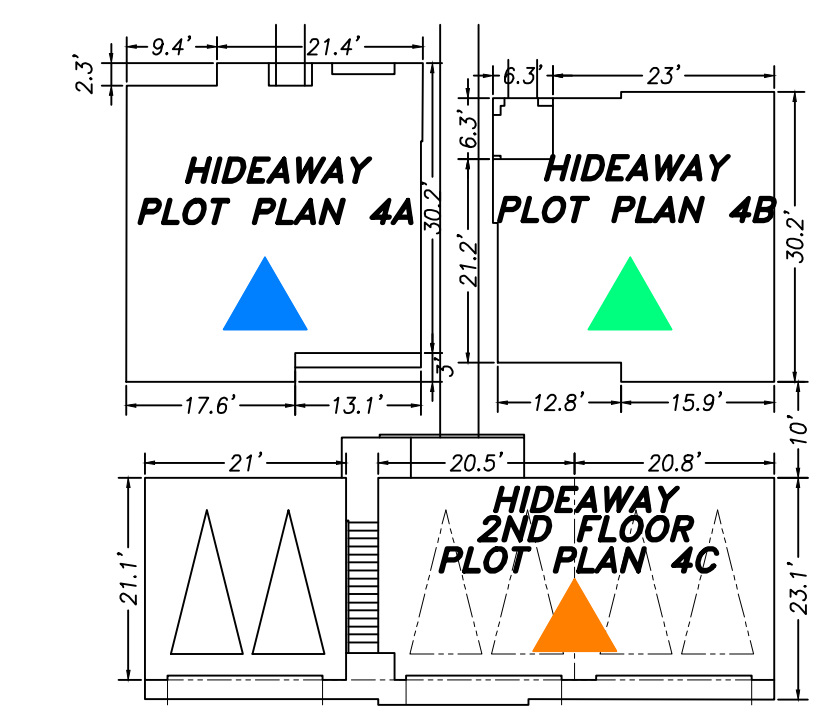
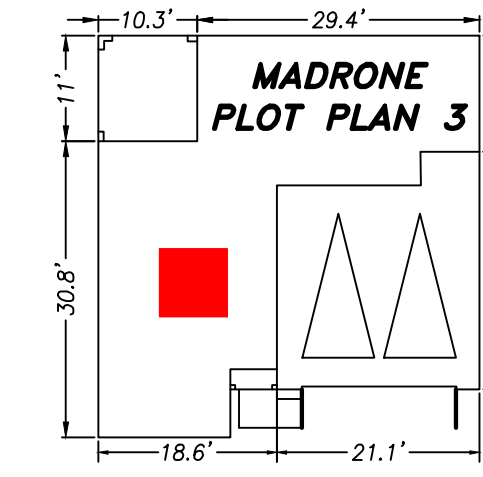
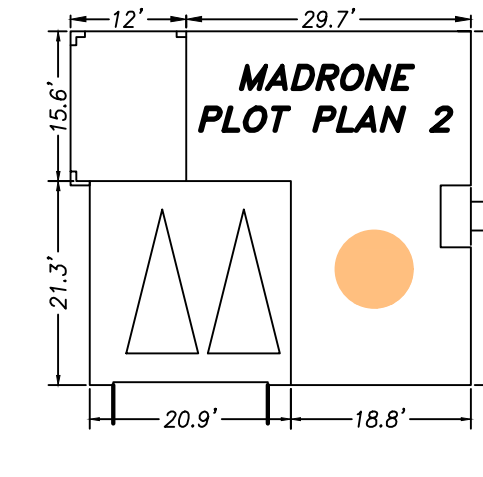
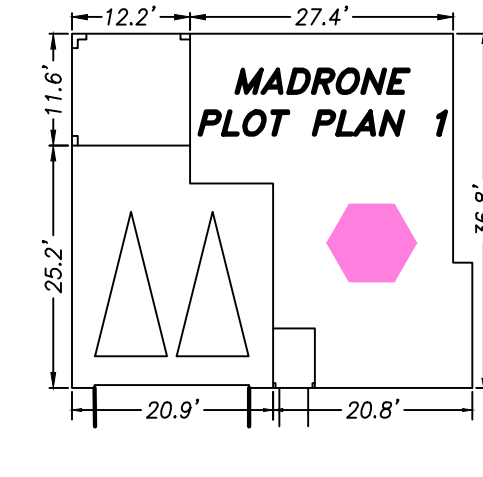
LEGEND

	GENERAL WASTE BIN
	RECYCLING BIN
	YARD WASTE BIN
	DENOTES BIN PLACEMENT FOR SELECTED UNITS

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

WASTE BIN EXHIBIT FOR TRACT NO. 38255 - LOT 11 & 12

FOR CONDOMINIUM PURPOSES



MODEL PLAN 1
AREA TABULATION

FLOOR AREA	825 S.F.
TOTAL LIVING	825 S.F.
UNCONDITIONED SPACE	
GARAGE	488 S.F.
COVERED PATIO	142 S.F.
HOUSE FOOTPRINT	1,455 S.F.

MODEL PLAN 2
AREA TABULATION

FLOOR AREA	840 S.F.
TOTAL LIVING	840 S.F.
UNCONDITIONED SPACE	
GARAGE	440 S.F.
COVERED PATIO	187 S.F.
HOUSE FOOTPRINT	1,467 S.F.

MODEL PLAN 3
AREA TABULATION

FLOOR AREA	937 S.F.
TOTAL LIVING	937 S.F.
UNCONDITIONED SPACE	
GARAGE	465 S.F.
COVERED PATIO	113 S.F.
HOUSE FOOTPRINT	1,515 S.F.

MODEL PLAN 4A
AREA TABULATION

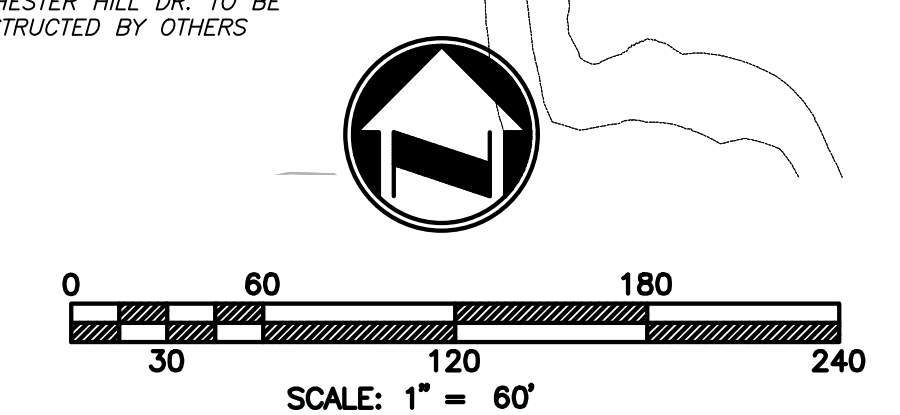
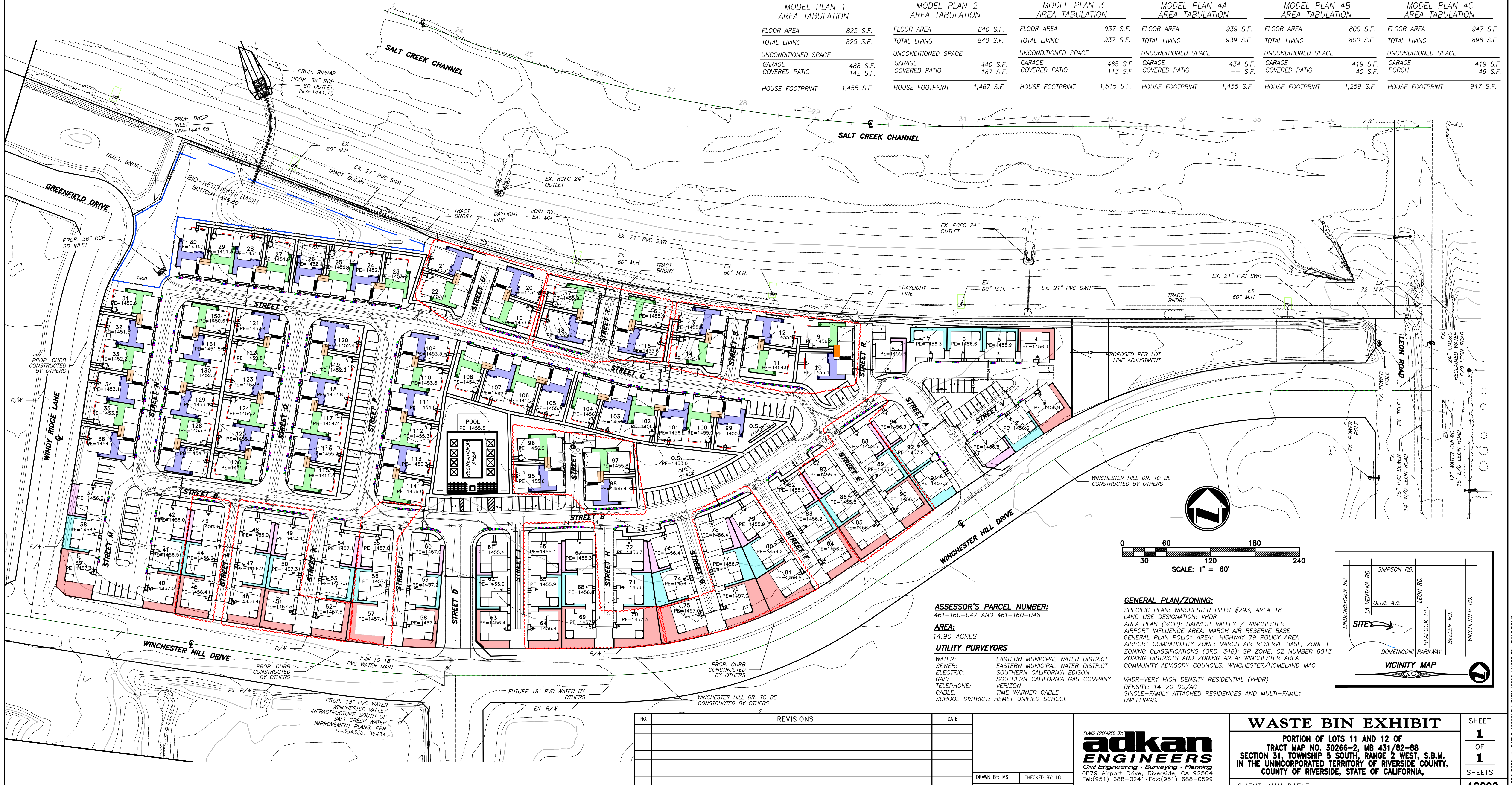
FLOOR AREA	939 S.F.
TOTAL LIVING	939 S.F.
UNCONDITIONED SPACE	
GARAGE	434 S.F.
COVERED PATIO	-- S.F.
HOUSE FOOTPRINT	1,455 S.F.

MODEL PLAN 4B
AREA TABULATION

FLOOR AREA	800 S.F.
TOTAL LIVING	800 S.F.
UNCONDITIONED SPACE	
GARAGE	419 S.F.
COVERED PATIO	40 S.F.
HOUSE FOOTPRINT	1,259 S.F.

MODEL PLAN 4C
AREA TABULATION

FLOOR AREA	947 S.F.
TOTAL LIVING	898 S.F.
UNCONDITIONED SPACE	
GARAGE	419 S.F.
PORCH	49 S.F.
HOUSE FOOTPRINT	947 S.F.



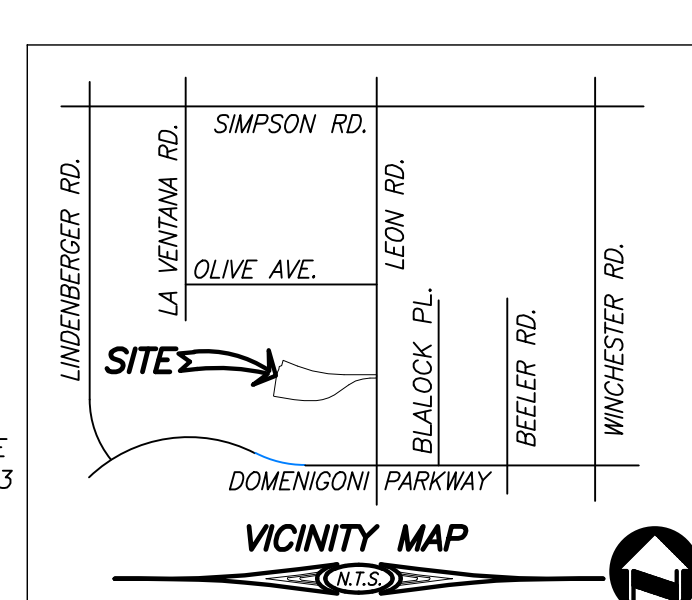
ASSESSOR'S PARCEL NUMBER:
 461-160-047 AND 461-160-048

AREA:
 14.90 ACRES

UTILITY PURVEYORS
 WATER: EASTERN MUNICIPAL WATER DISTRICT
 SEWER: EASTERN MUNICIPAL WATER DISTRICT
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 TELEPHONE: VERIZON
 CABLE: TIME WARNER CABLE
 SCHOOL DISTRICT: HEMET UNIFIED SCHOOL

GENERAL PLAN/ZONING:
 SPECIFIC PLAN: WINCHESTER HILLS #293, AREA 18
 LAND USE DESIGNATION: VHDR
 AREA PLAN (RCP): HARVEST VALLEY / WINCHESTER
 AIRPORT INFLUENCE AREA: MARCH AIR RESERVE BASE
 GENERAL PLAN POLICY AREA: HIGHWAY 79 POLICY AREA
 AIRPORT COMPATIBILITY ZONE: MARCH AIR RESERVE BASE, ZONE E
 ZONING CLASSIFICATIONS (ORD. 348): SP ZONE, CZ NUMBER 6013
 ZONING DISTRICTS AND ZONING AREA: WINCHESTER AREA
 COMMUNITY ADVISORY COUNCILS: WINCHESTER/HOMELAND MAC

VHDR-VERY HIGH DENSITY RESIDENTIAL (VHDR)
 DENSITY: 14-20 DU/AC
 SINGLE-FAMILY ATTACHED RESIDENCES AND MULTI-FAMILY DWELLINGS.



NO.	REVISIONS	DATE

PLANS PREPARED BY:
adkan ENGINEERS
 Civil Engineering • Surveying • Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel:(951) 688-0241-Fax:(951) 688-0599

DRAWN BY: MS CHECKED BY: LG

WASTE BIN EXHIBIT	SHEET	1
	OF	1
PORTION OF LOTS 11 AND 12 OF TRACT MAP NO. 30266-2, MB 431/82-88 SECTION 31, TOWNSHIP 5 SOUTH, RANGE 3 WEST, S.B.M. IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,		
CLIENT: VAN DAELE	SHEETS	
		10090

U:\PROJECTS\VANDALE\10090\EXHIBITS\10090 WASTE BIN EXHIBIT.DWG 12/16/2020



PLAN 3

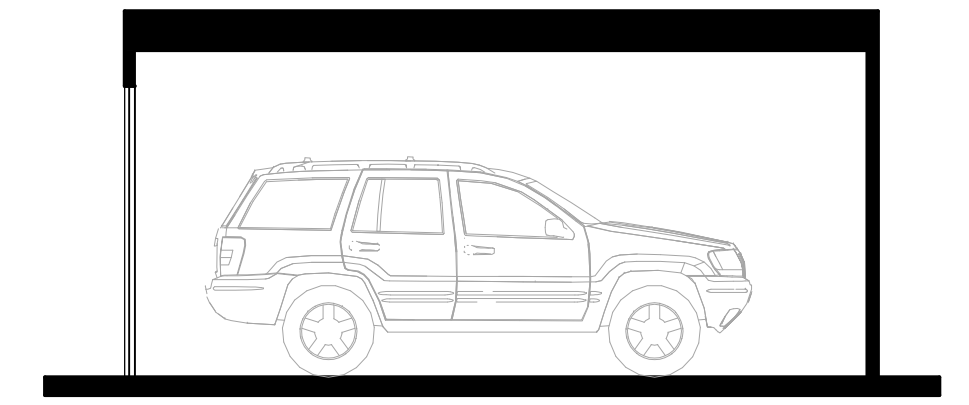
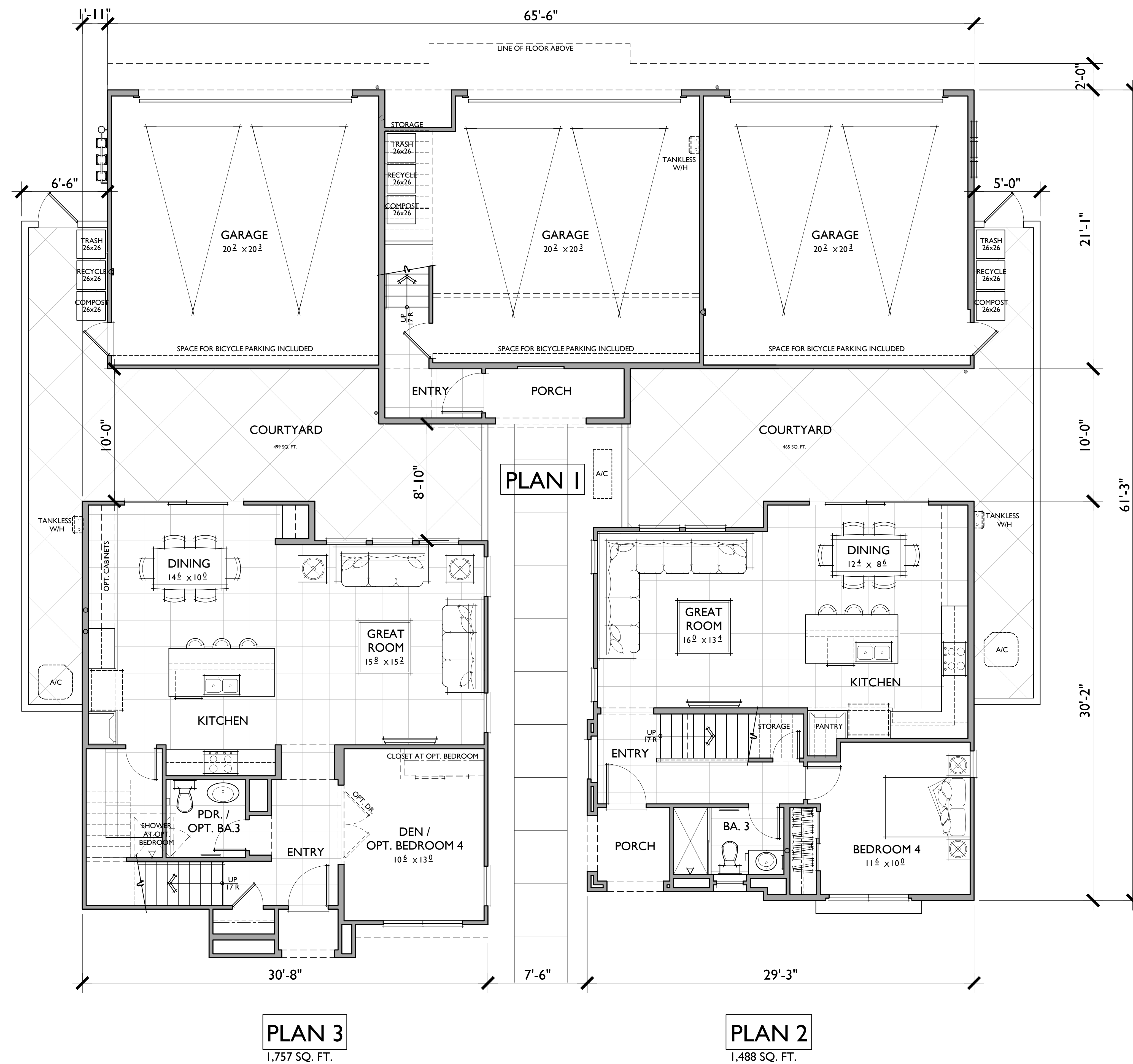
PLAN 1

PLAN 2

SPANISH

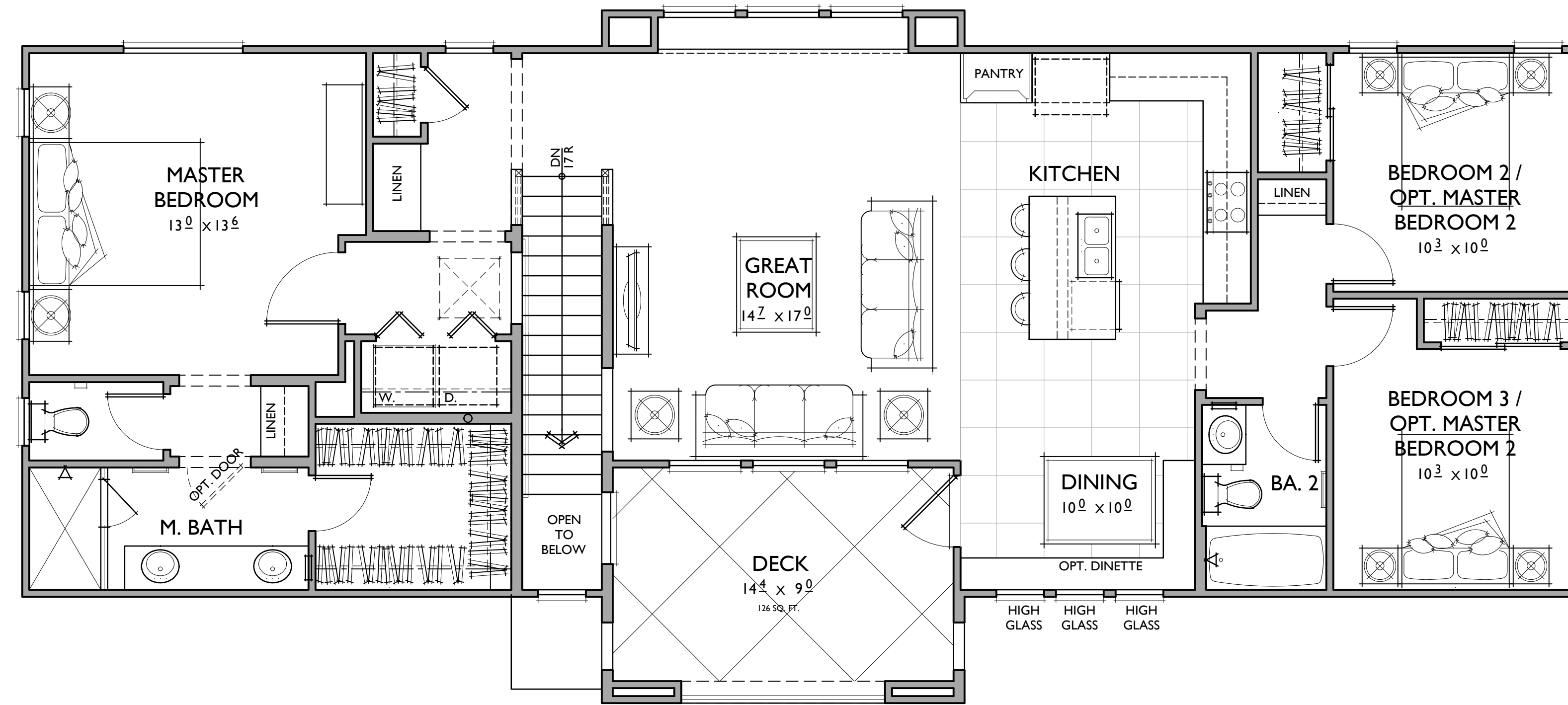
CONCEPTUAL STREET SCENE
WINCHESTER HILLS - BUNGALOW PRODUCT
Winchester, California

0 2 4 8 521.21331

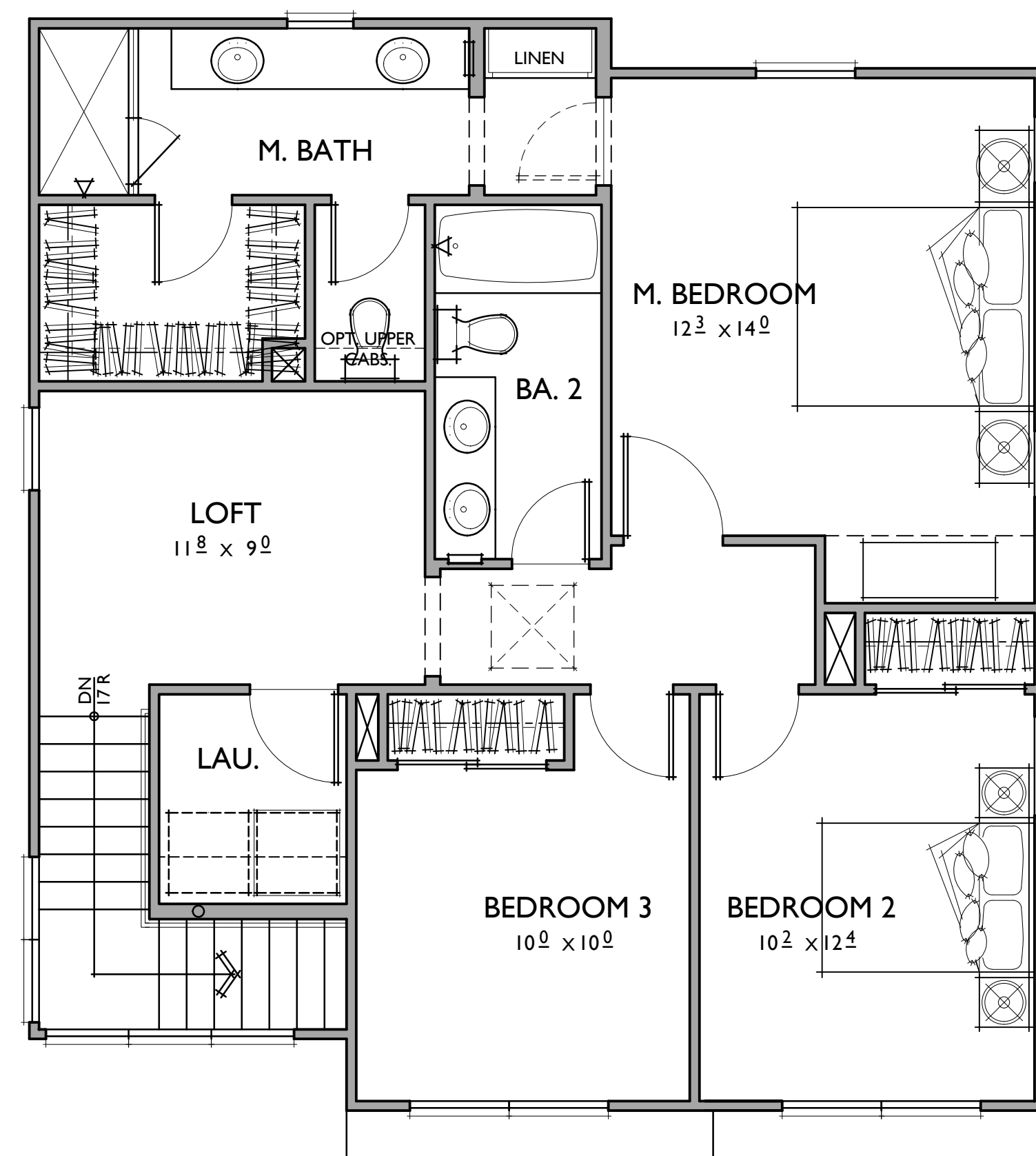


TYPICAL GARAGE SECTION
125 SQ. FEET OF STORAGE ABOVE CARS
SCALE 3/16" = 1'-0"

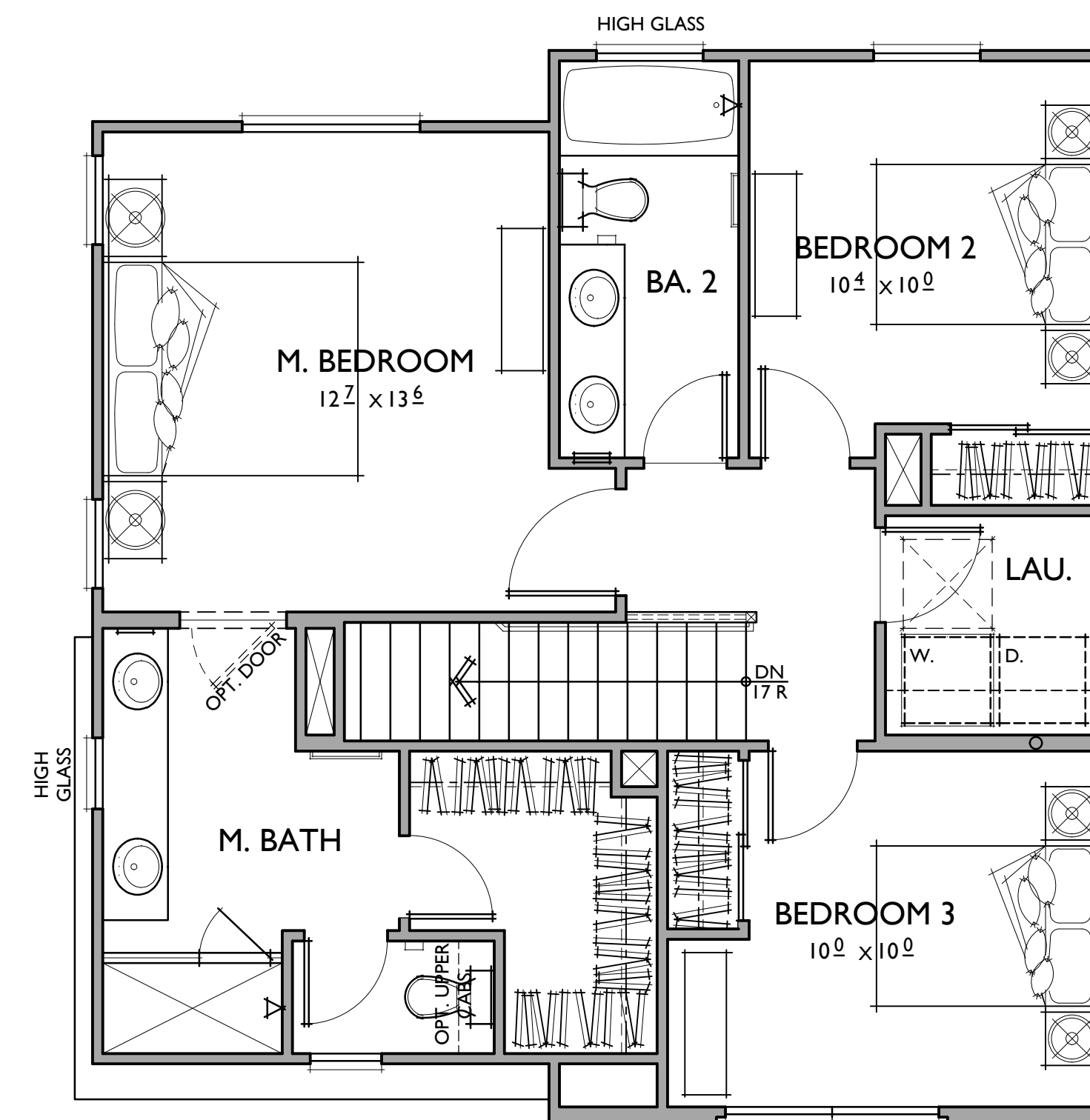
Composite Plan First Floor



PLAN 1
1,373 SQ. FT.

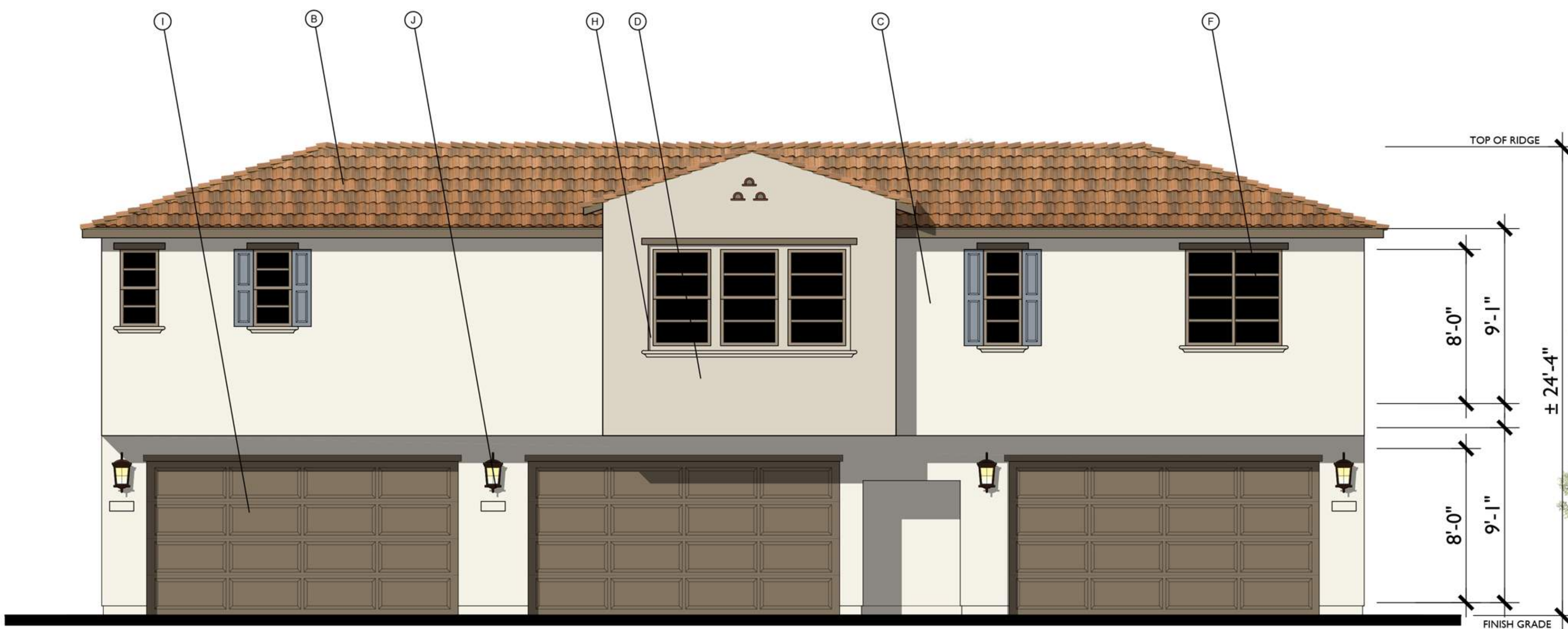


PLAN 3
1,757 SQ. FT.

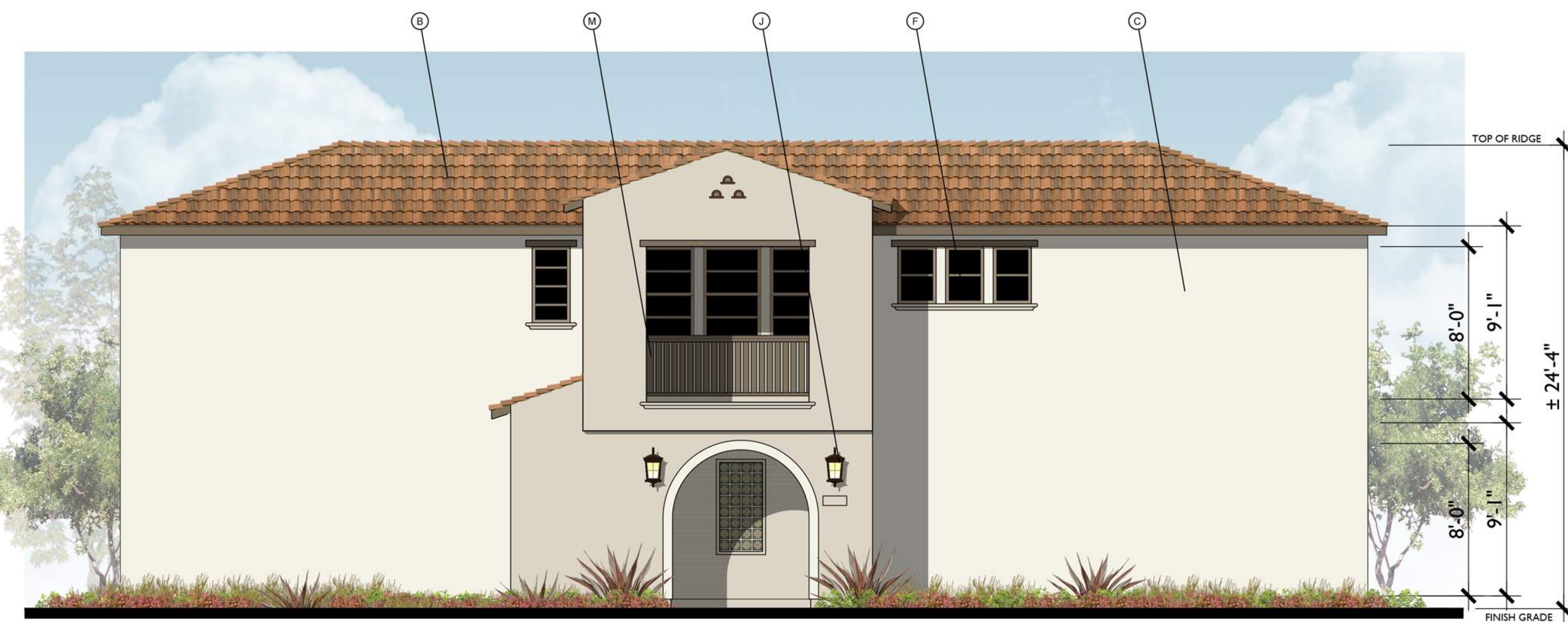


PLAN 2
1,488 SQ. FT.

Composite Plan Second Floor

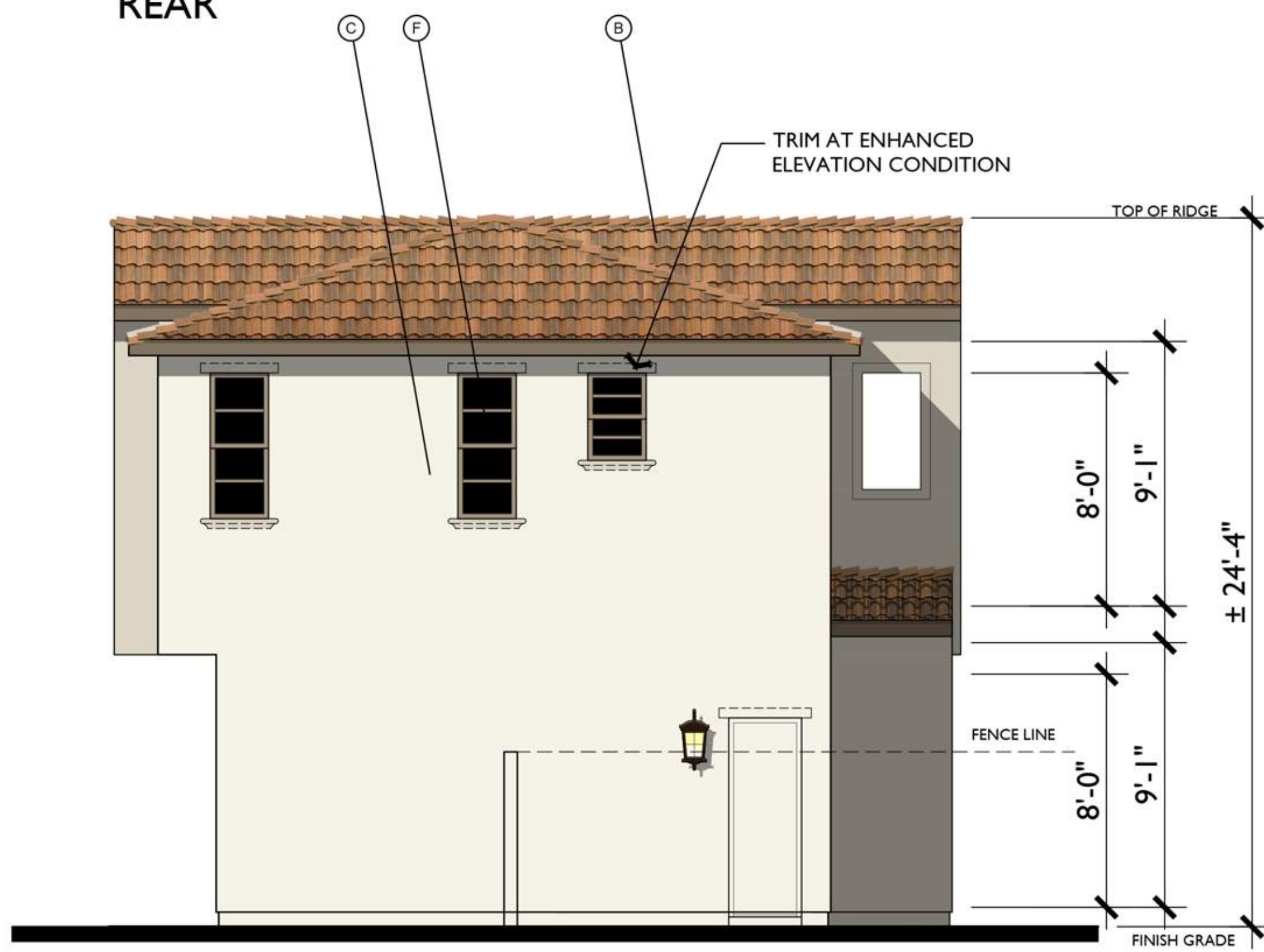


REAR



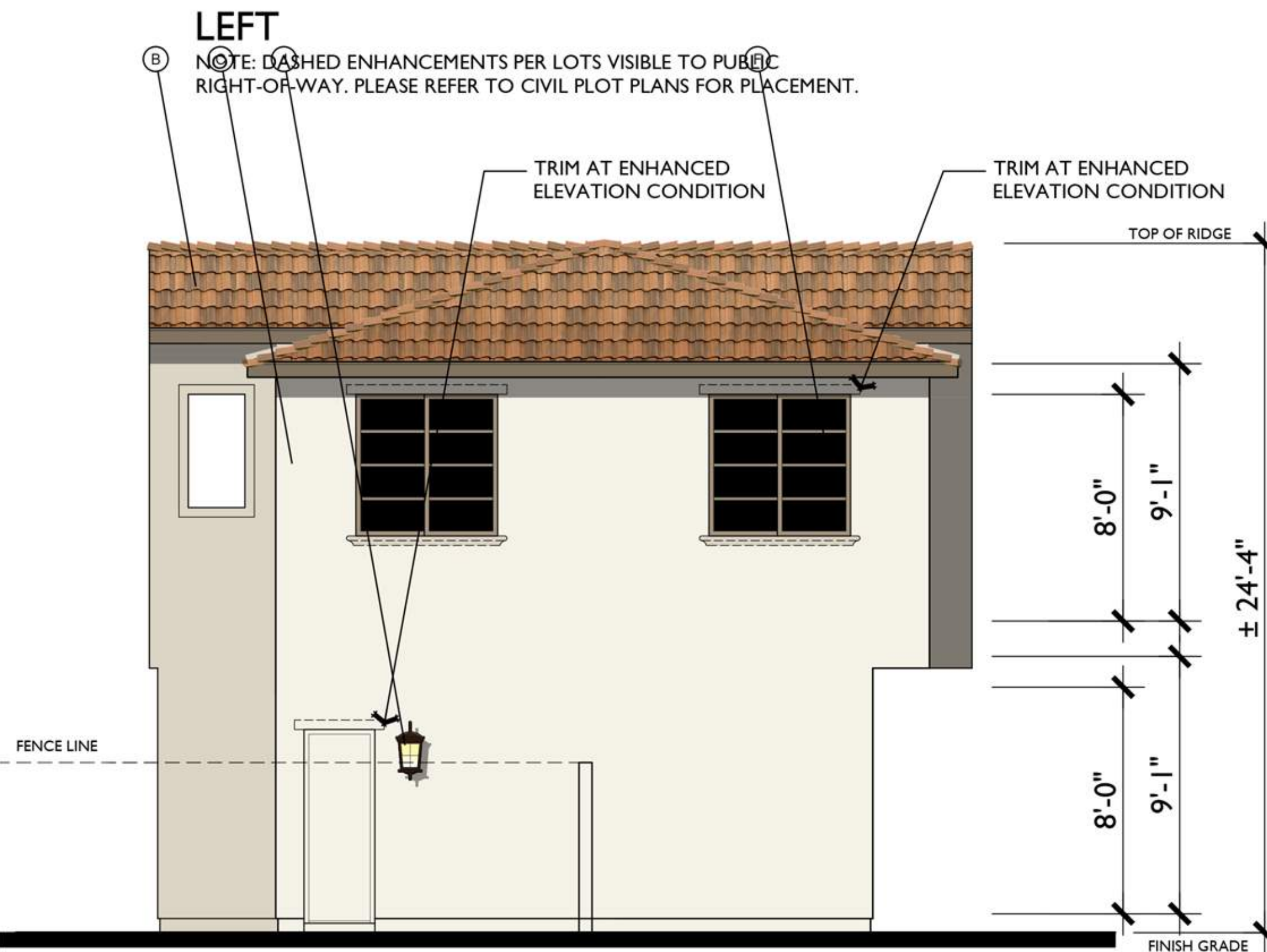
FRONT

A
1/4"=1'-0"



LEFT

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.

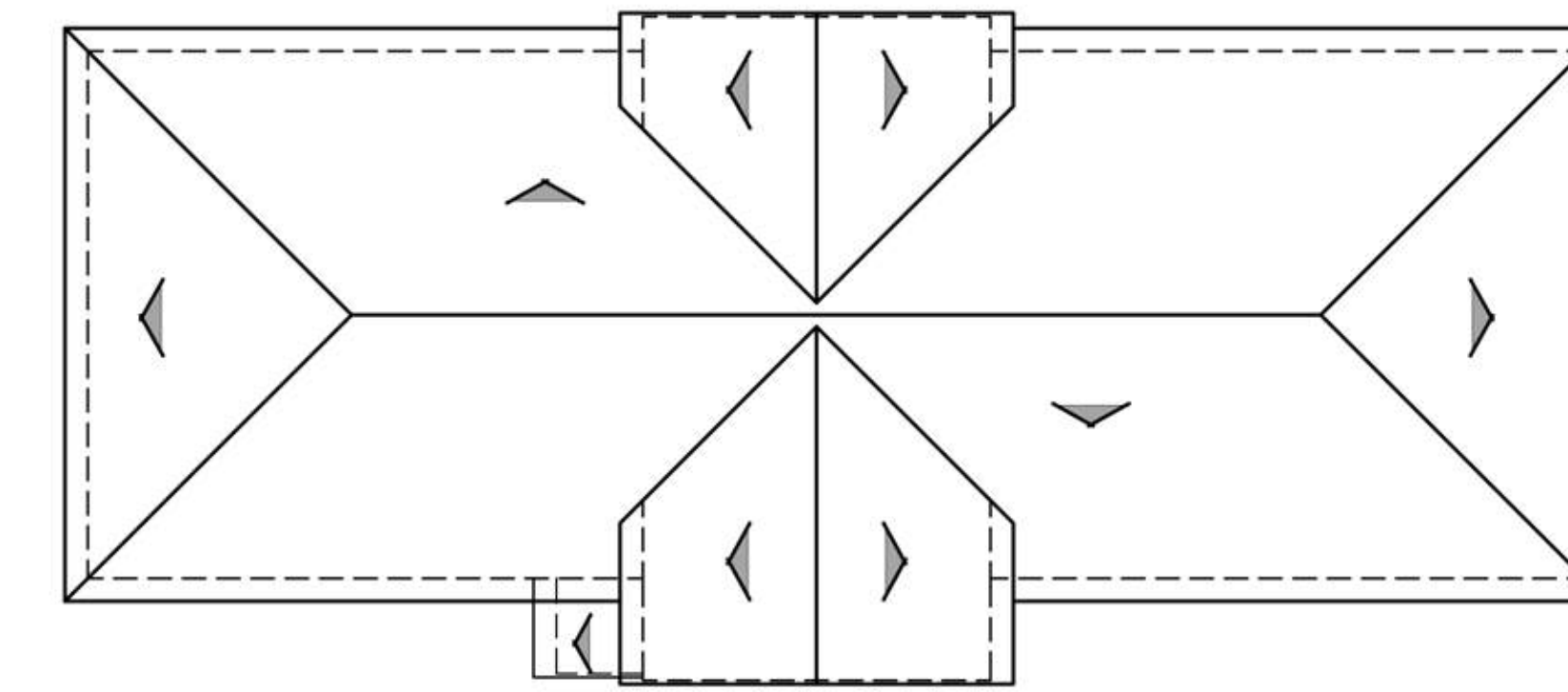


RIGHT

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- G. RECESS WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. METAL RAILING
- M. WOODEN RAILING



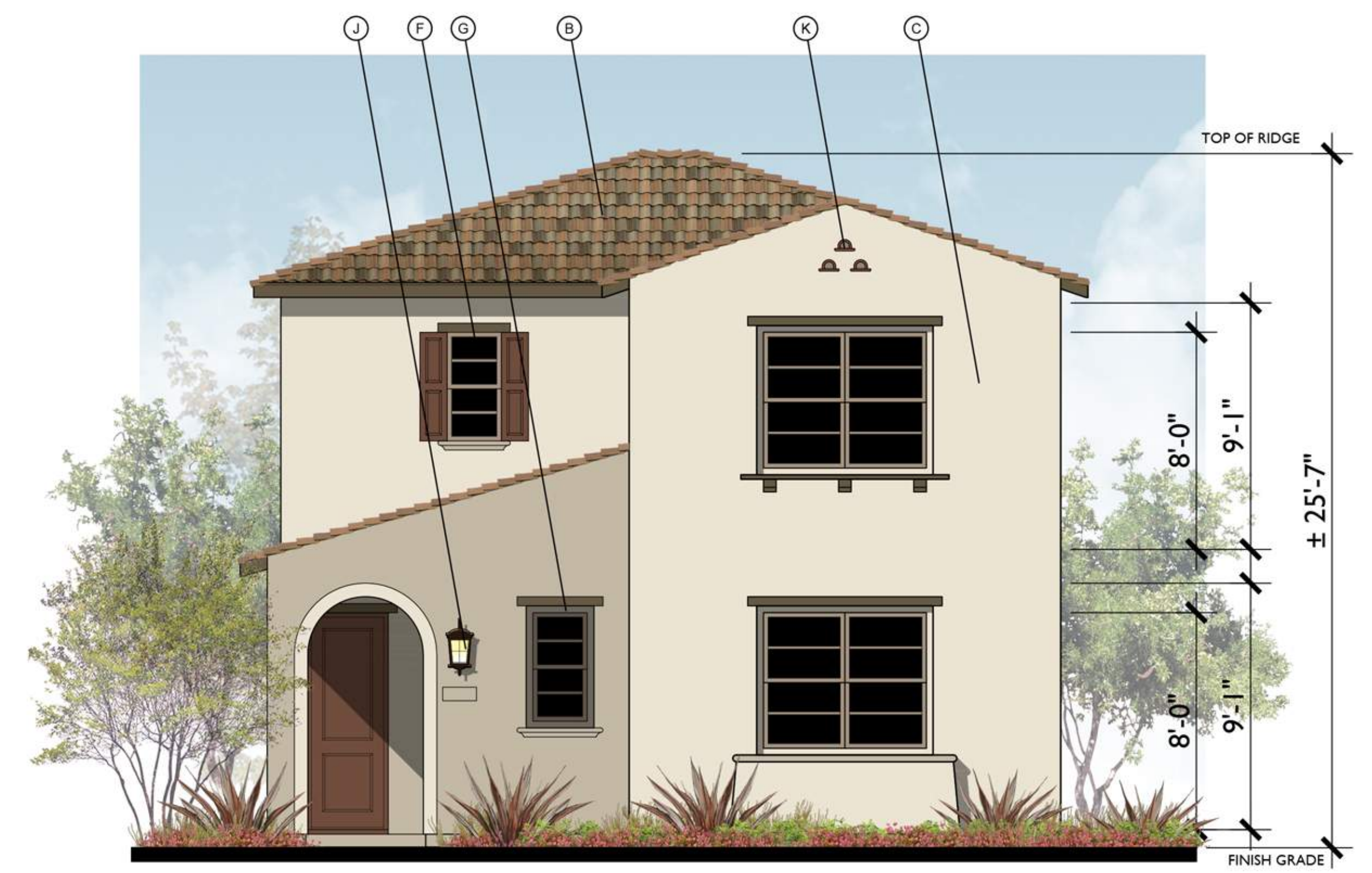
ROOF PLAN

PITCH: 4:12 U.N.O.
RAKE: 0"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

A

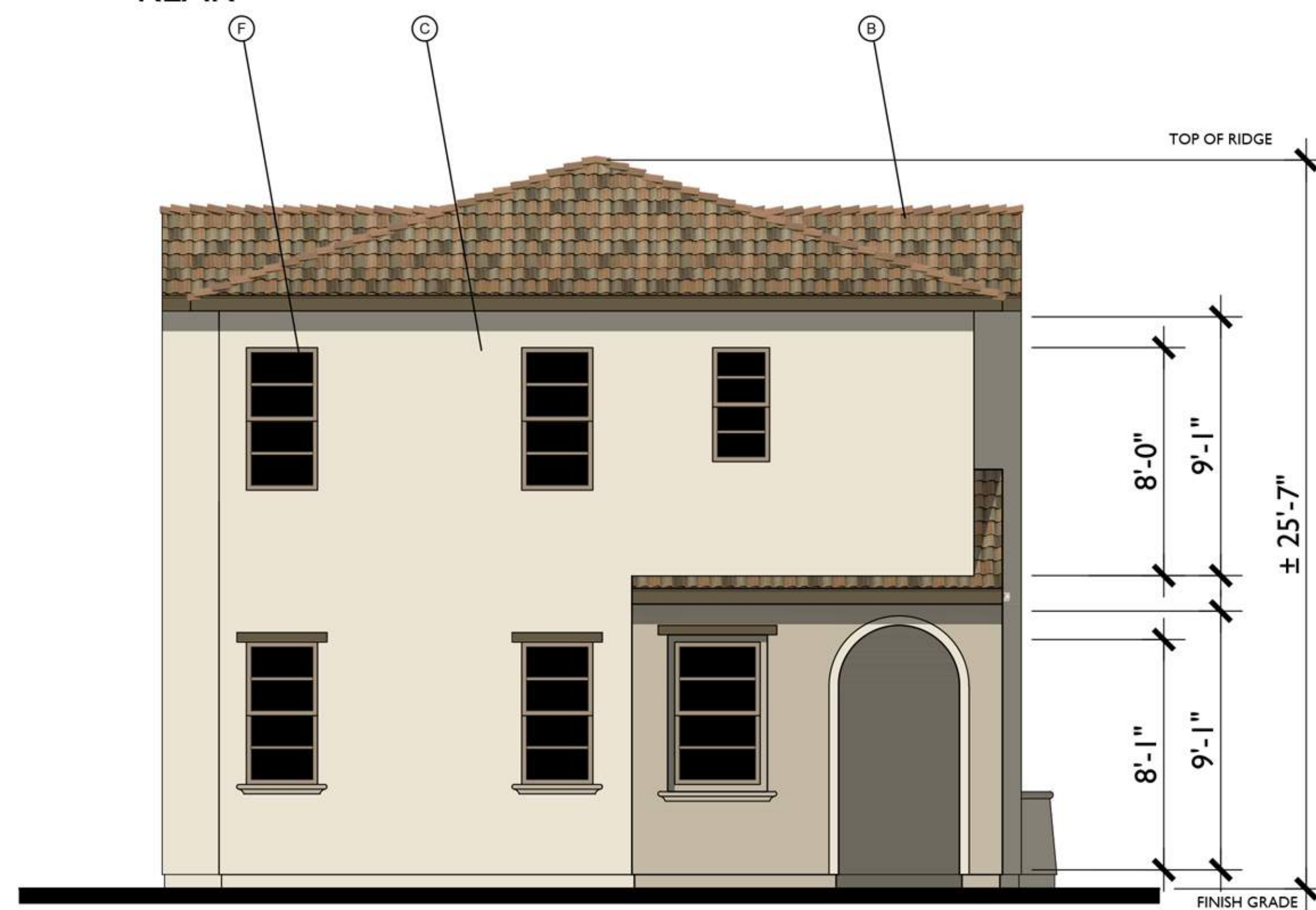


REAR

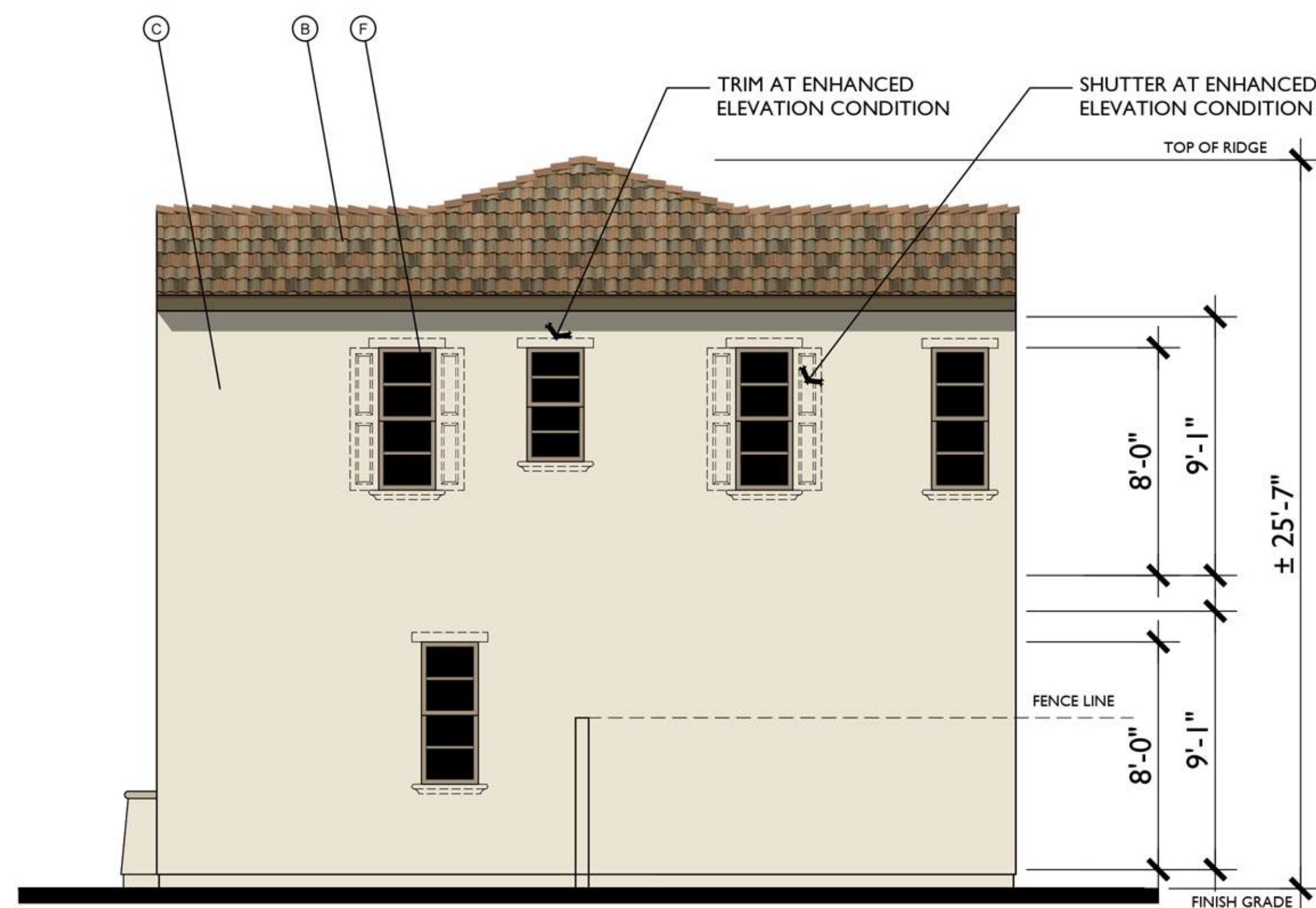


FRONT

A
1/4"=1'-0"



LEFT - INTERNAL WALKWAY ELEVATION

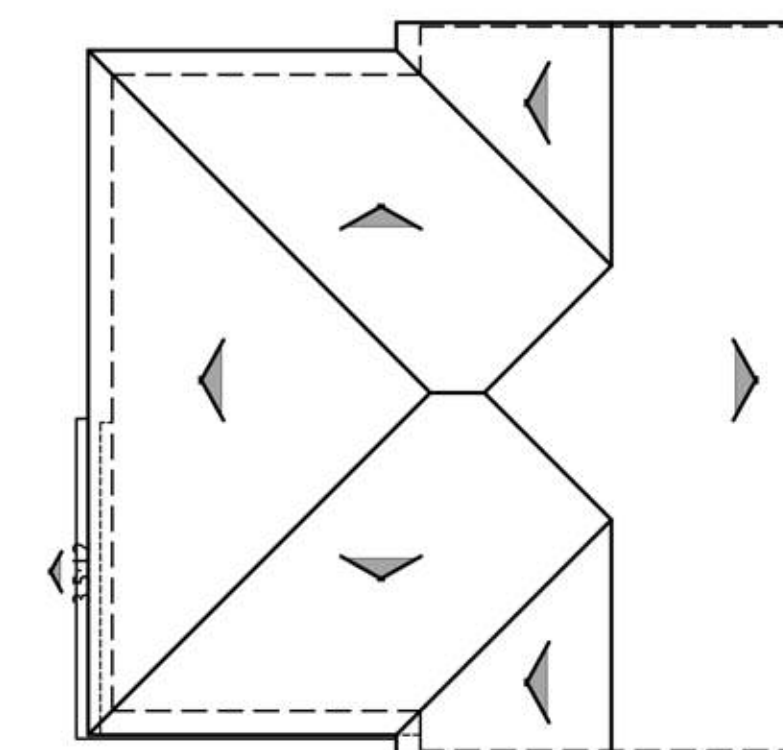


RIGHT

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.

MATERIAL LEGEND

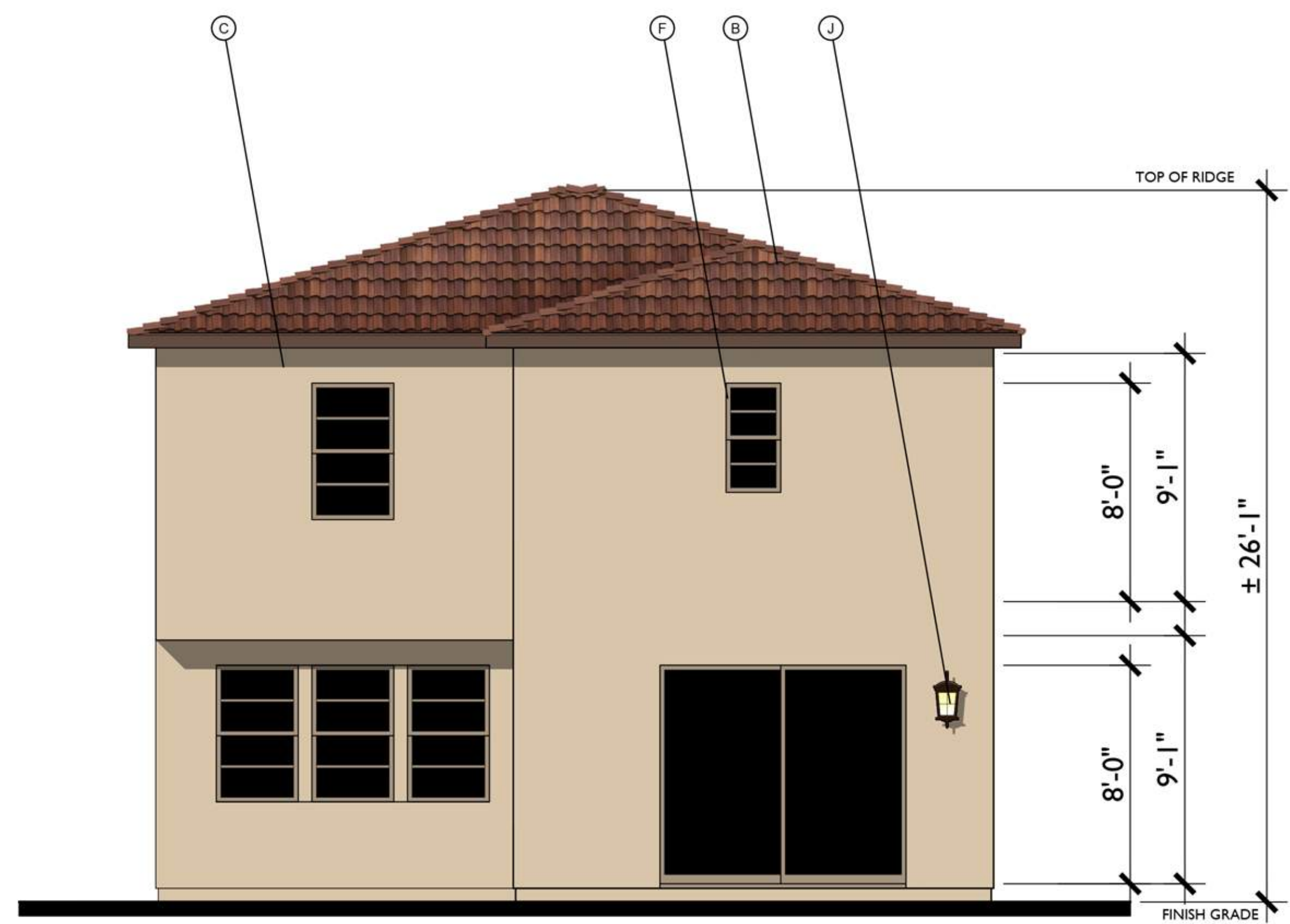
- A. CONCRETE FLAT TILE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- G. RECESS WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. METAL RAILING
- M. WOODEN RAILING



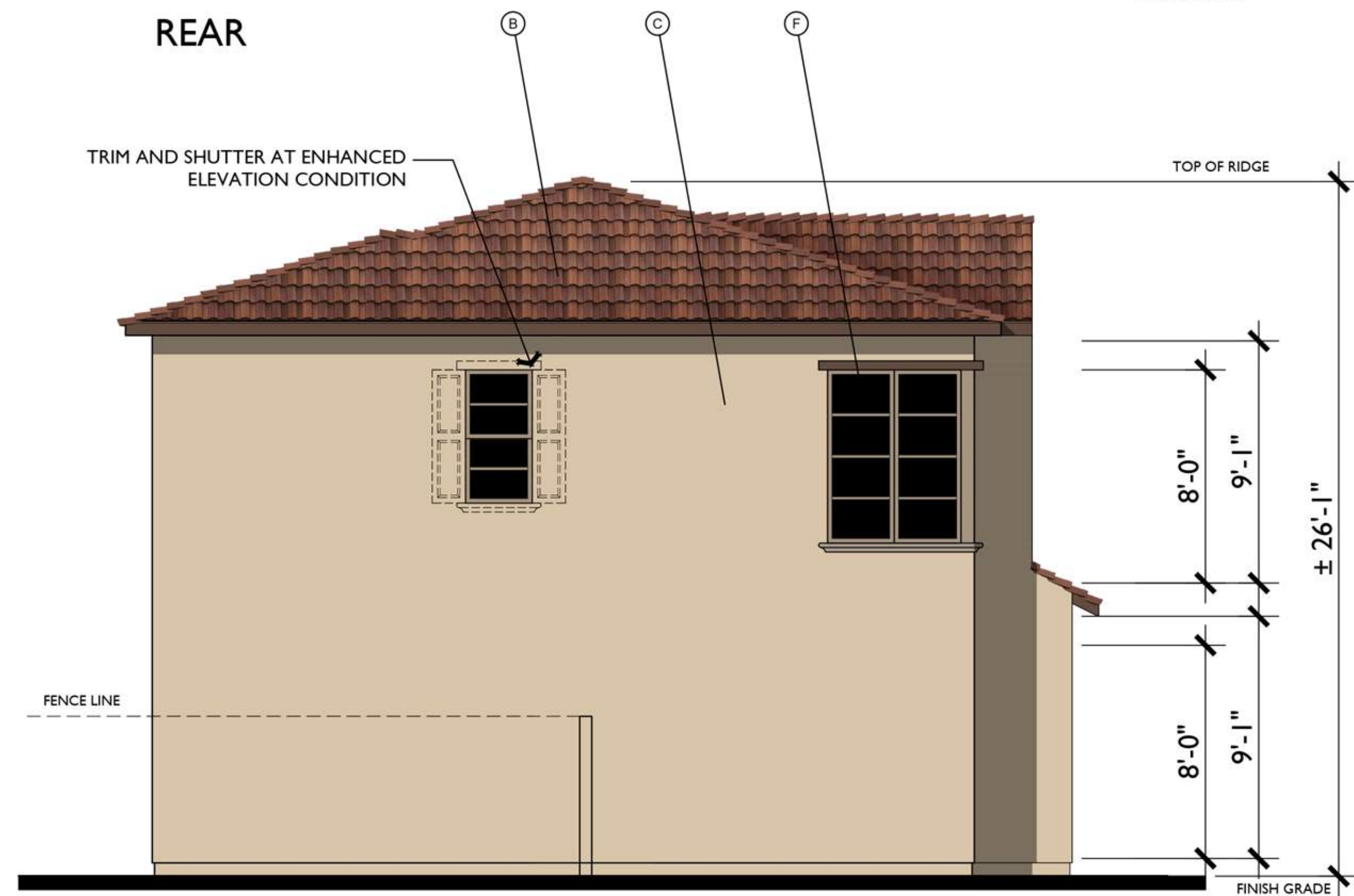
ROOF PLAN

A

PITCH: 4:12 U.N.O.
RAKE: 0"
EAVE: 12"
ROOF MATERIAL: CONCRETE 'S' TILE

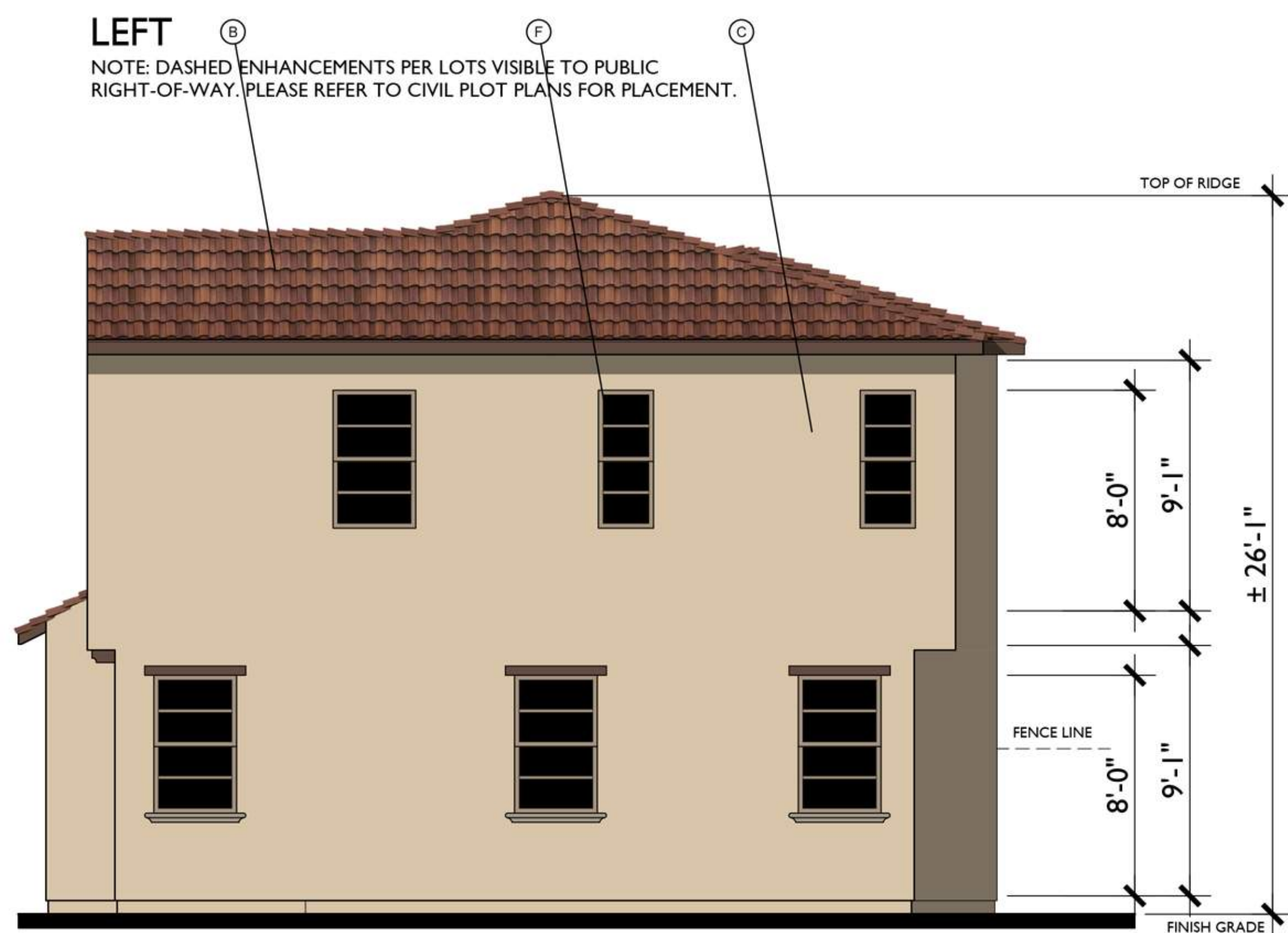


REAR

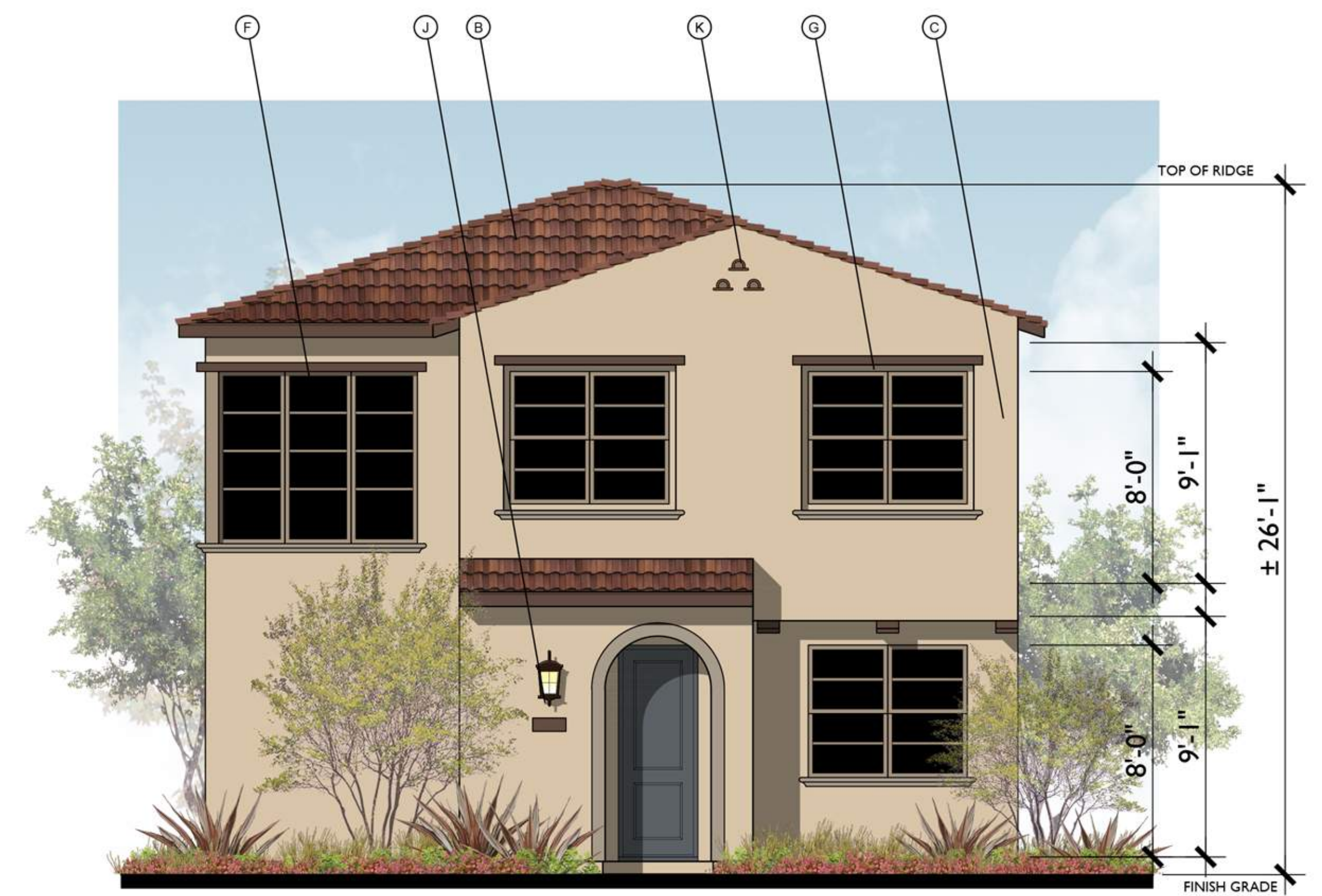


LEFT

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.



RIGHT - INTERNAL WALKWAY ELEVATION

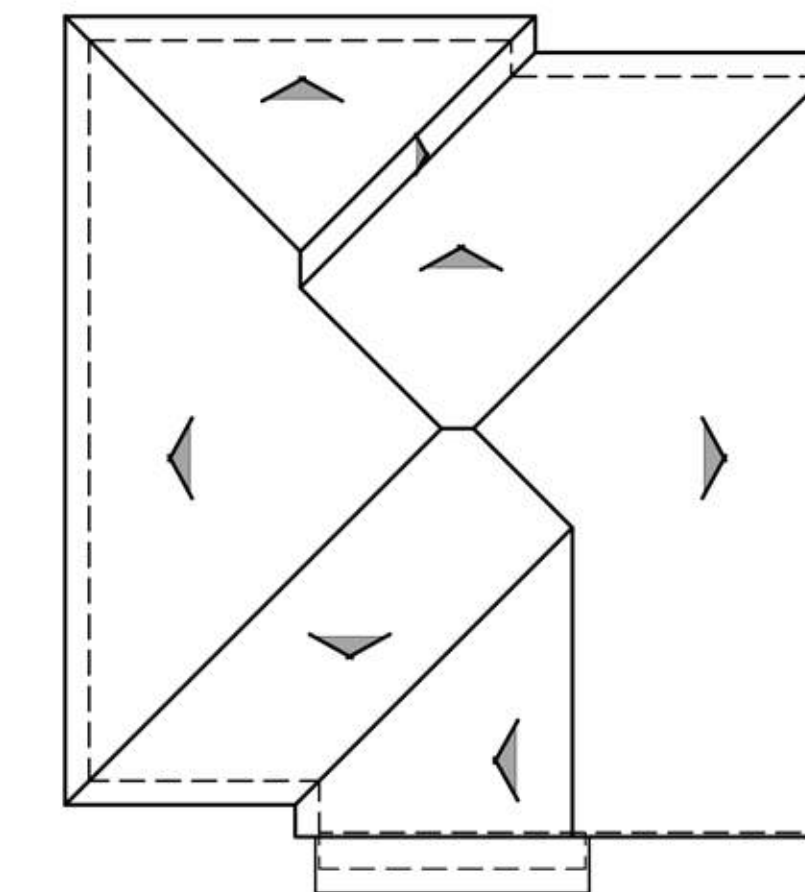


FRONT

A
1/4"=1'-0"

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- G. RECESS WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. METAL RAILING
- M. WOODEN RAILING



ROOF PLAN A

PITCH: 4:12 U.N.O.
RAKE: 0°
EAVE: 12"
ROOF MATERIAL: CONCRETE "S" TILE

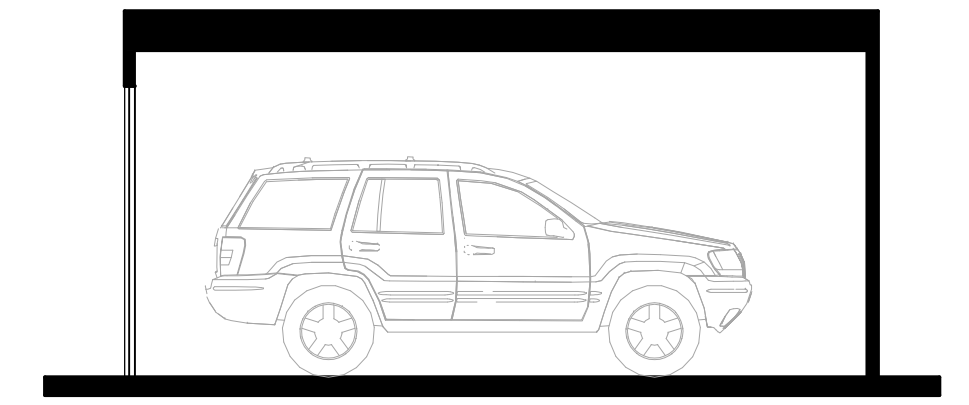
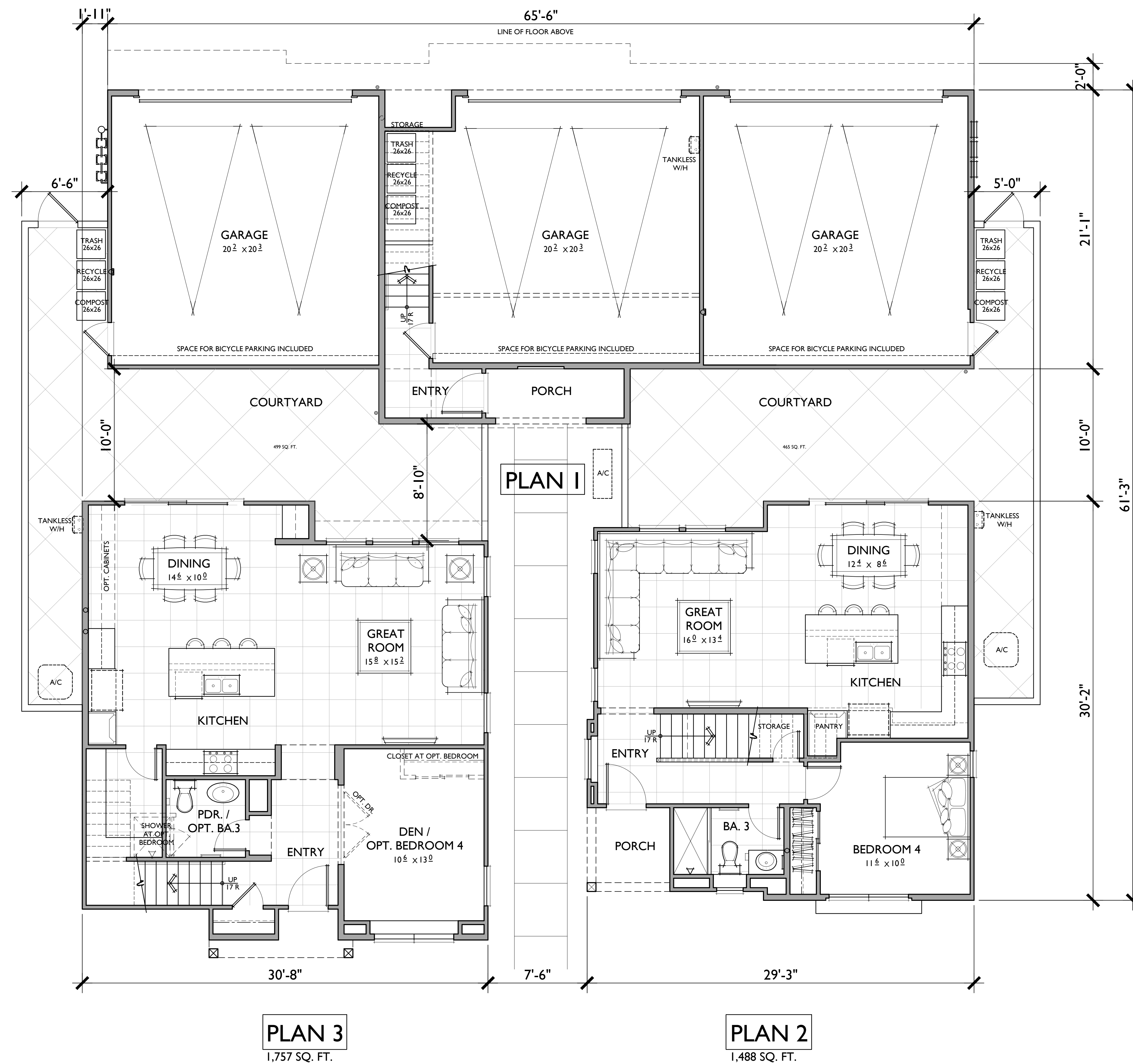


PLAN 3

PLAN 1

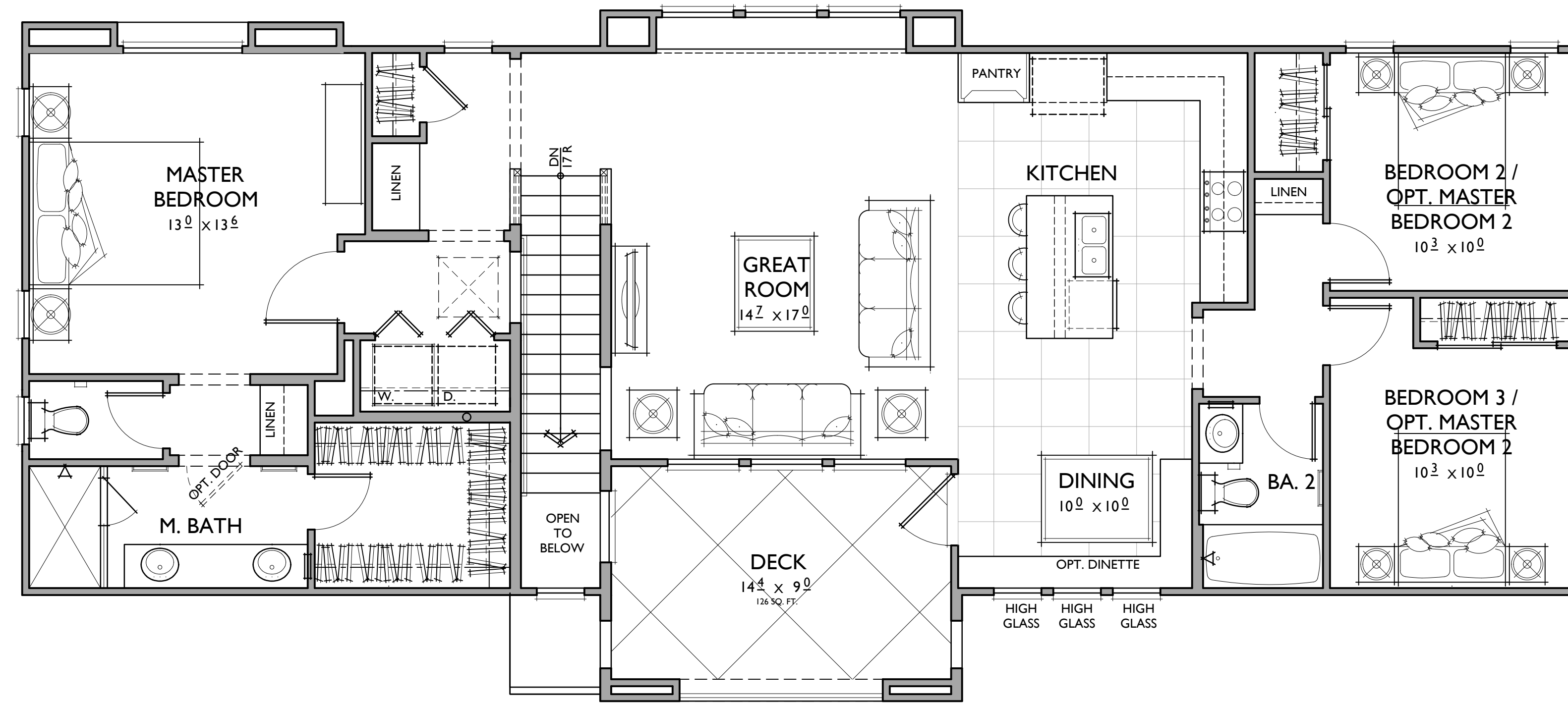
PLAN 2

CALIFORNIA RANCH

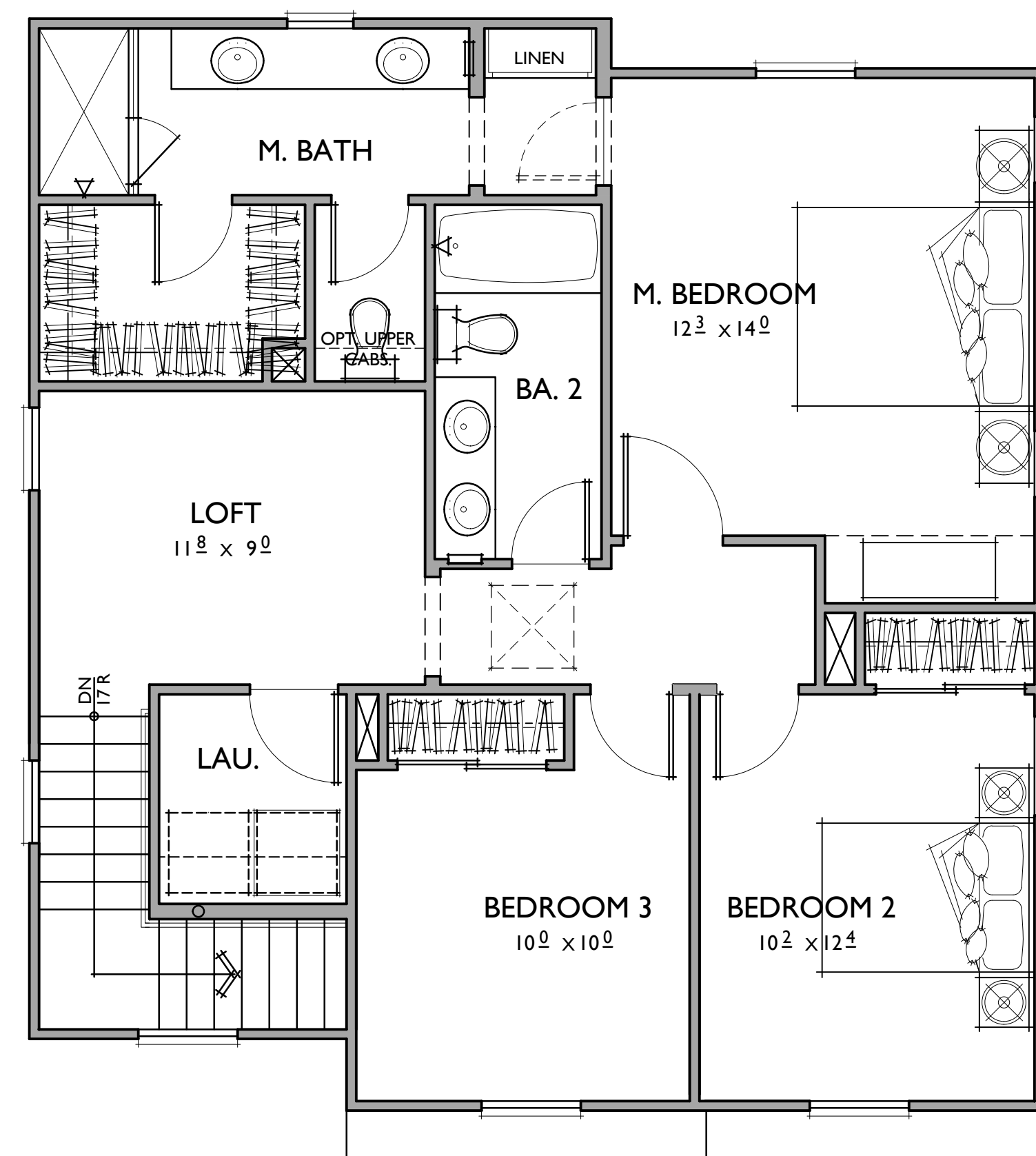


TYPICAL GARAGE SECTION
125 SQ. FEET OF STORAGE ABOVE CARS
SCALE 3/16" = 1'-0"

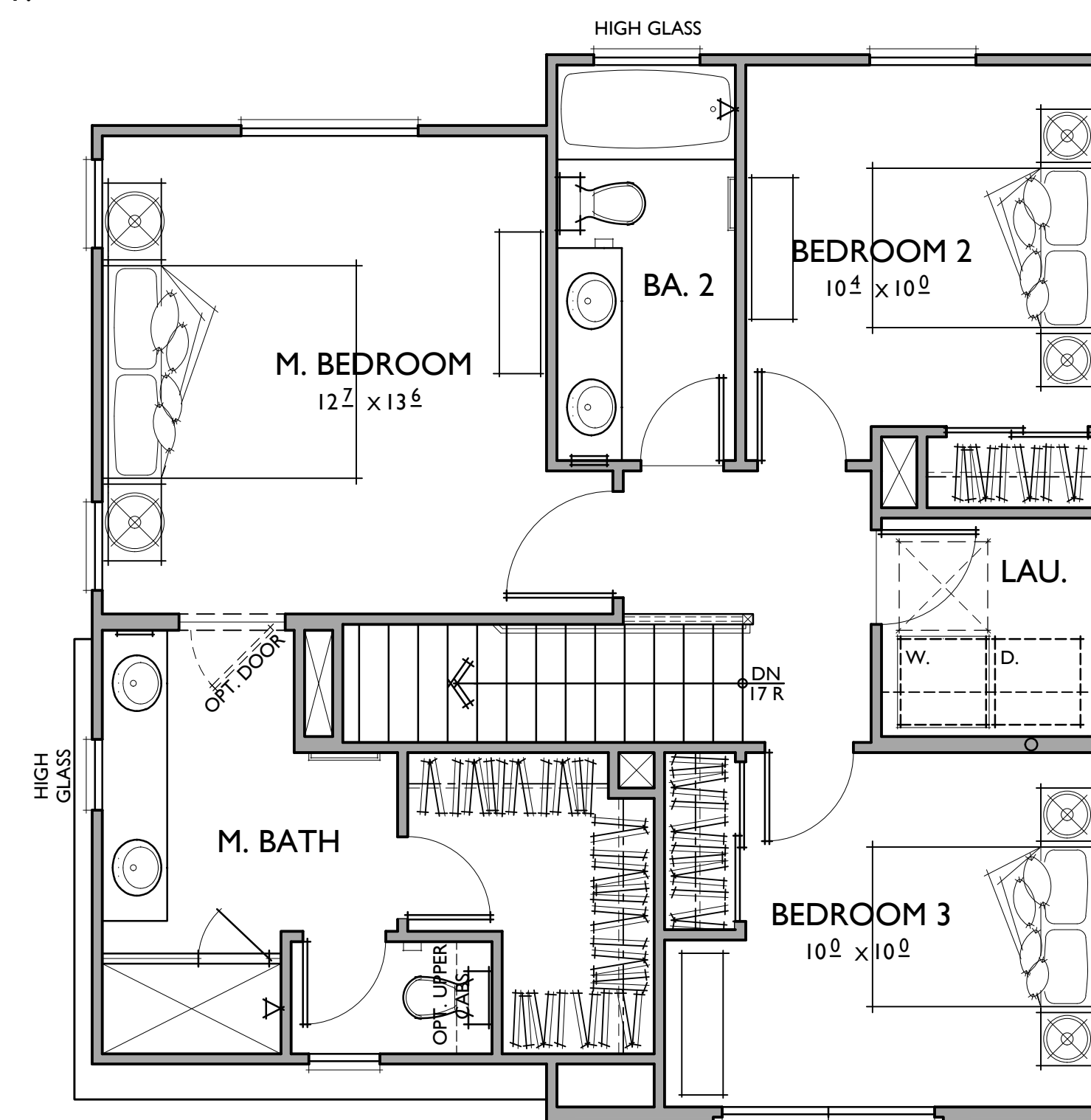
Composite Plan First Floor



PLAN 1
1,373 SQ. FT.



PLAN 3
1,757 SQ. FT.



PLAN 2
1,488 SQ. FT.

Composite Plan Second Floor

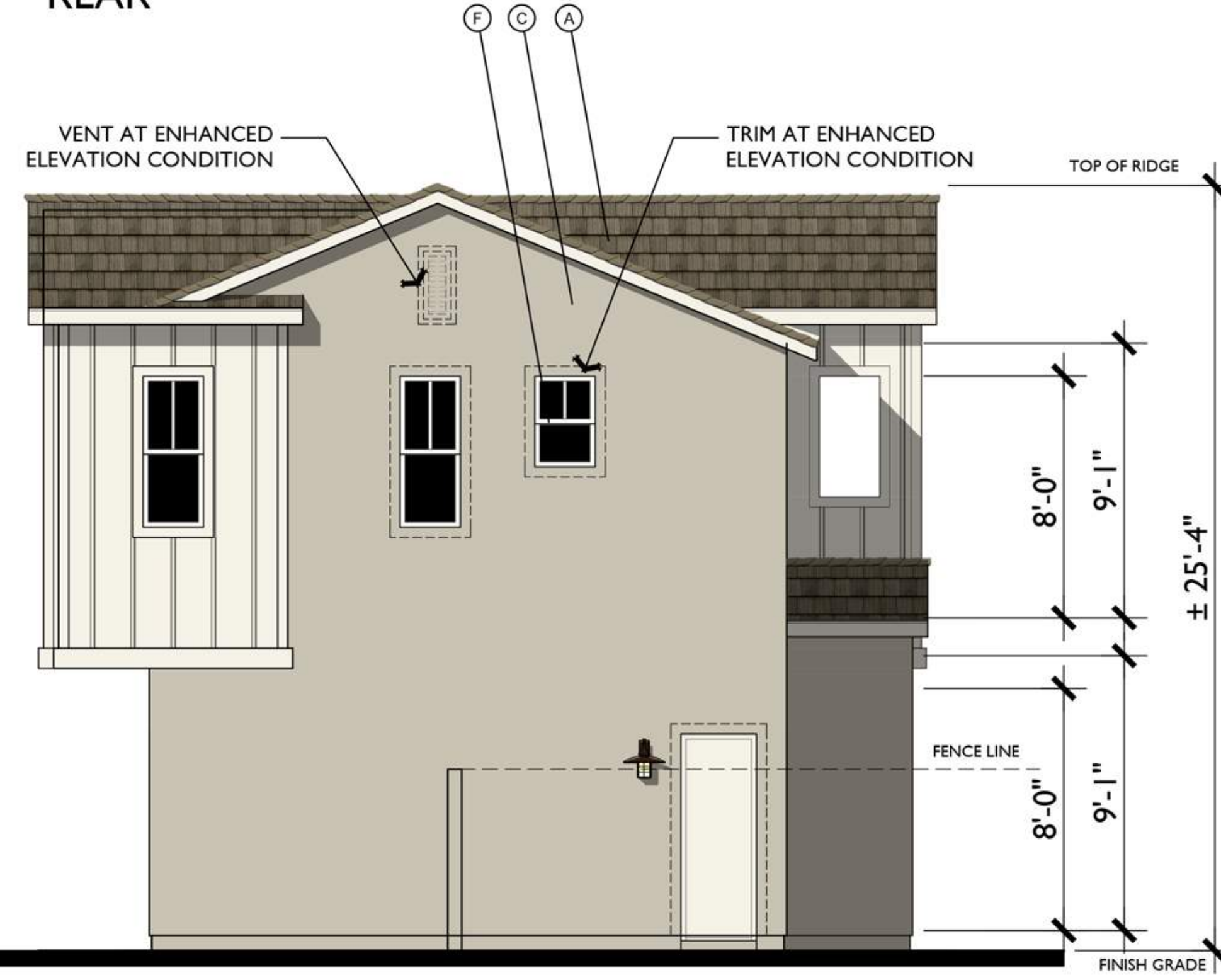


REAR



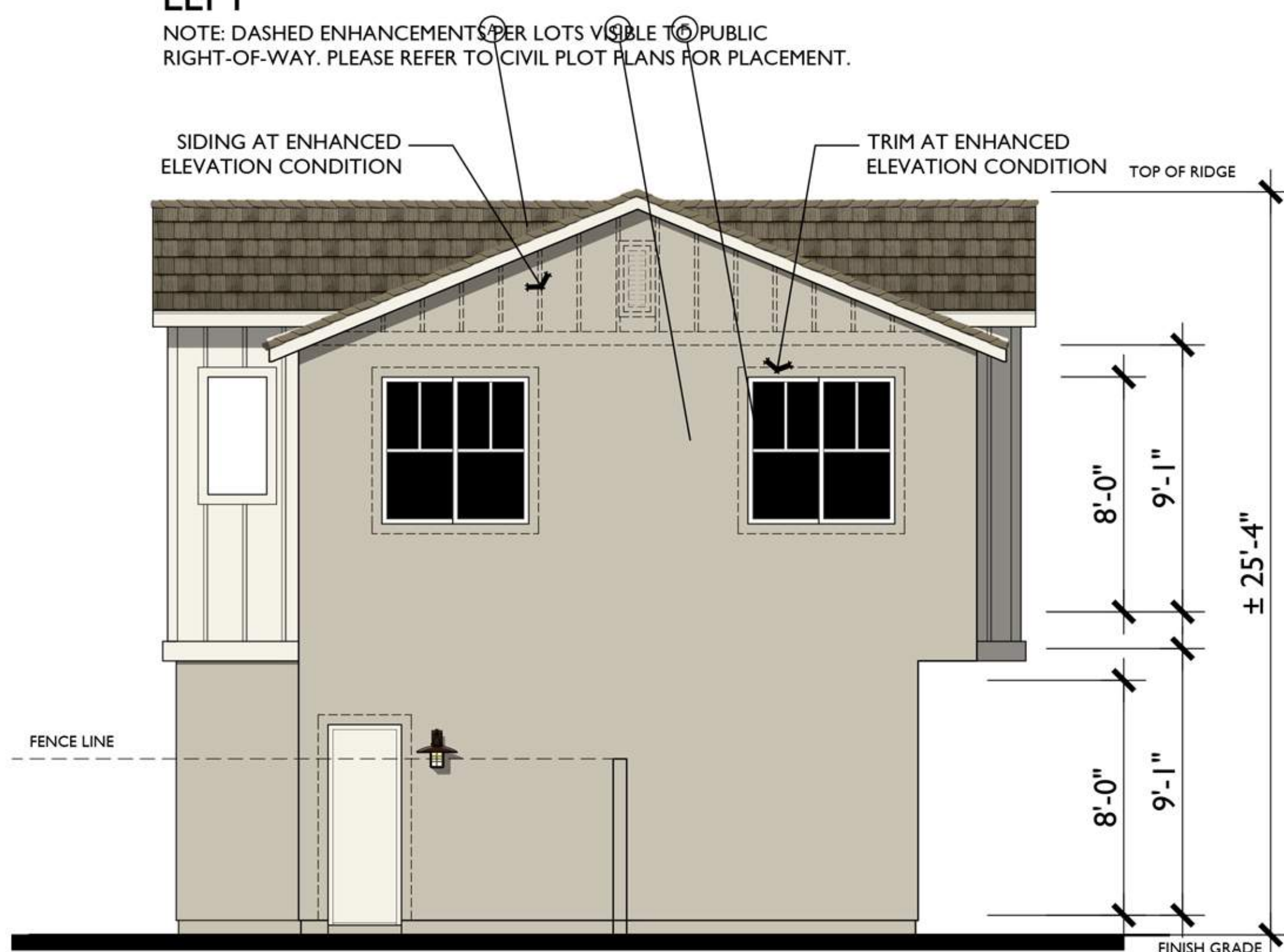
FRONT

B
1/4"=1'-0"



LEFT

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.

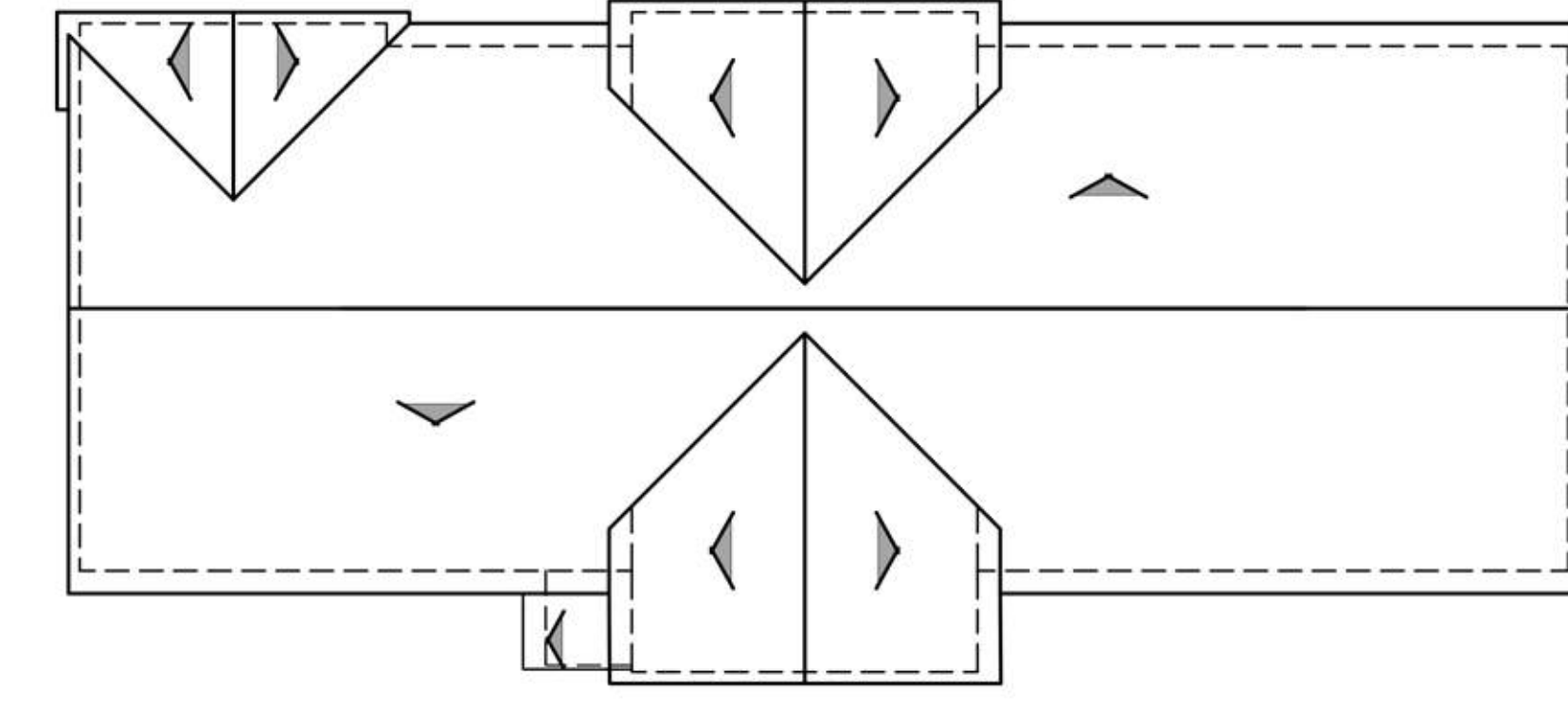


RIGHT

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.

MATERIAL LEGEND

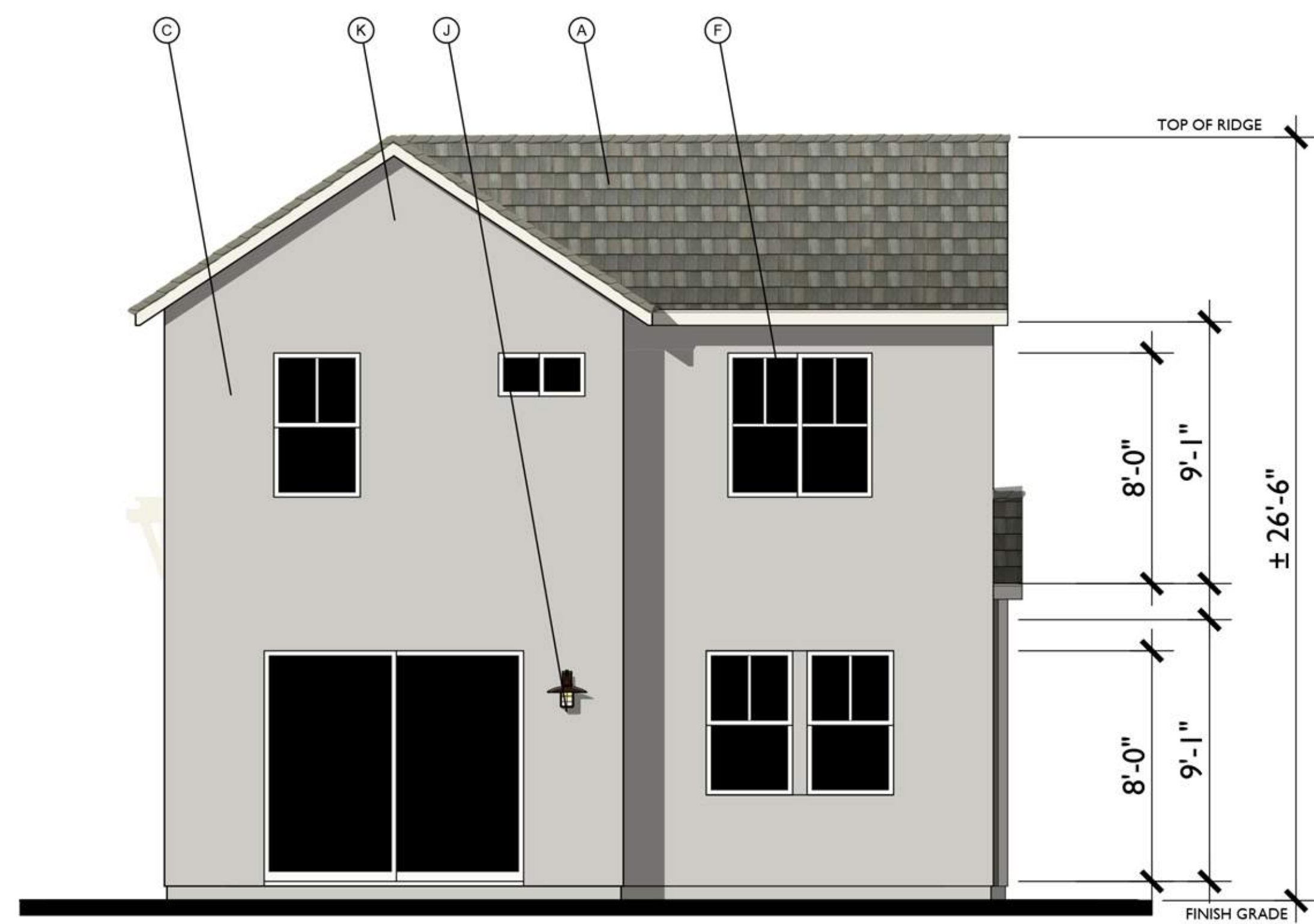
- A. CONCRETE FLAT TILE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- G. RECESS WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. METAL RAILING
- M. WOODEN RAILING



ROOF PLAN

PITCH: 5:12 U.N.O.
RAKE: 2"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

A
1/8"=1'-0"

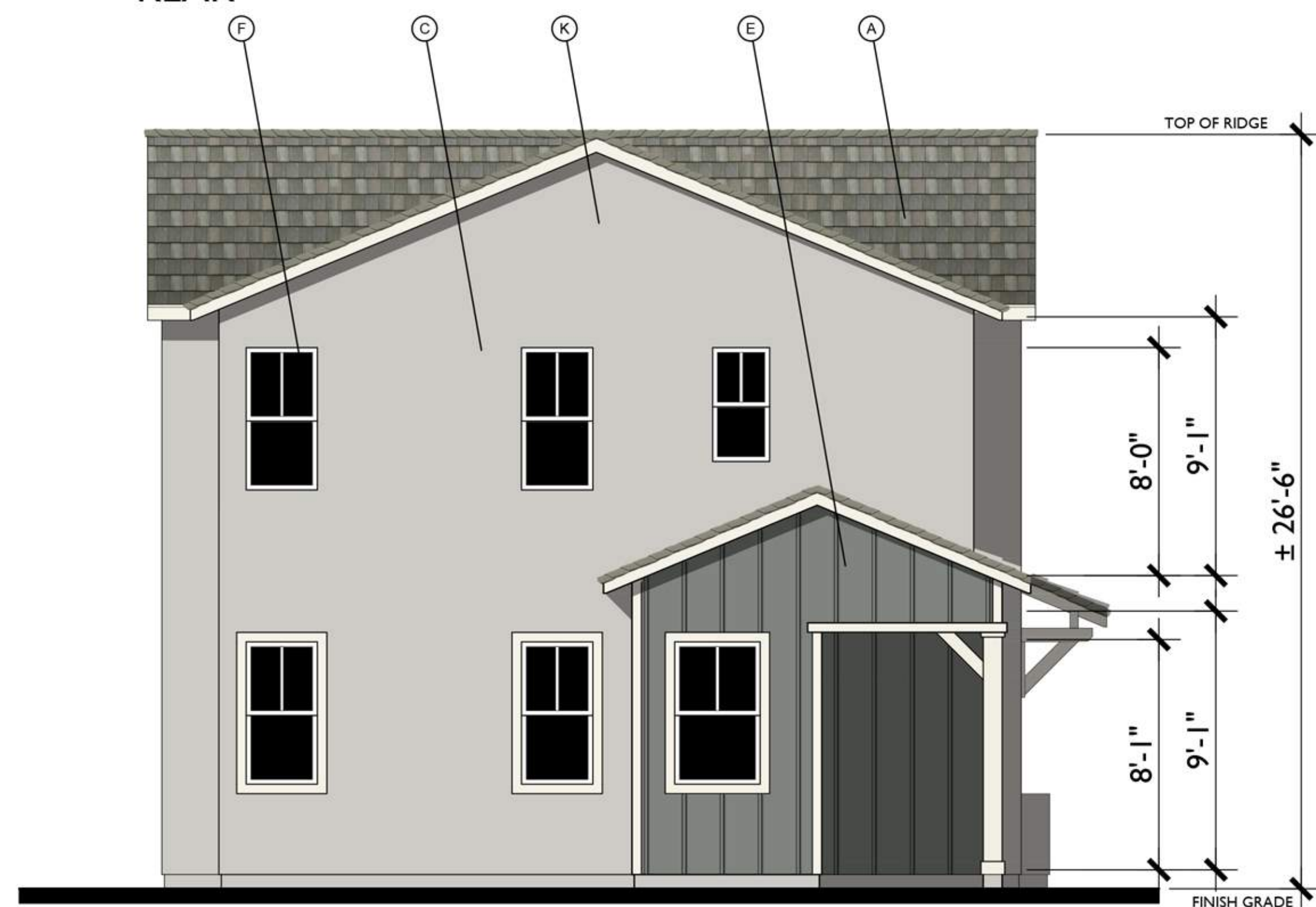


REAR



FRONT

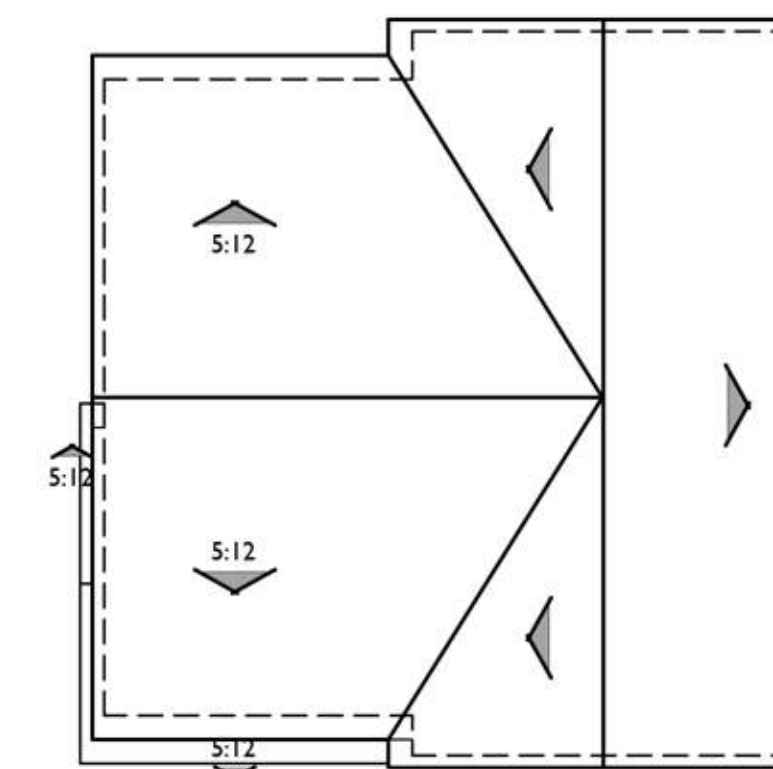
B
1/4"=1'-0"



LEFT - INTERNAL WALKWAY ELEVATION

MATERIAL LEGEND

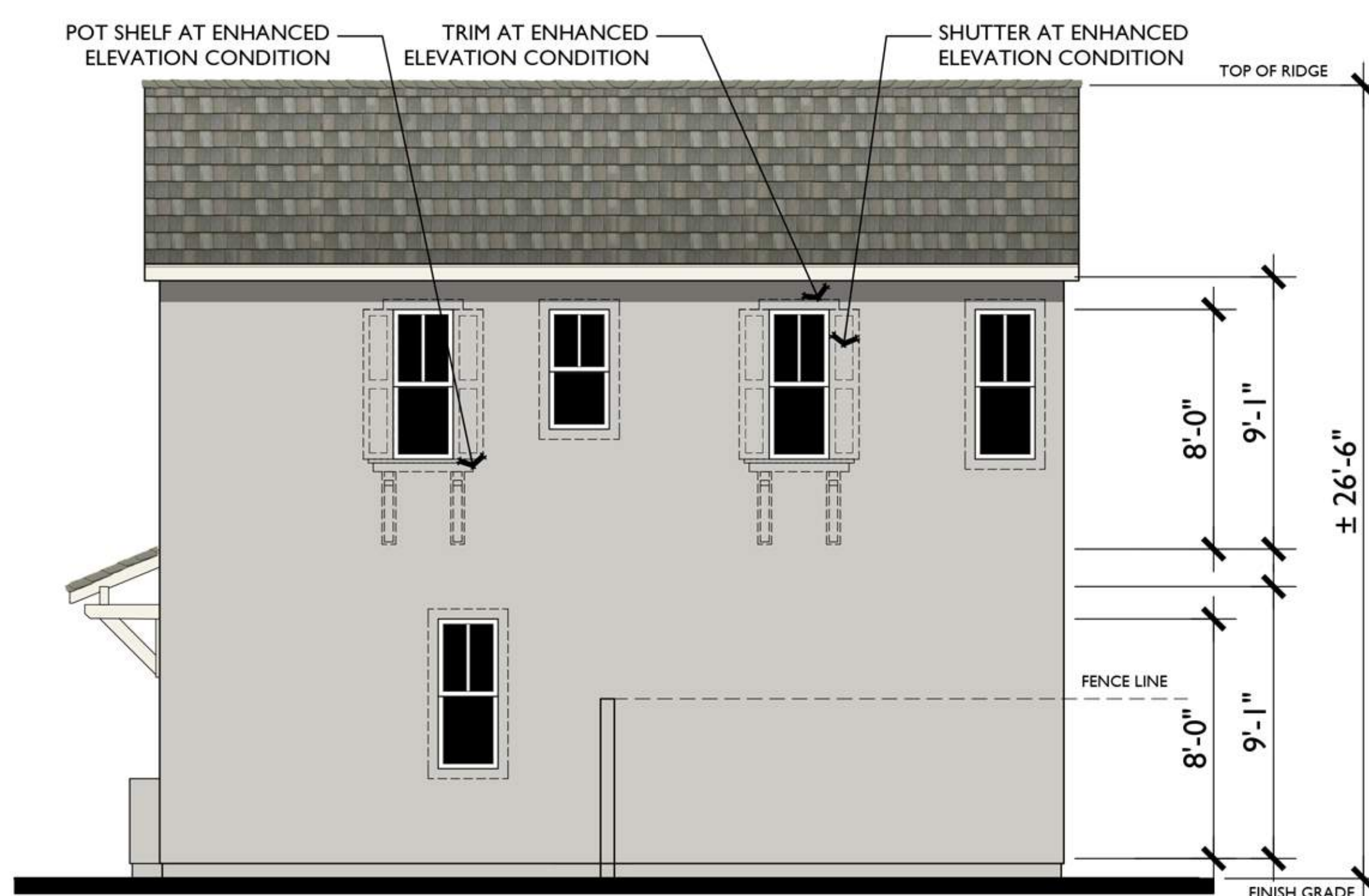
- A. CONCRETE FLAT TILE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- G. RECESS WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. METAL RAILING
- M. WOODEN RAILING



ROOF PLAN

B

PITCH: 8:12 U.N.O.
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE



RIGHT

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.

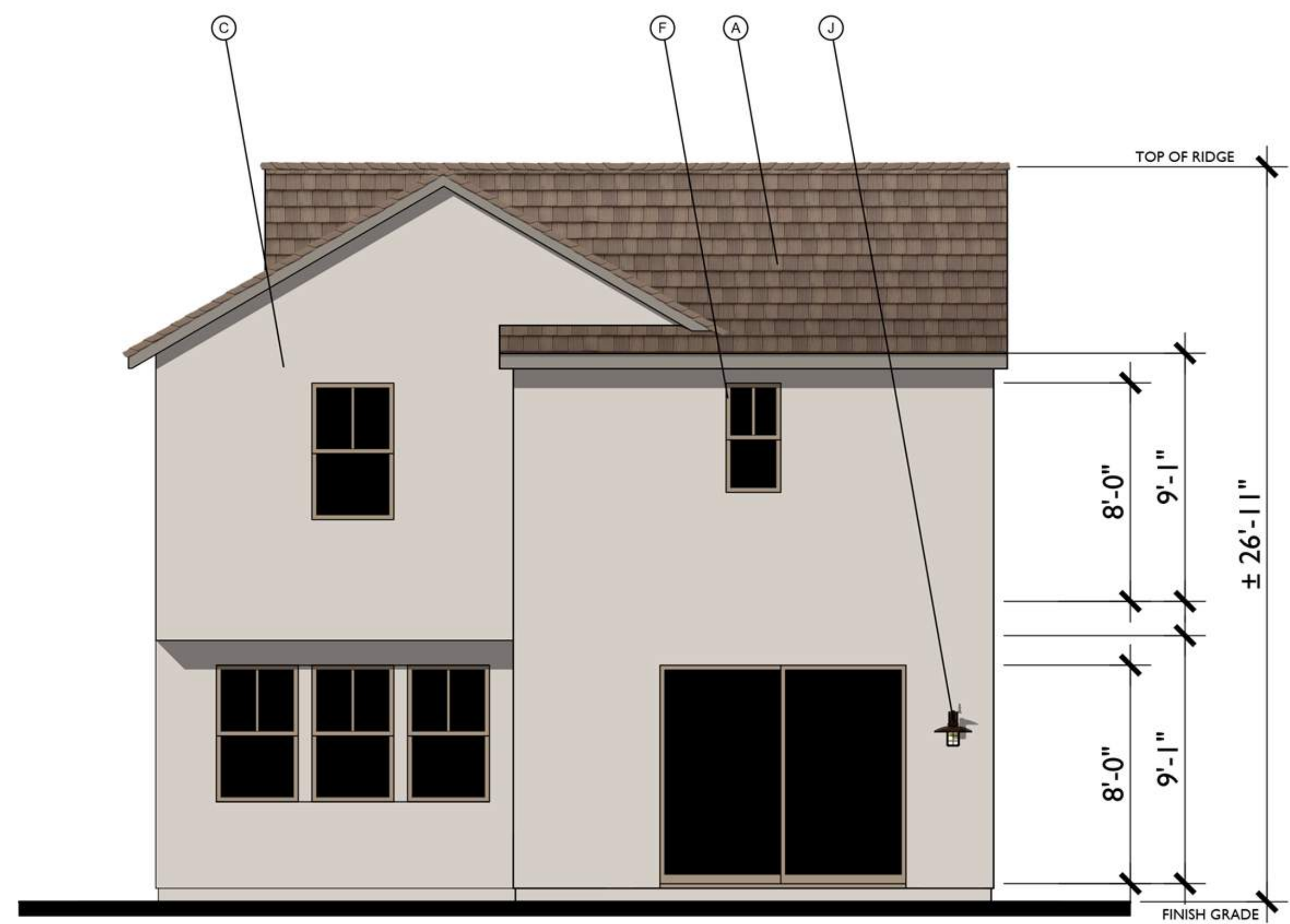
PLAN 2

California Ranch Elevation

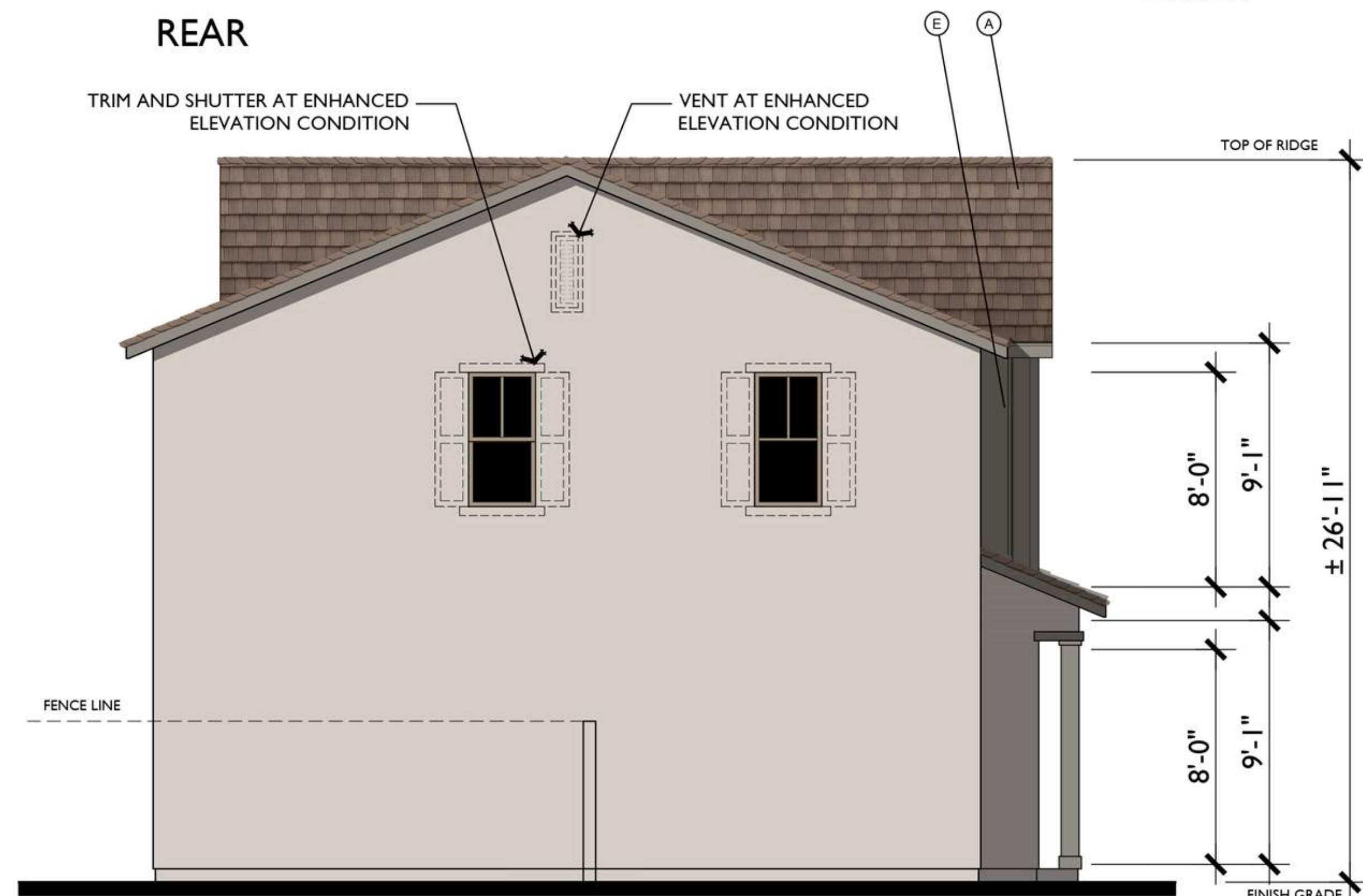
WINCHESTER HILLS - BUNGALOW PRODUCT

Winchester, California

0 2 4 8 521.21331



REAR

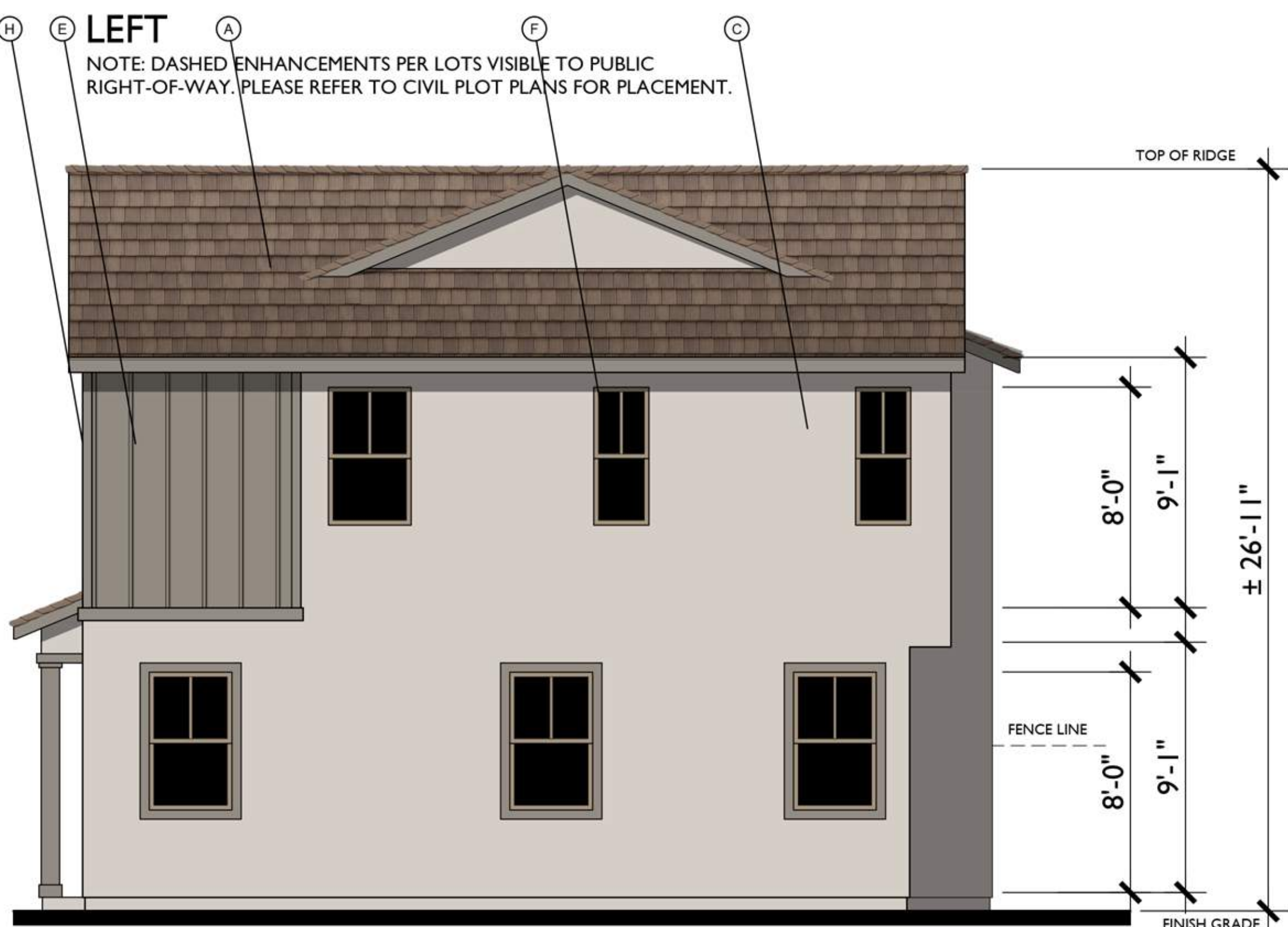


TRIM AND SHUTTER AT ENHANCED ELEVATION CONDITION
VENT AT ENHANCED ELEVATION CONDITION

FENCE LINE

LEFT

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.



RIGHT - INTERNAL WALKWAY ELEVATION

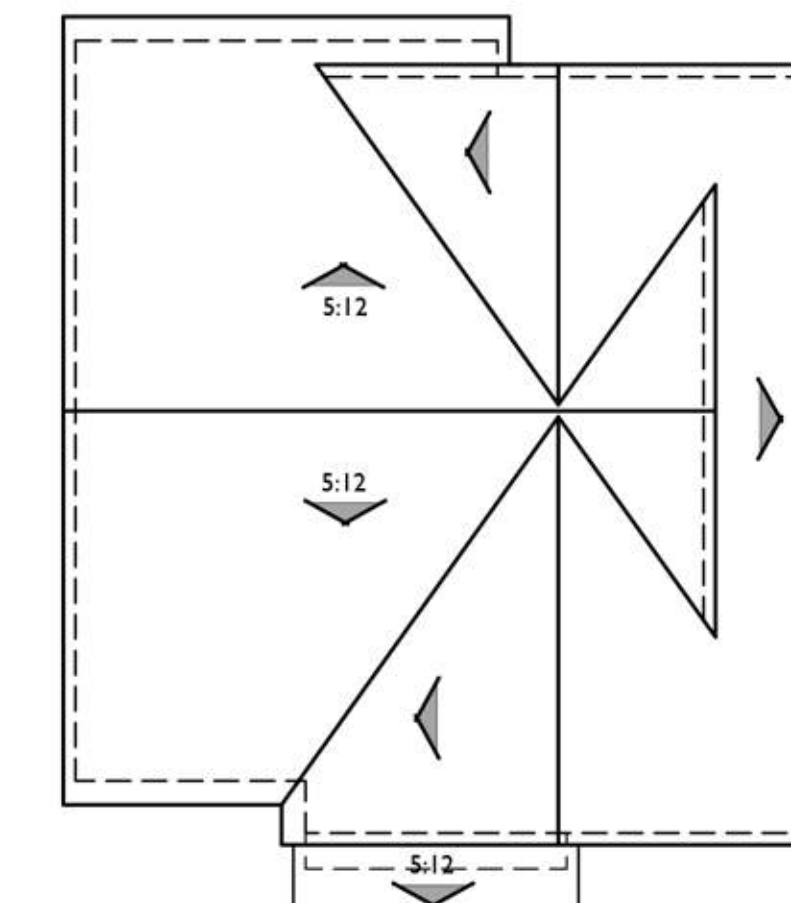


FRONT

B
1/4"=1'-0"

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- G. RECESS WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. METAL RAILING
- M. WOODEN RAILING



ROOF PLAN B

PITCH: 7:12 U.N.O.
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE



PLAN 3

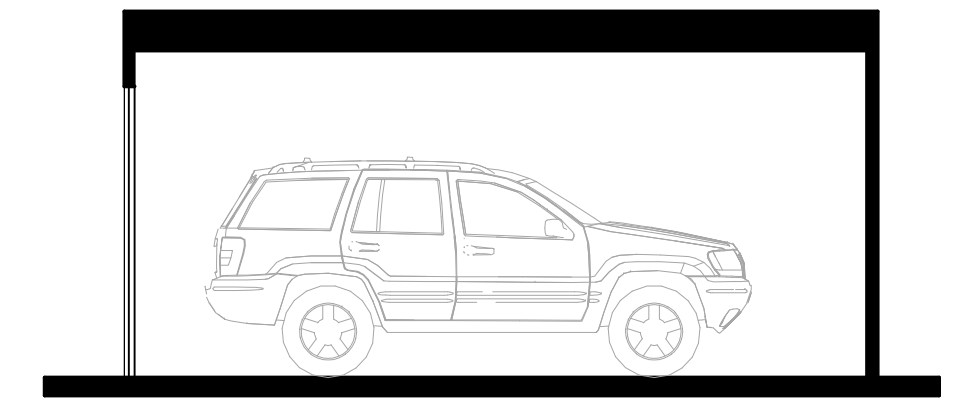
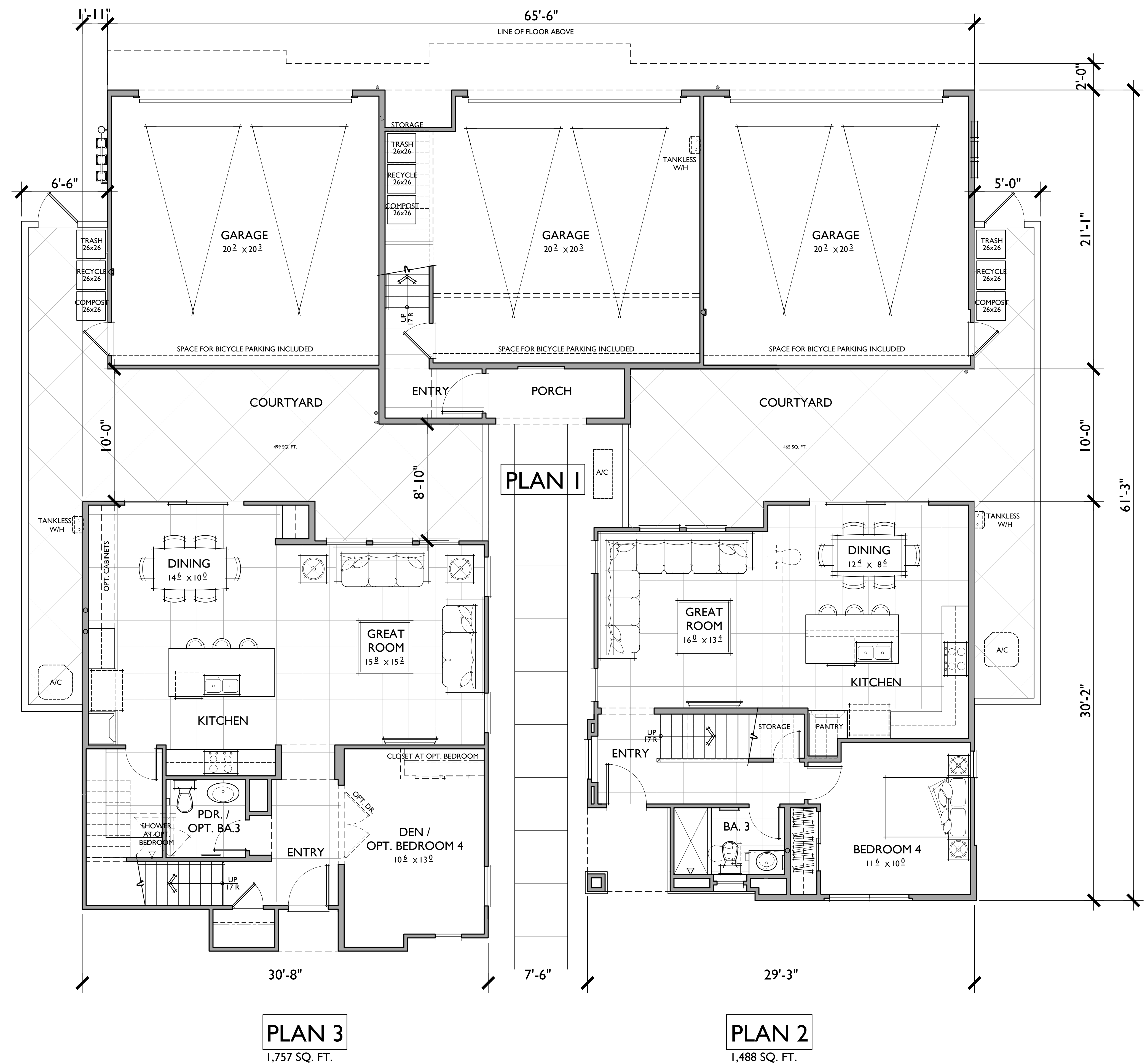
PLAN 1

PLAN 2

CRAFTSMAN

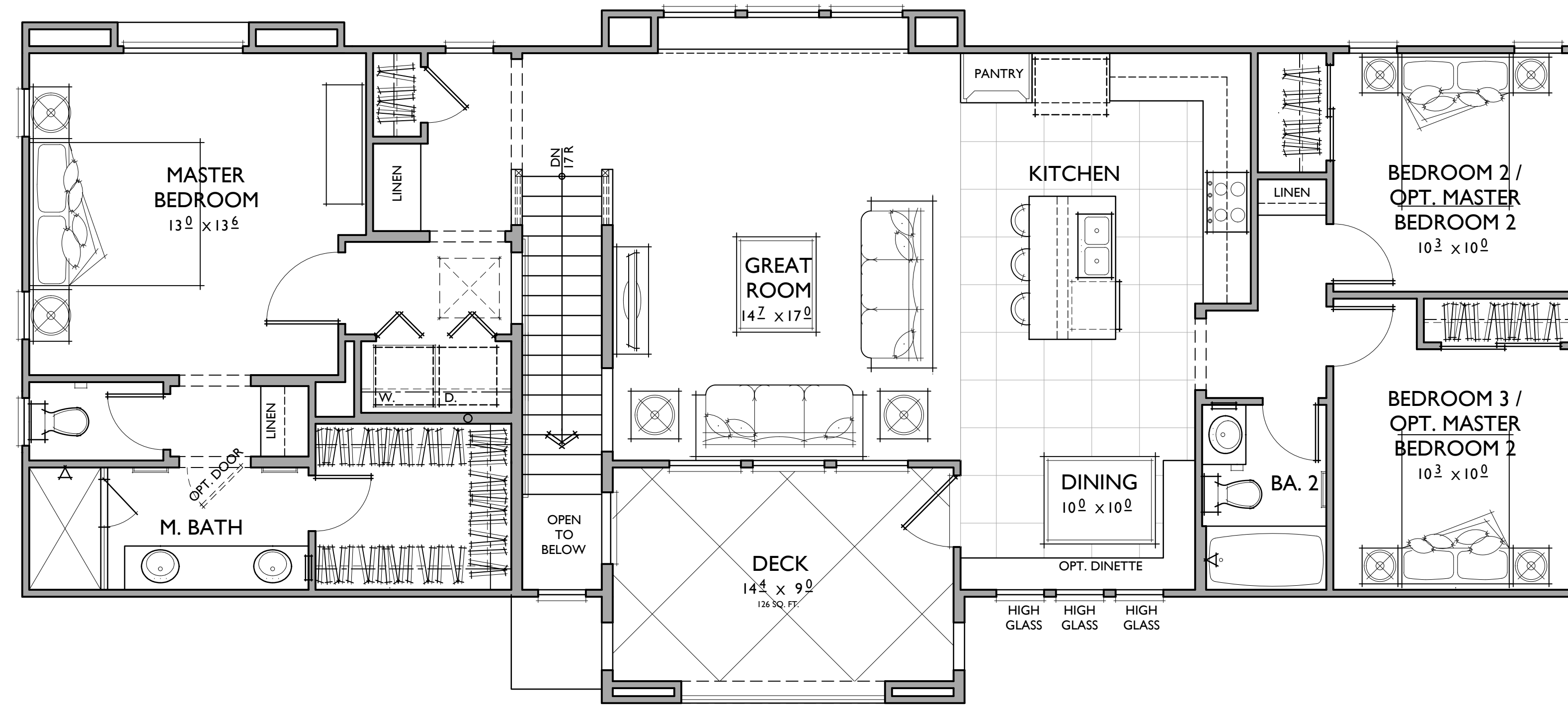
CONCEPTUAL STREET SCENE
WINCHESTER HILLS - BUNGALOW PRODUCT
Winchester, California

0 2 4 8 521.21331

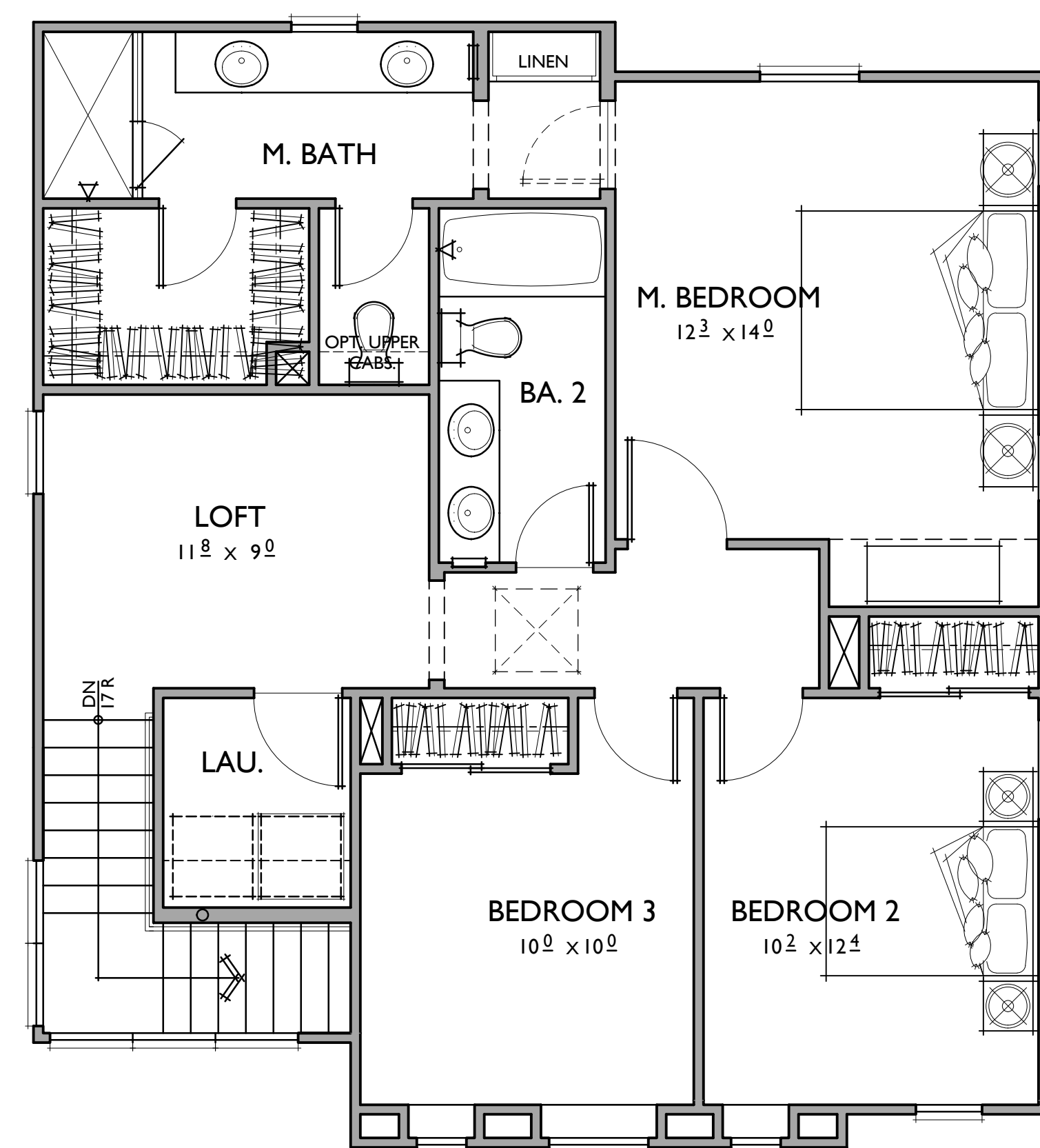


TYPICAL GARAGE SECTION
125 SQ. FEET OF STORAGE ABOVE CARS
SCALE: 3/16" = 1'-0"

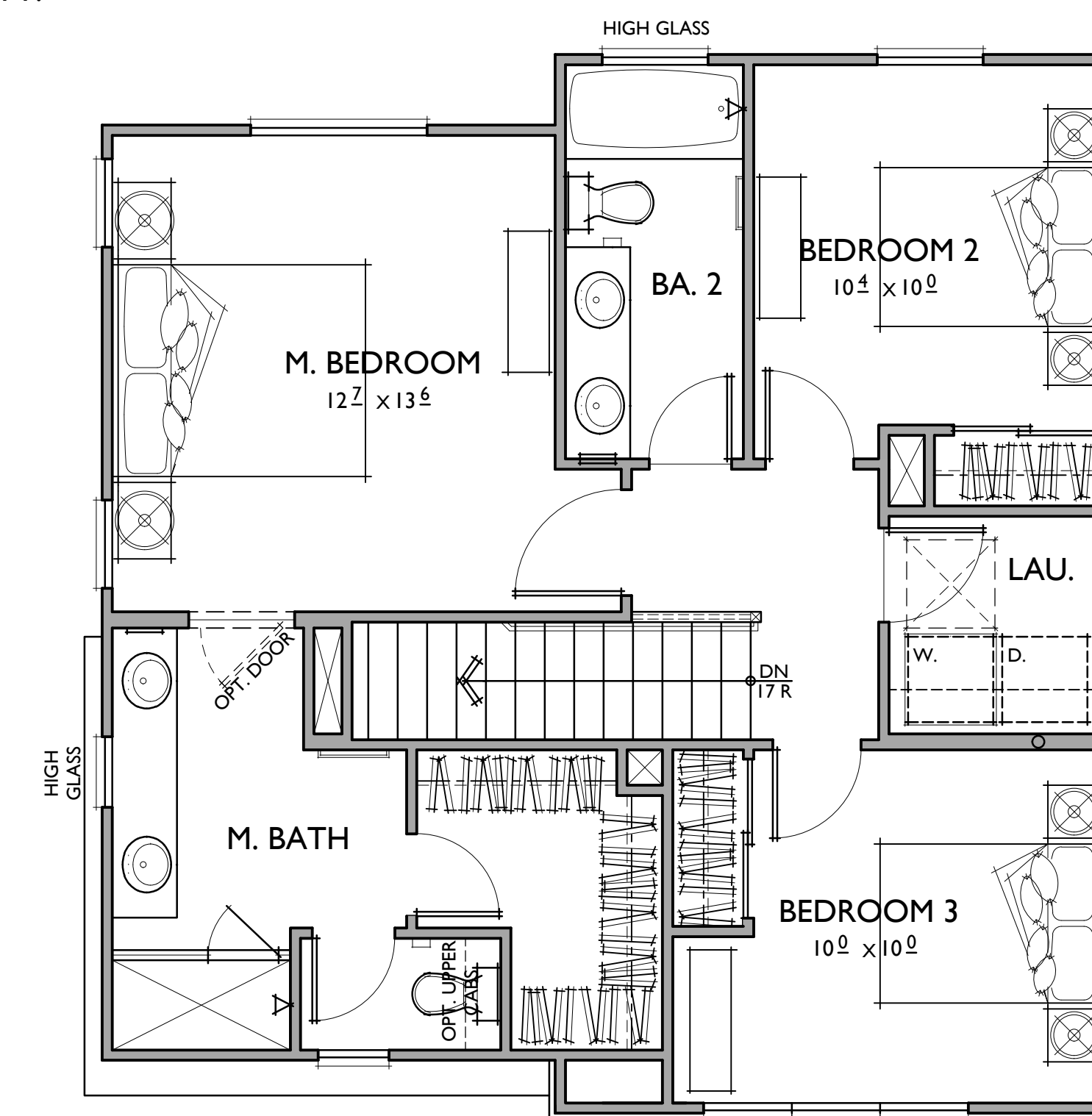
Composite Plan First Floor



PLAN 1
1,373 SQ. FT.

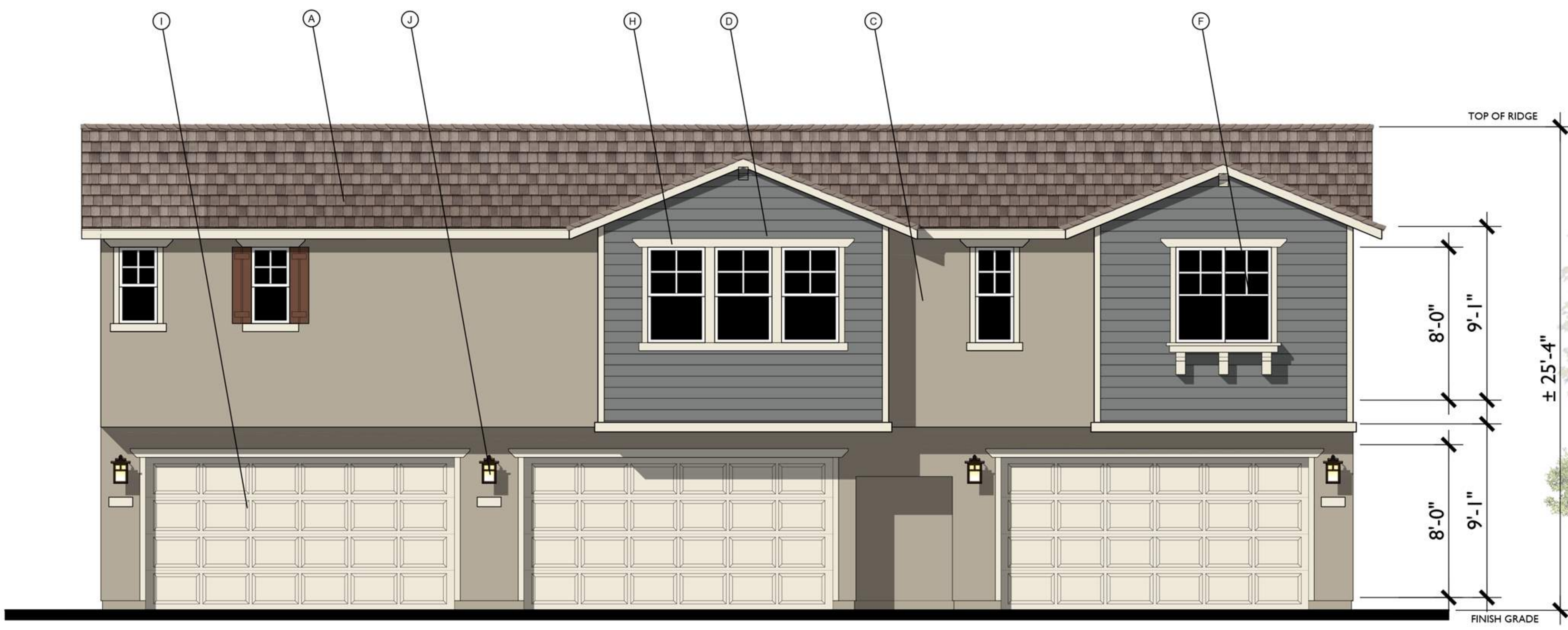


PLAN 3
1,757 SQ. FT.



PLAN 2
1,488 SQ. FT.

Composite Plan Second Floor

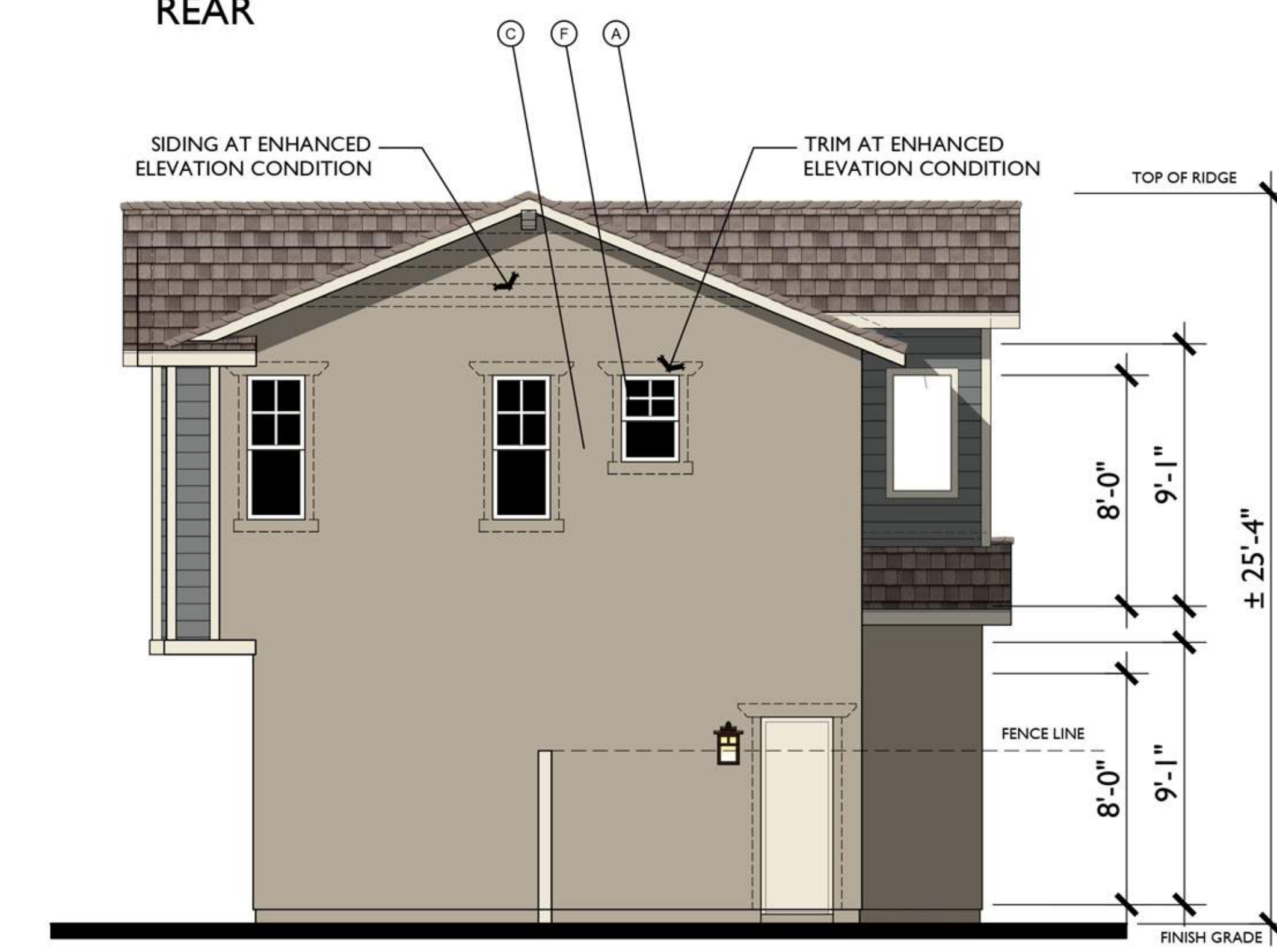


REAR



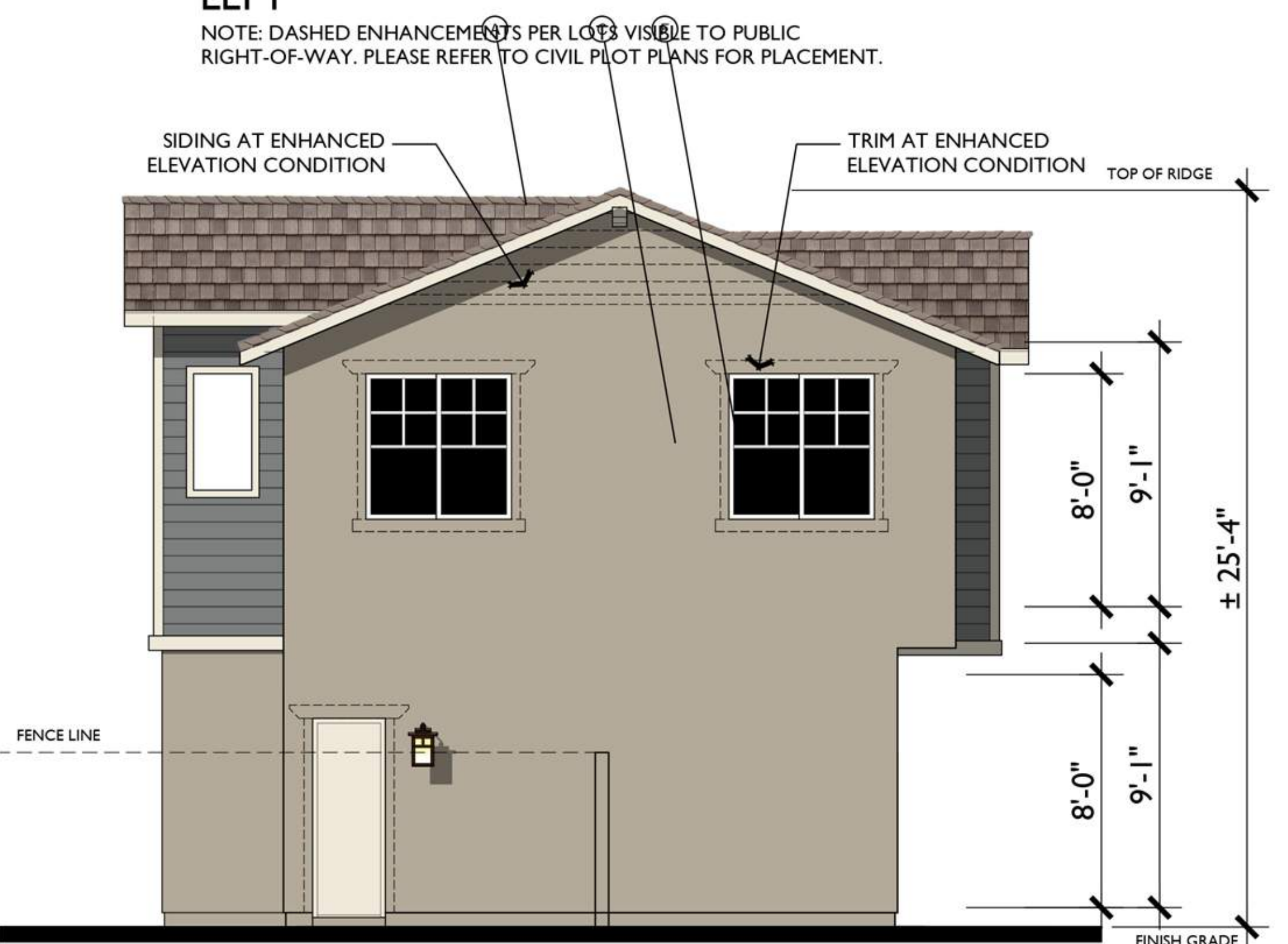
FRONT

C
1/4"=1'-0"



LEFT

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.

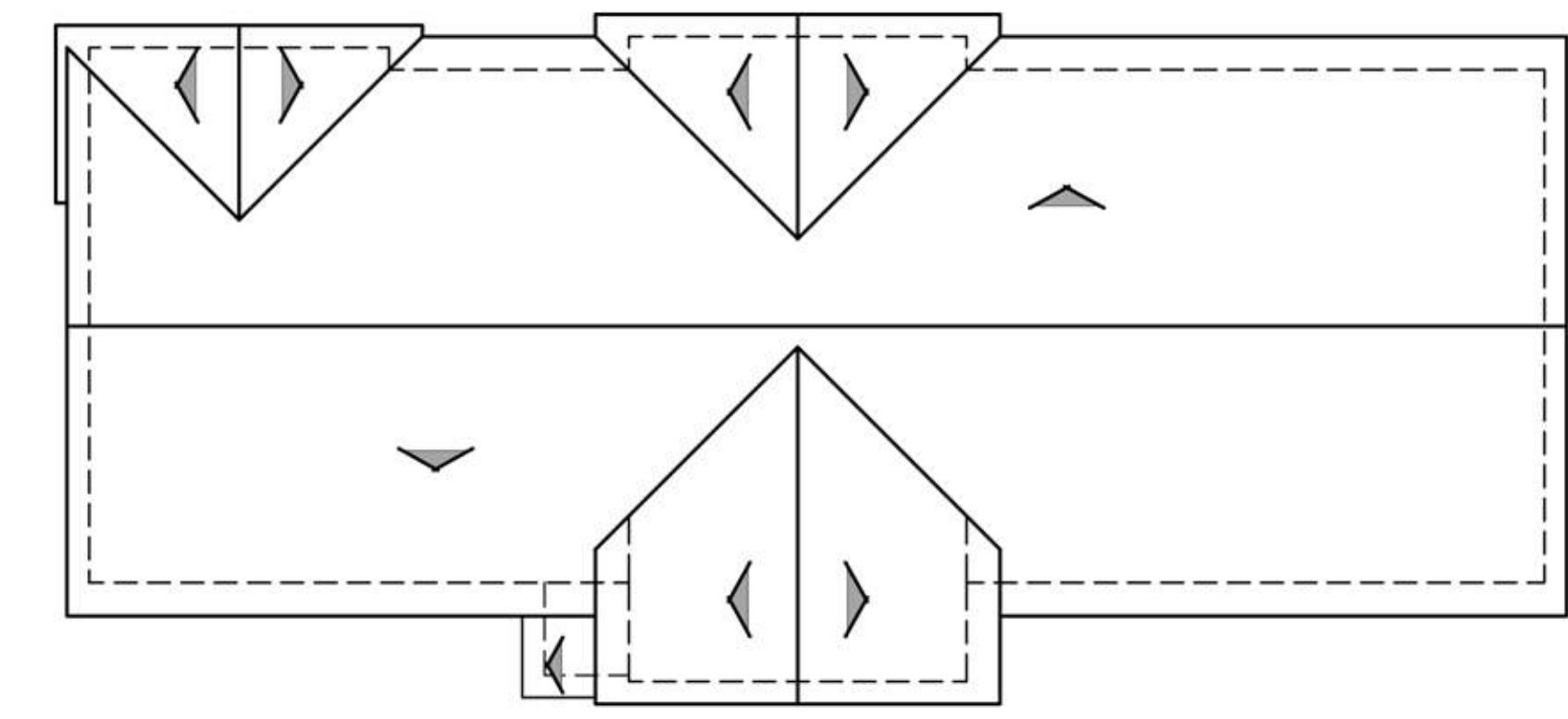


RIGHT

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.

MATERIAL LEGEND

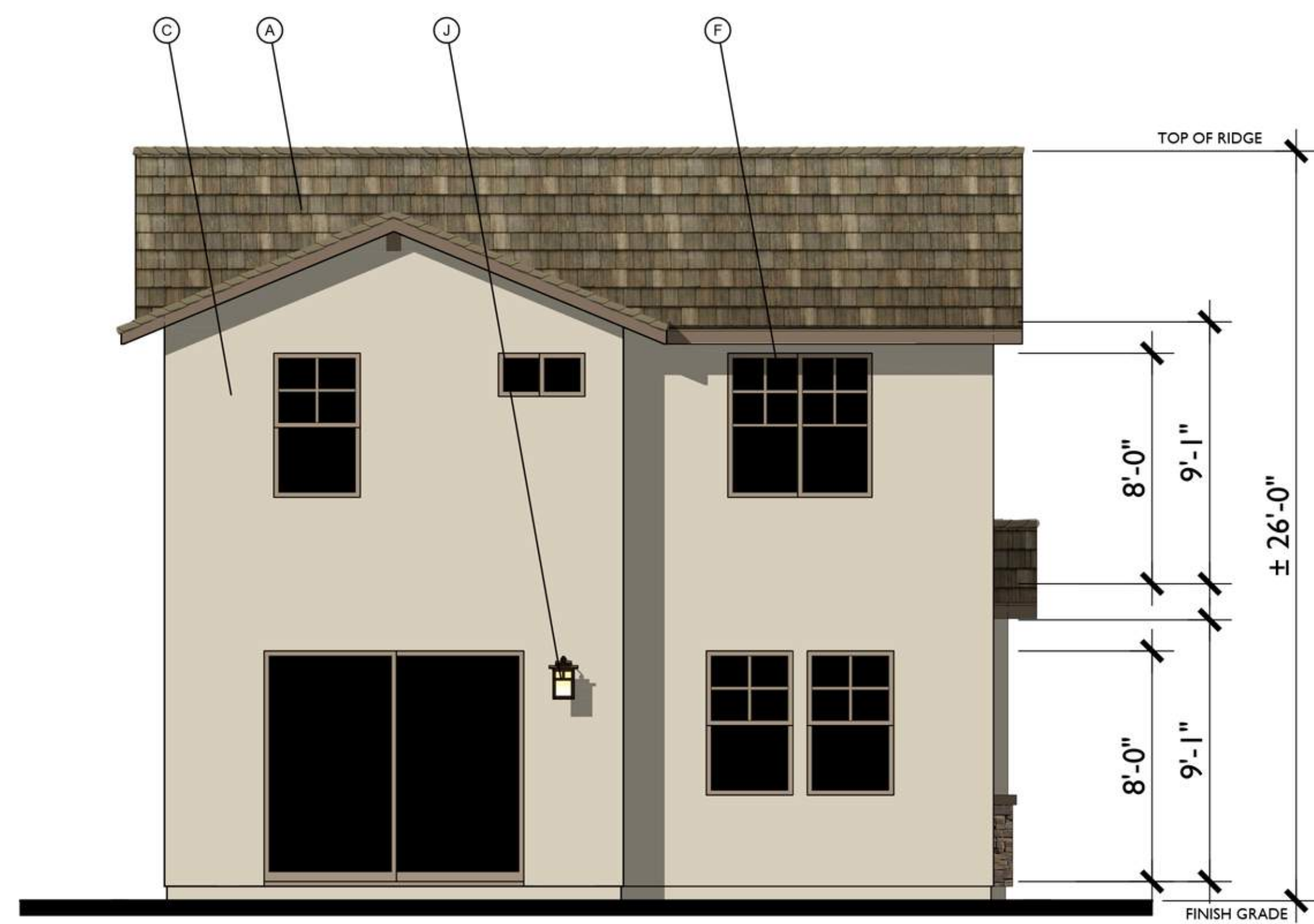
- A. CONCRETE FLAT TILE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- G. RECESS WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. METAL RAILING
- M. WOODEN RAILING



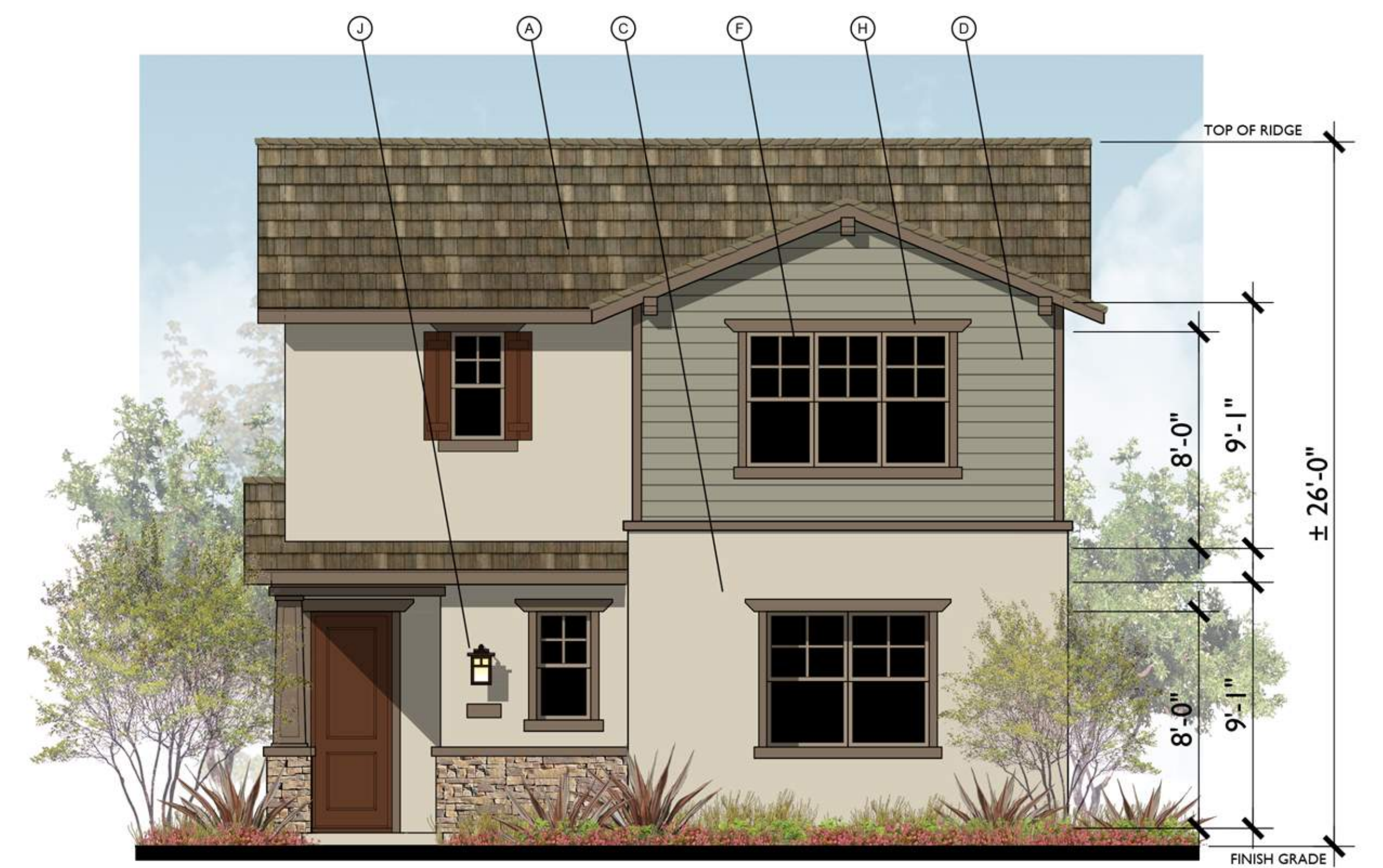
ROOF PLAN

PITCH: 5:12
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: FLAT CONCRETE TILE

C
1/8"=1'-0"

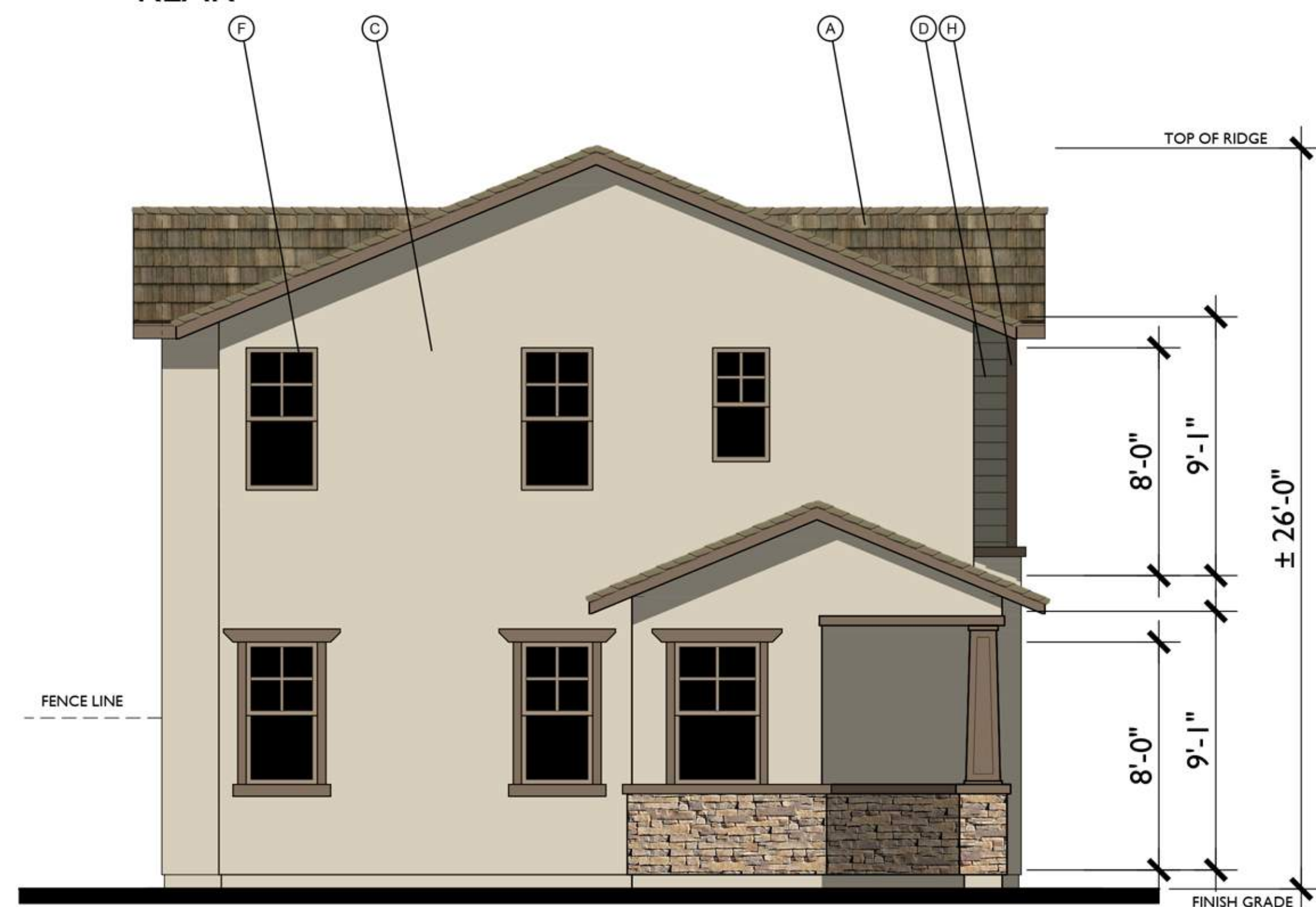


REAR



FRONT

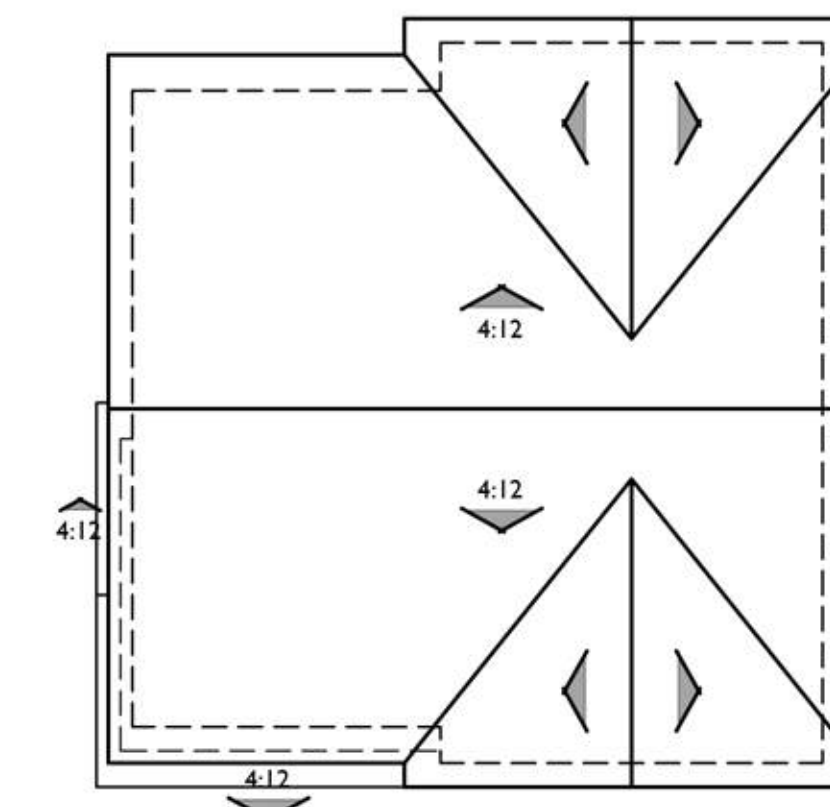
C
1/4"=1'-0"



LEFT - INTERNAL WALKWAY ELEVATION

MATERIAL LEGEND

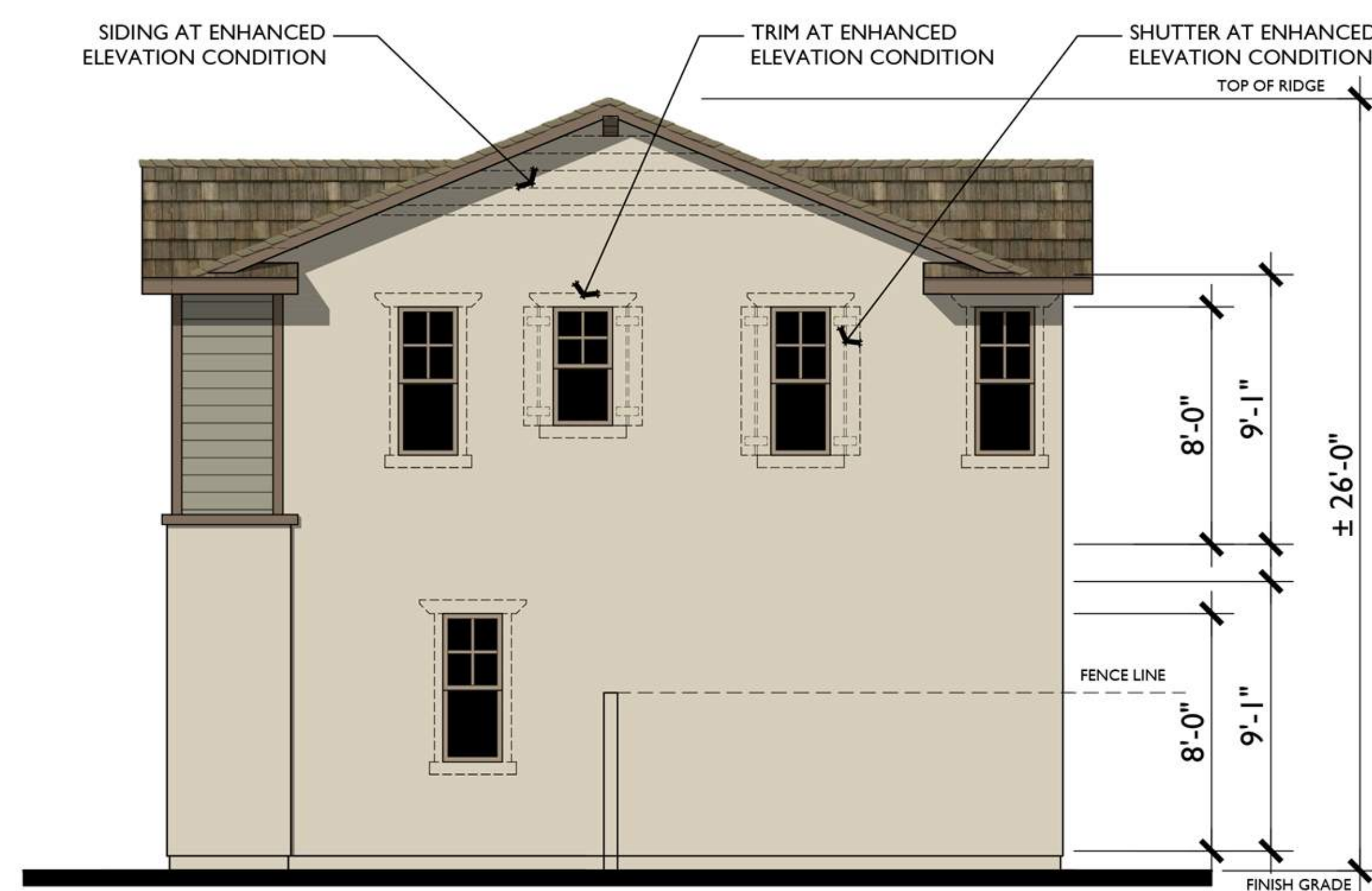
- A. CONCRETE FLAT TILE
- B. CONCRETE "S" TILE
- C. 16/20 SAND FINISH STUCCO
- D. CEMENTITIOUS HORIZONTAL SIDING
- E. BOARD AND BATT VERTICAL SIDING
- F. VINYL WINDOW
- G. RECESS WINDOW
- H. CEMENTITIOUS TRIM
- I. ROLL UP GARAGE DOOR
- J. LIGHT FIXTURE
- K. GABLE END DETAIL
- L. METAL RAILING
- M. WOODEN RAILING



ROOF PLAN

C

PITCH: 5:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE



RIGHT

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.

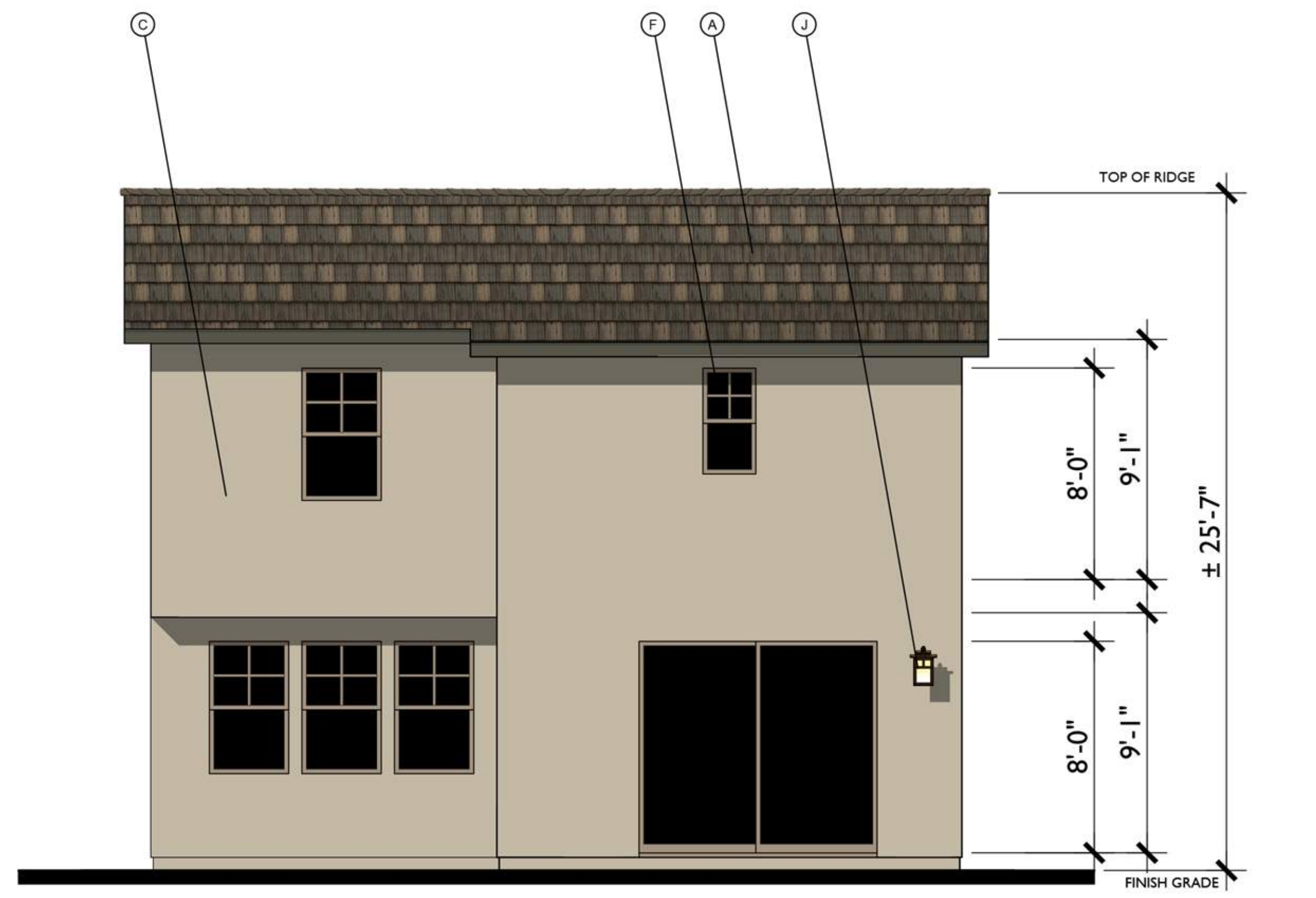
PLAN 2

Craftsman Elevation

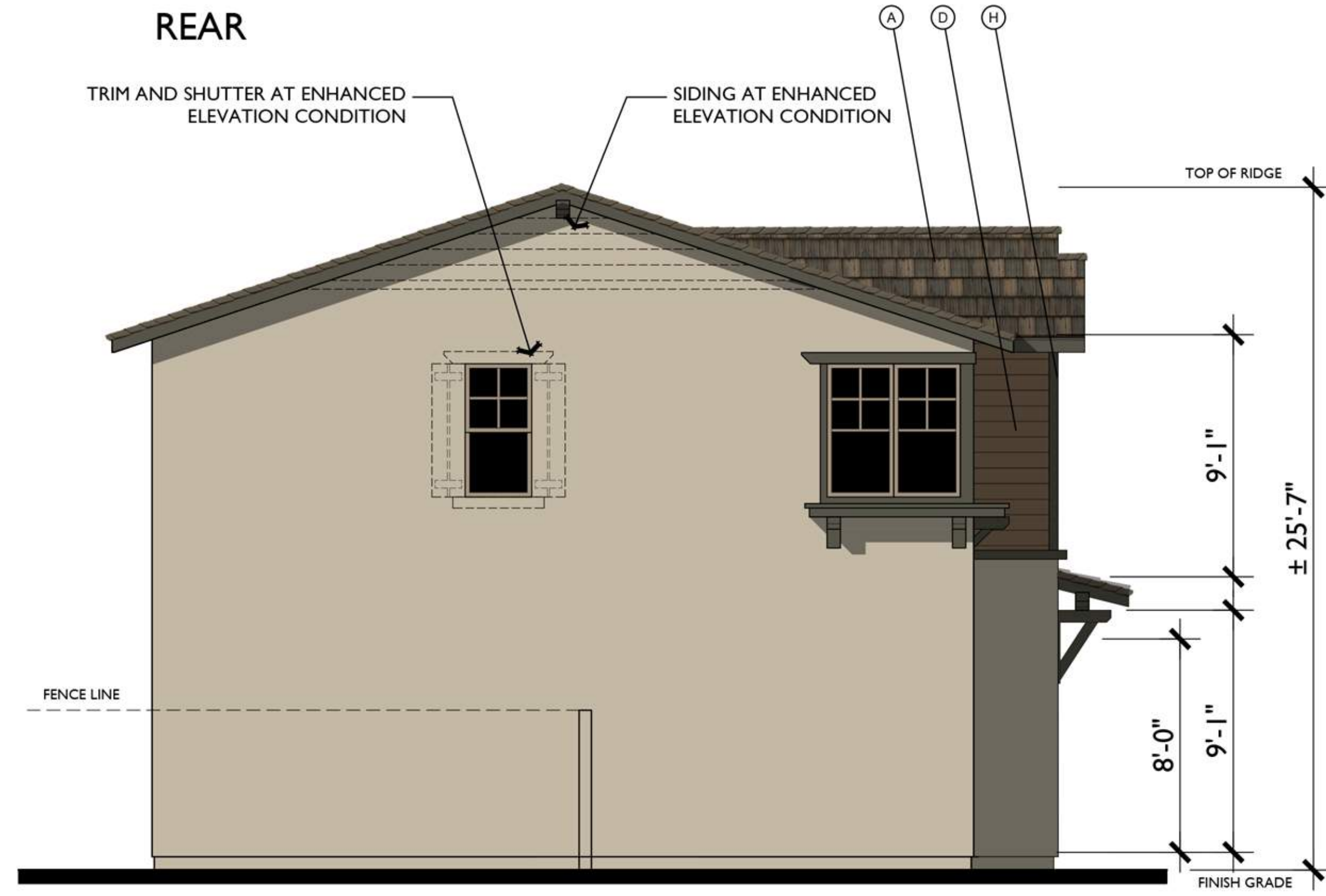
WINCHESTER HILLS - BUNGALOW PRODUCT

Winchester, California

0 2 4 8 521.21331

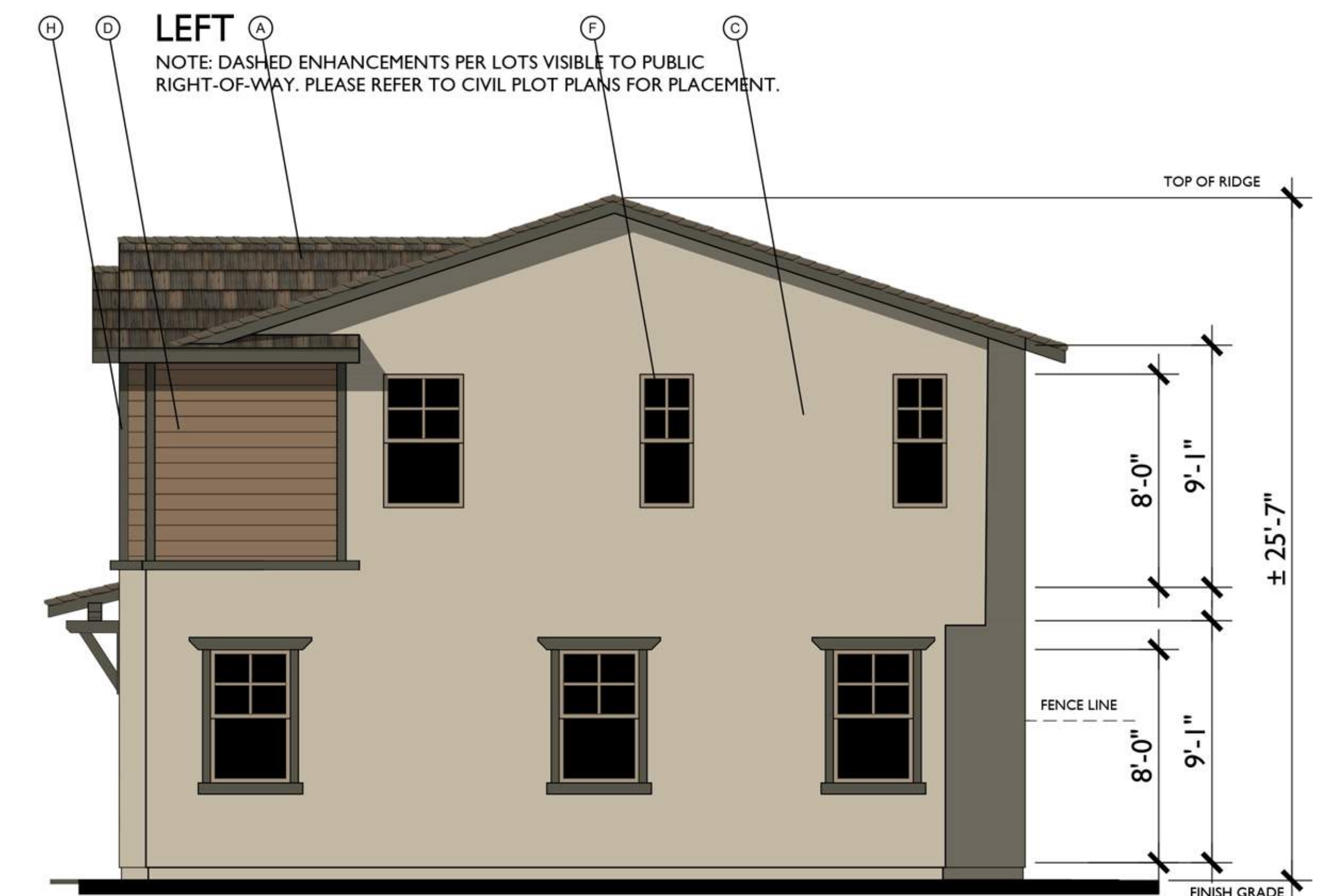


REAR



LEFT

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.



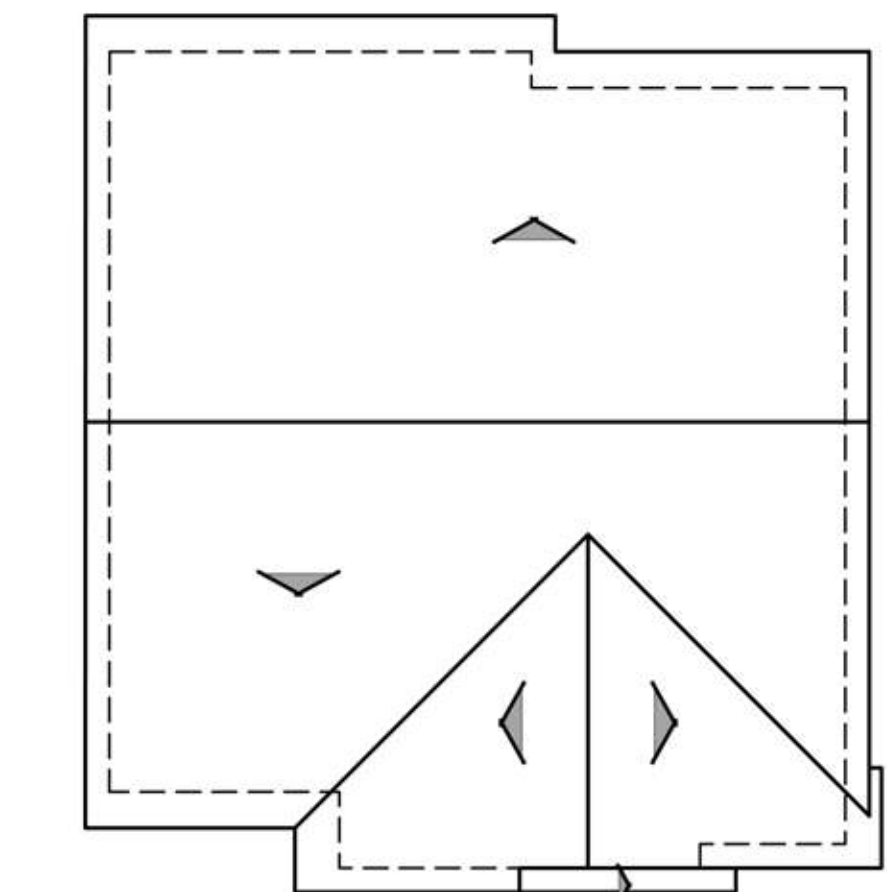
RIGHT - INTERNAL WALKWAY ELEVATION



FRONT

C
1/4" = 1'-0"

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. CONCRETE "S" TILE
 - C. 16/20 SAND FINISH STUCCO
 - D. CEMENTITIOUS HORIZONTAL SIDING
 - E. BOARD AND BATT VERTICAL SIDING
 - F. VINYL WINDOW
 - G. RECESS WINDOW
 - H. CEMENTITIOUS TRIM
 - I. ROLL UP GARAGE DOOR
 - J. LIGHT FIXTURE
 - K. GABLE END DETAIL
 - L. METAL RAILING
 - M. WOODEN RAILING



ROOF PLAN C

PITCH: 4:12 U.N.O.
RAKE: 12"
EAVE: 18"
ROOF MATERIAL: CONCRETE FLAT TILE



PLAN 2
CRAFTSMAN

PLAN 1
EUROPEAN COTTAGE

PLAN 3
CALIFORNIA RANCH



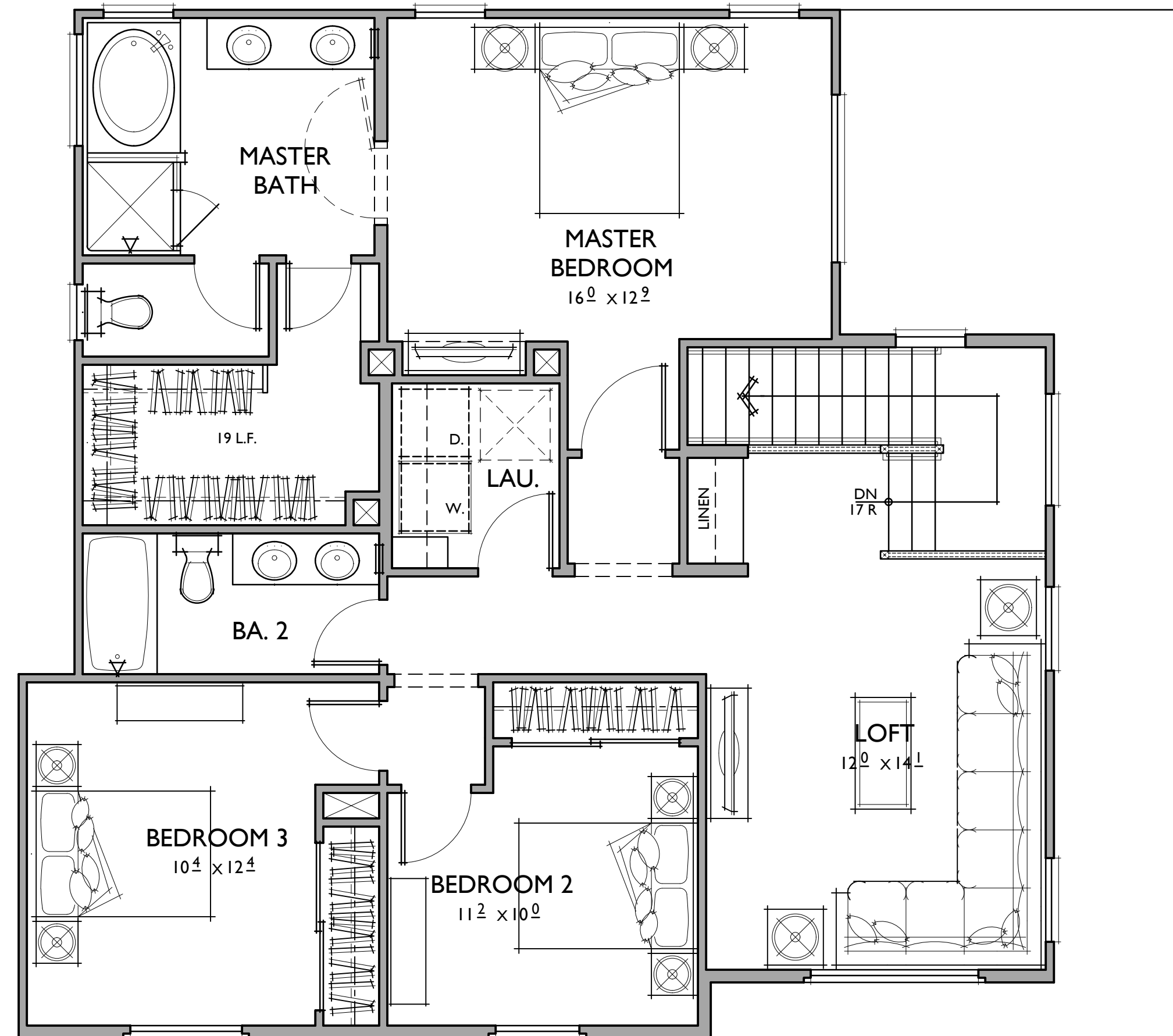
CALIFORNIA RANCH



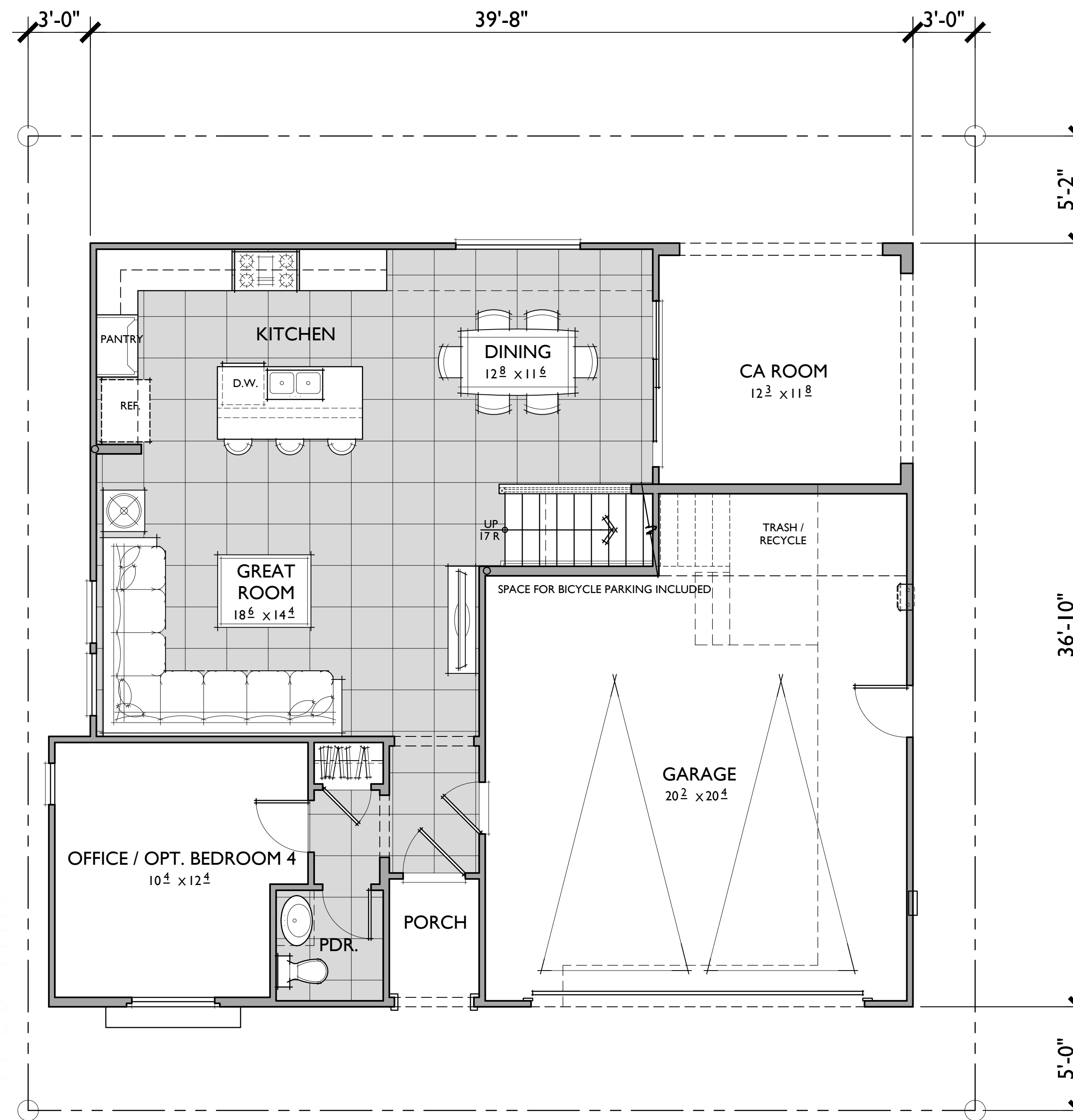
CRAFTSMAN



EUROPEAN COTTAGE



SECOND FLOOR

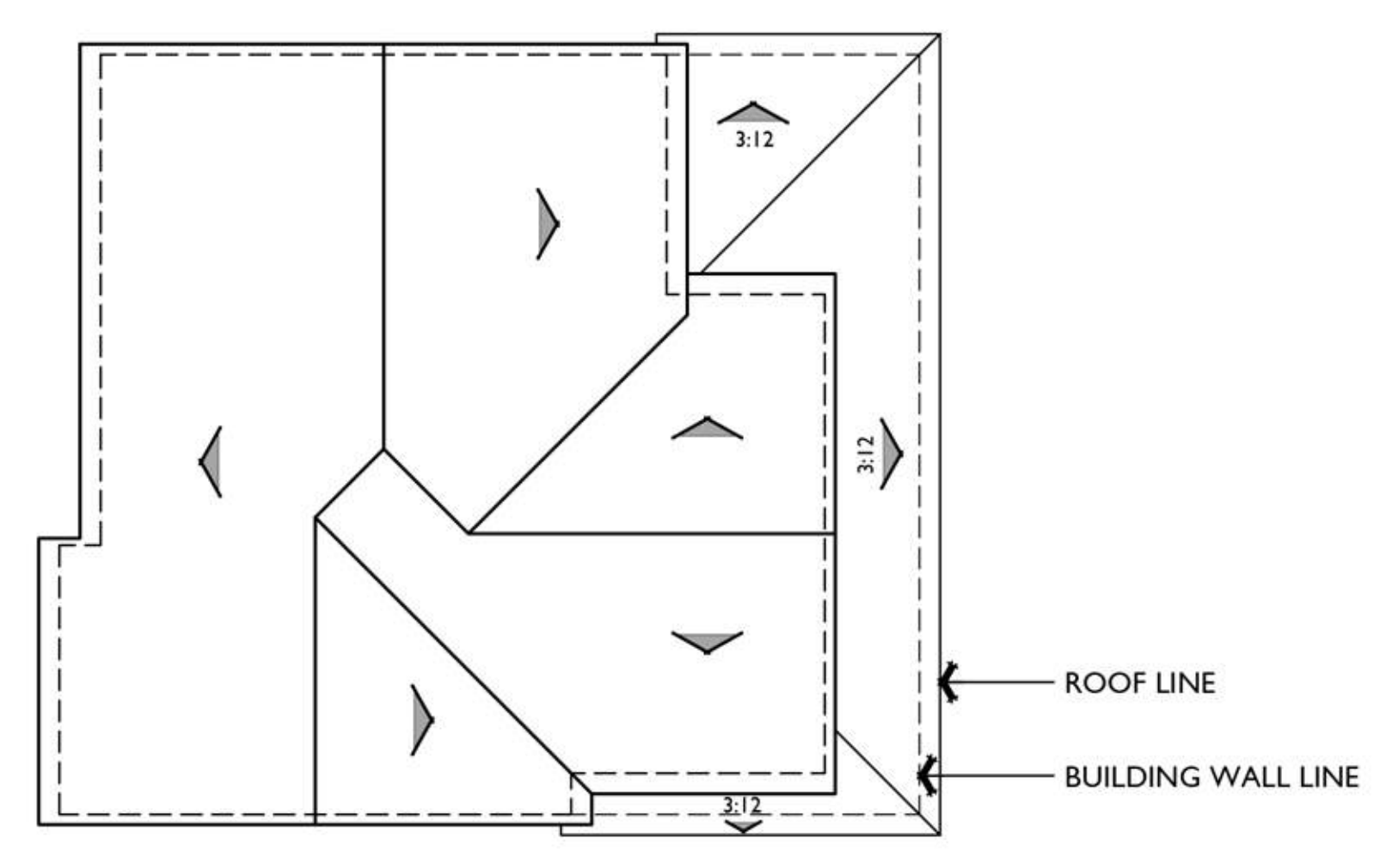
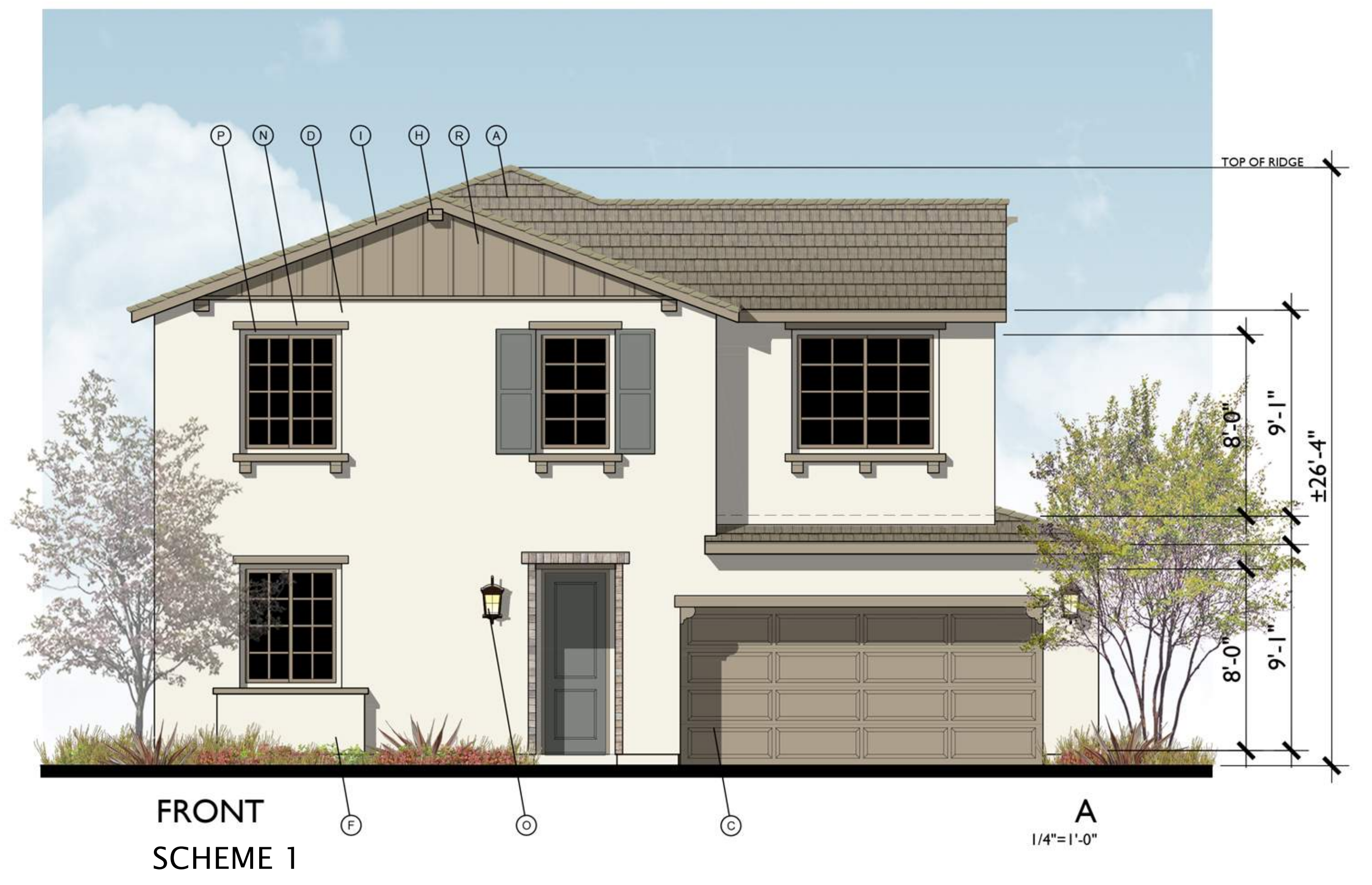
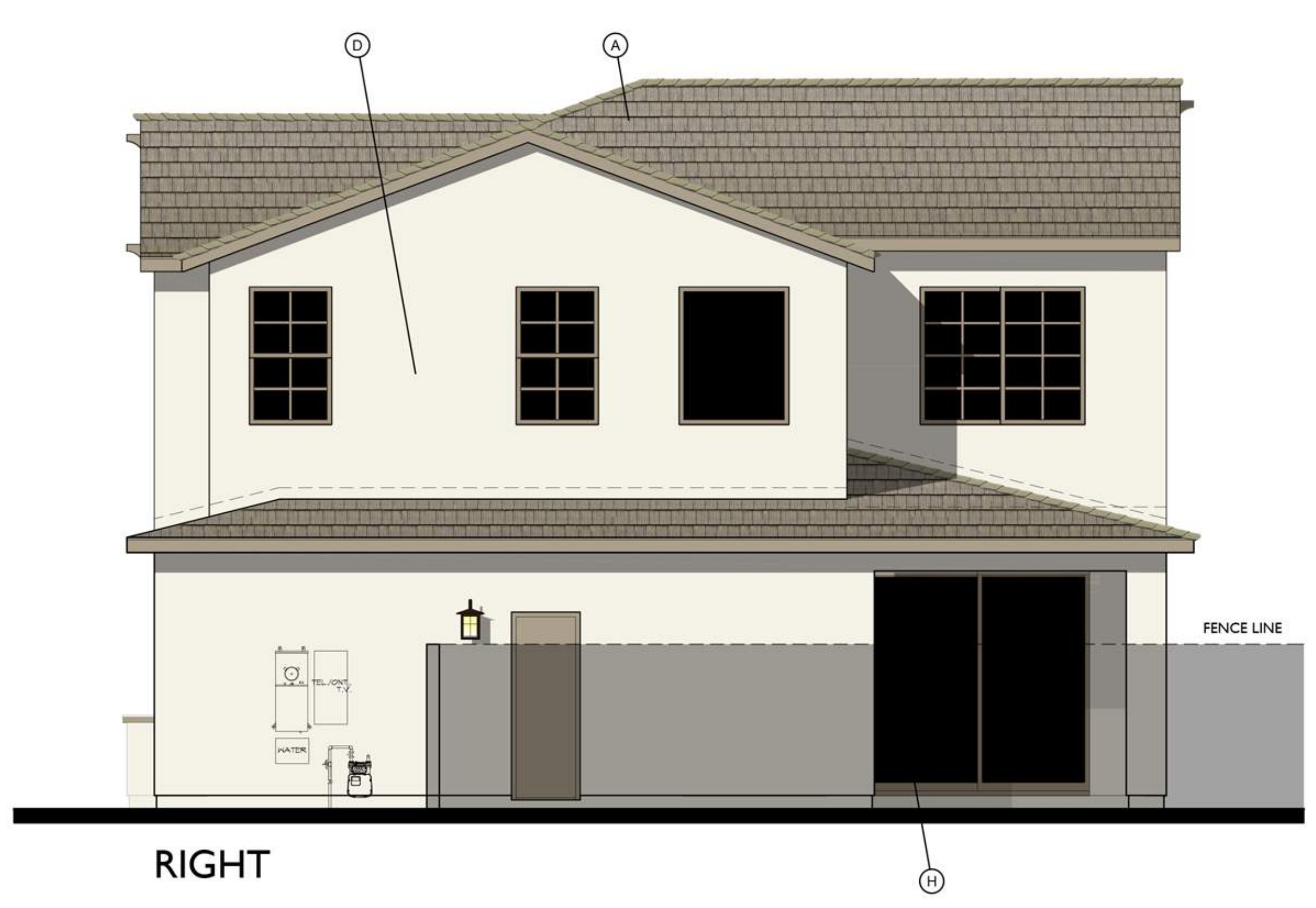
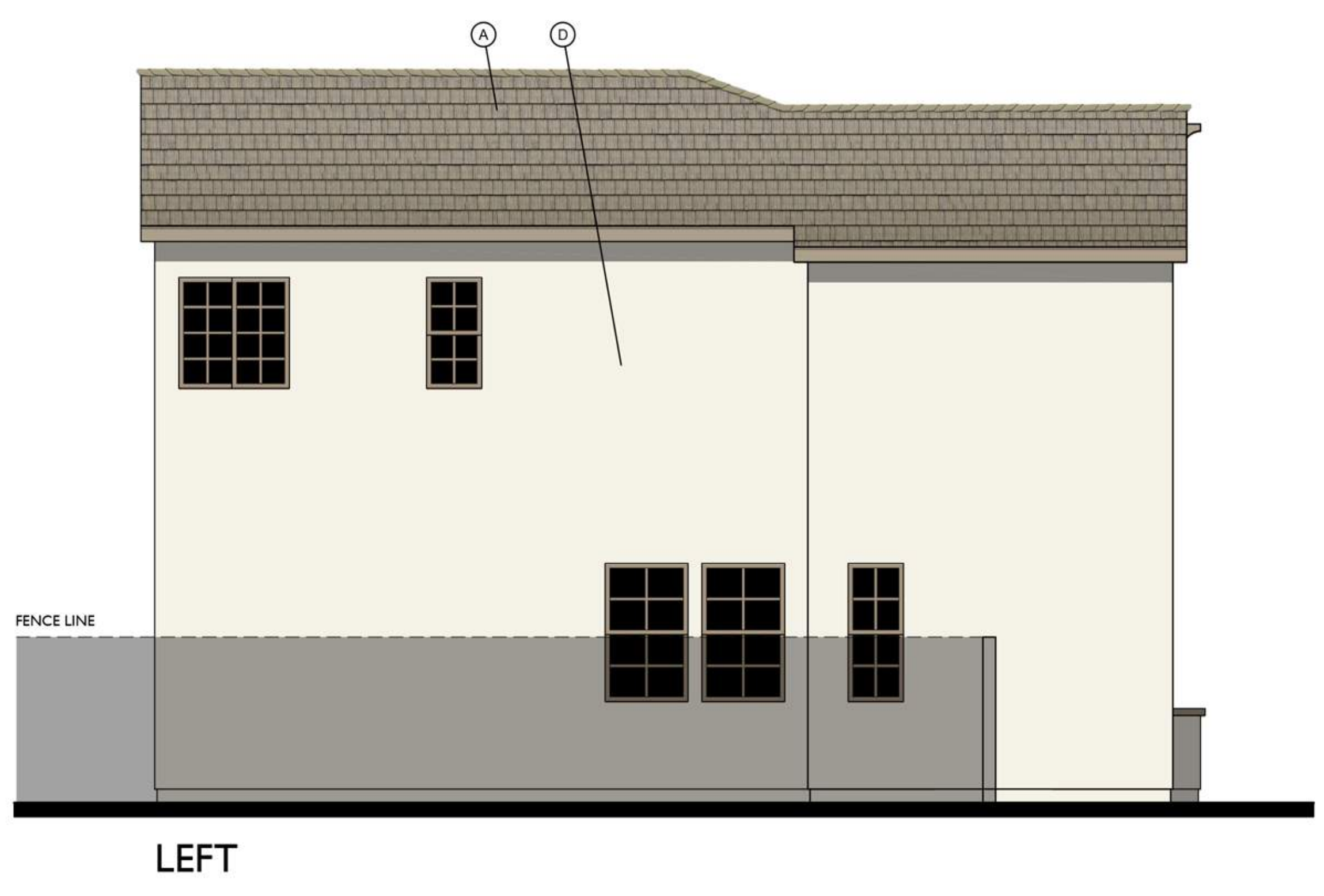
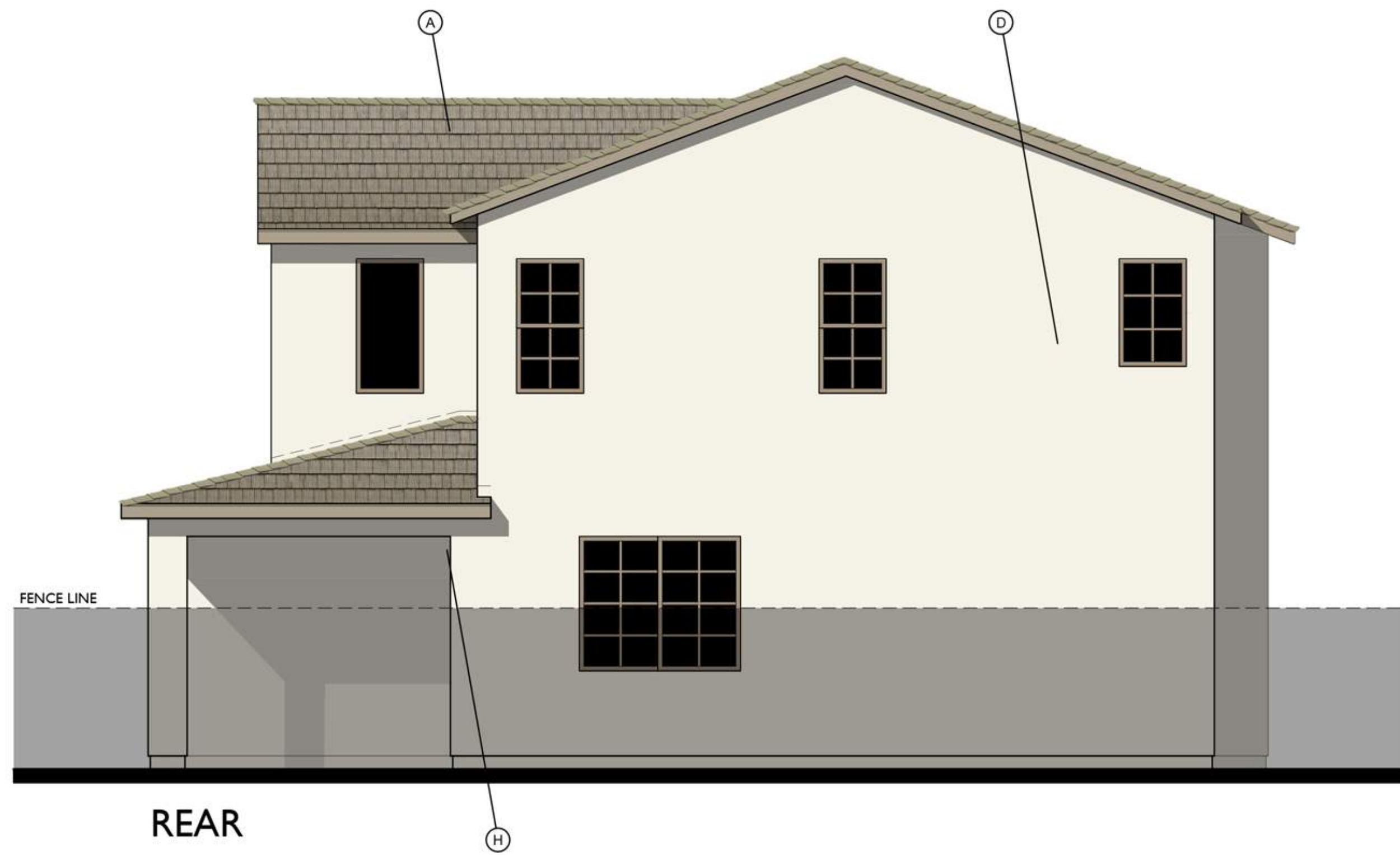


FIRST FLOOR

PLAN I
 3 BEDROOMS / OFFICE / LOFT / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	888 SQ. FT.
2ND FLOOR	1,132 SQ. FT.
TOTAL LIVING	2,020 SQ. FT.
2 - CAR GARAGE	485 SQ. FT.
CA ROOM	142 SQ. FT.
PORCH	27 SQ. FT.

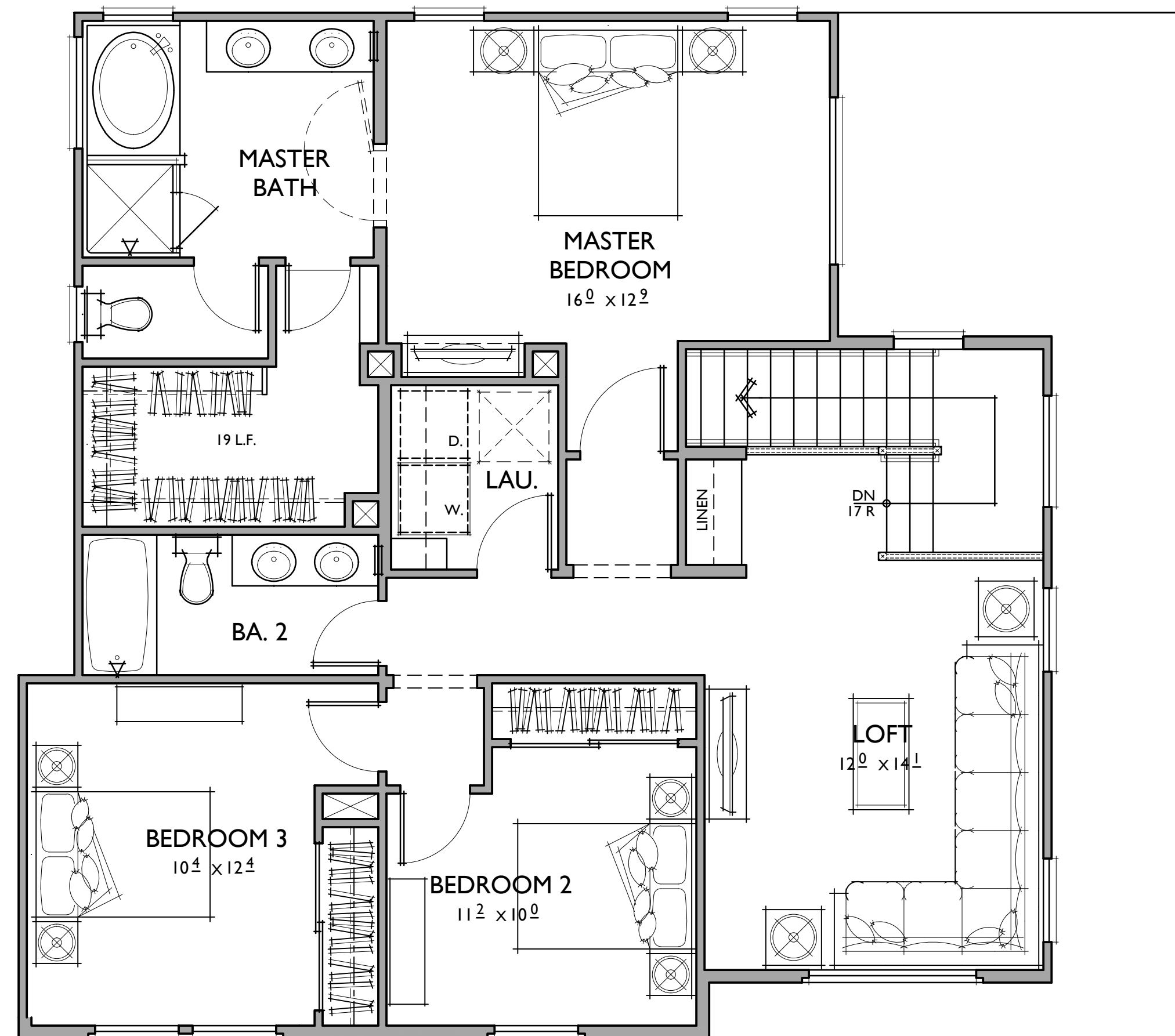
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



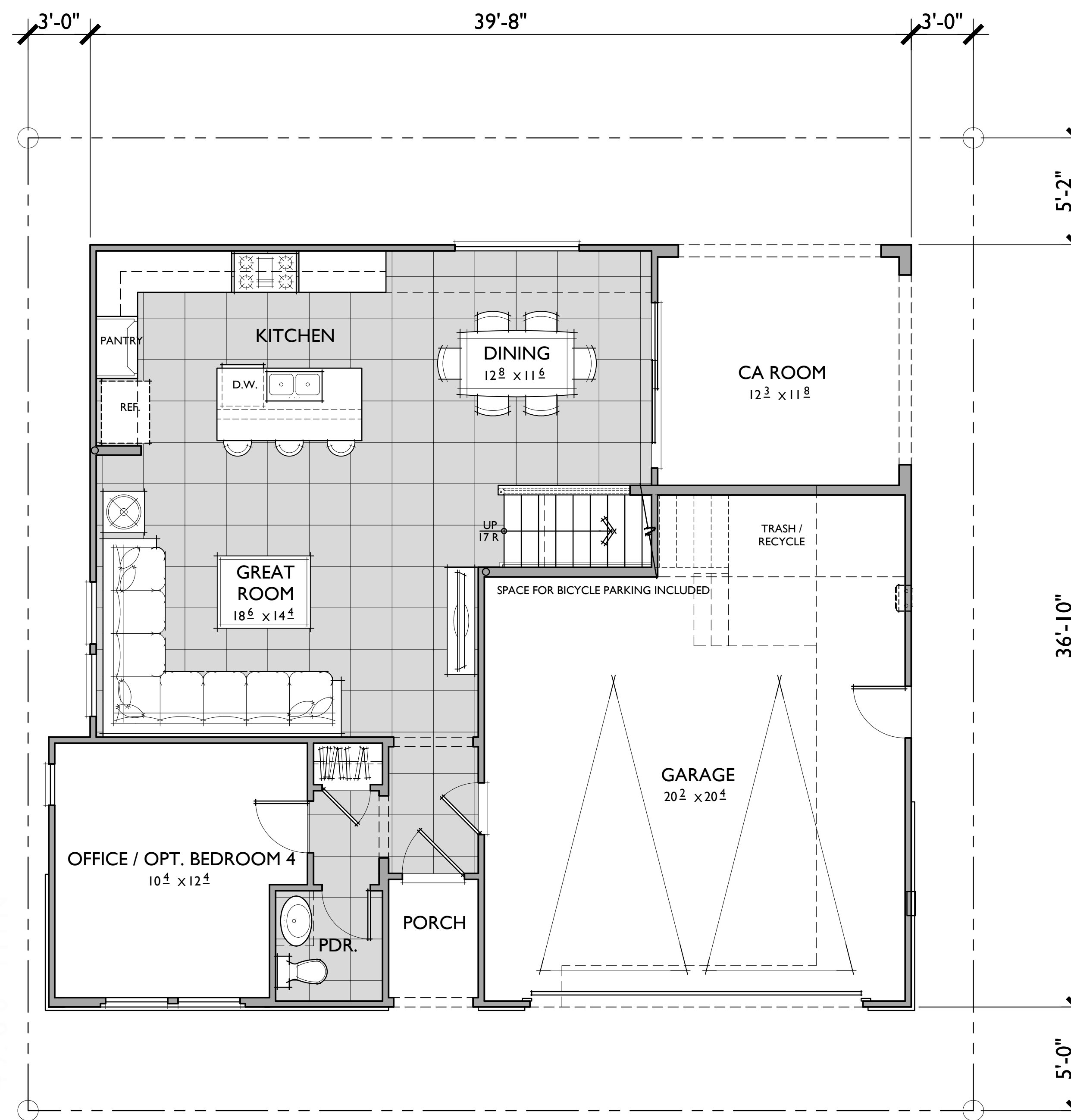
ROOF PLAN A

PITCH: 4.5:12 U.N.O
 RAKE: 12"
 EAVE: 6"
 ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. CONCRETE 'S' TILE
 - C. ROLL UP GARAGE DOOR
 - D. STUCCO
 - E. FOAM/WOOD SHUTTER
 - F. DECORATIVE POTSHELF
 - G. DECORATIVE WROUGHT IRON
 - H. SIMULATED WOOD, SHAPED FOAM CORBEL
 - I. WOOD BARGE BOARD
 - J. STONE VENEER
 - K. BRICK HEADER
 - L. BRICK SILL
 - M. BRICK VENEER
 - N. FOAM TRIM
 - O. LIGHT FIXTURE
 - P. RECESS AROUND WINDOW
 - Q. CERAMIC TILE
 - R. HORIZONTAL / VERTICAL SIDING
 - S. WOOD POST
 - T. SHAPED FOAM CORBEL
 - U. BRICK TRIM



SECOND FLOOR



FIRST FLOOR

PLAN I
 3 BEDROOMS / OFFICE / LOFT / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	888 SQ. FT.
2ND FLOOR	1,132 SQ. FT.
TOTAL LIVING	2,020 SQ. FT.
2 - CAR GARAGE	485 SQ. FT.
CA ROOM	142 SQ. FT.
PORCH	27 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR

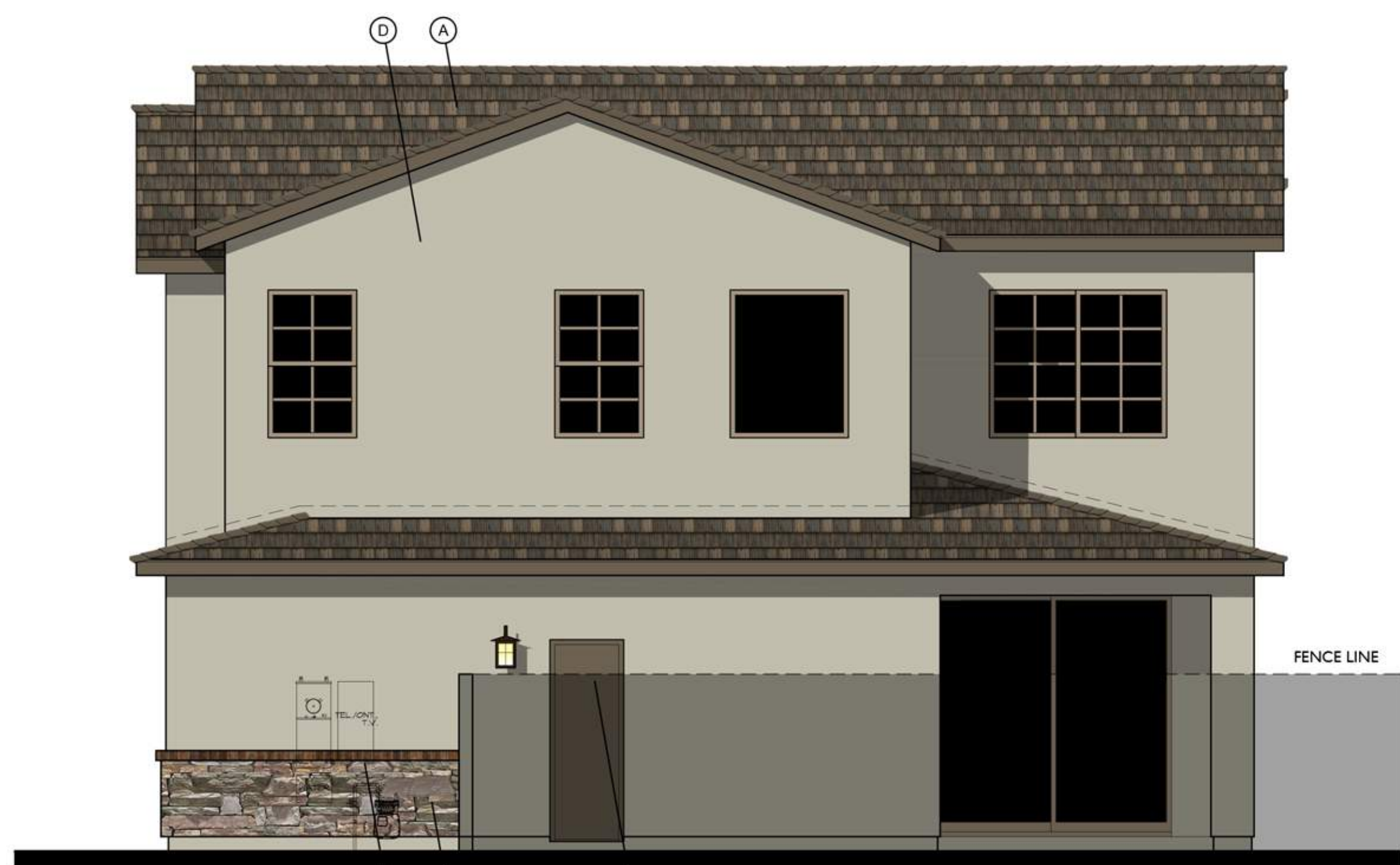


FRONT
SCHEME 4

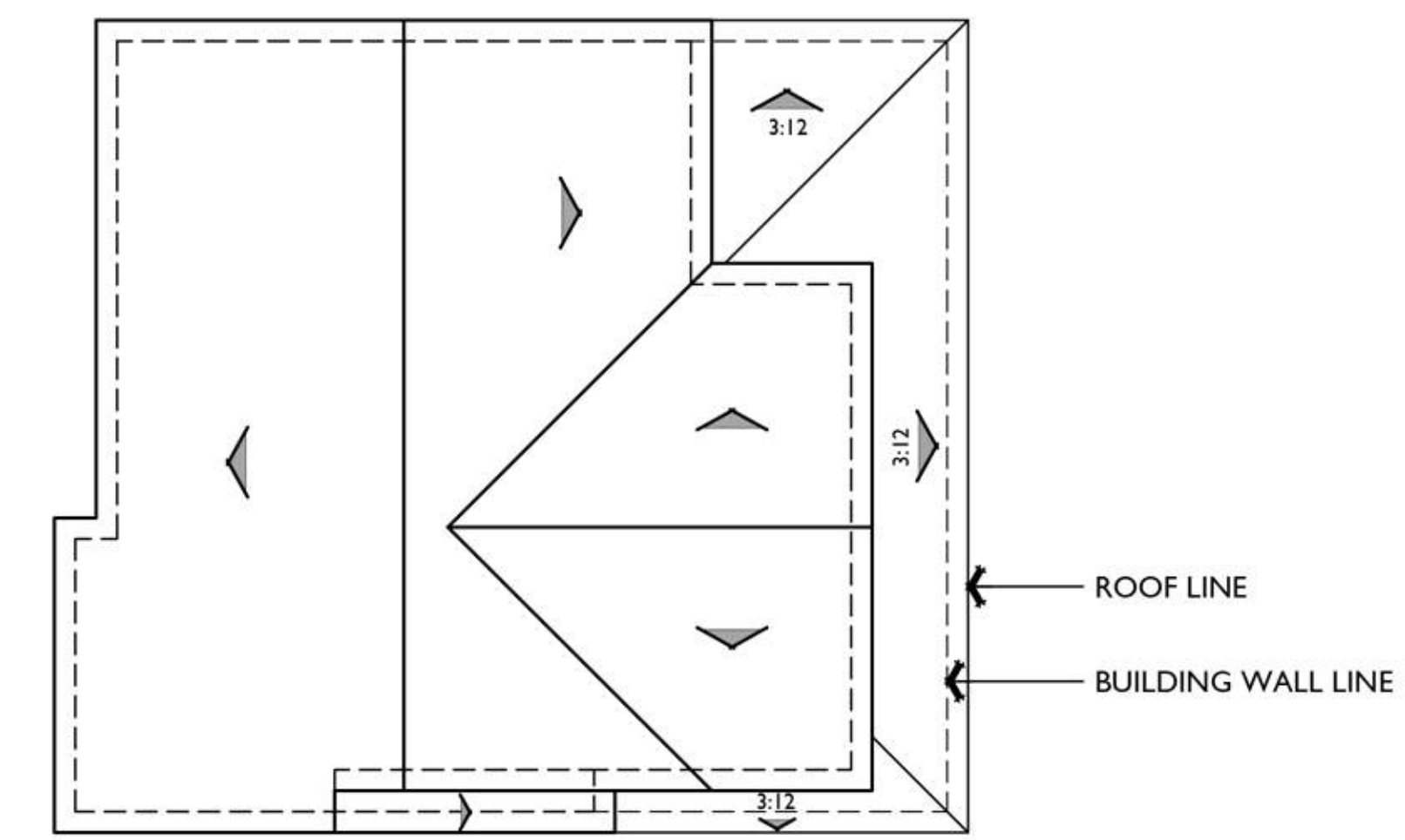
B
1/4"=1'-0"



LEFT



RIGHT

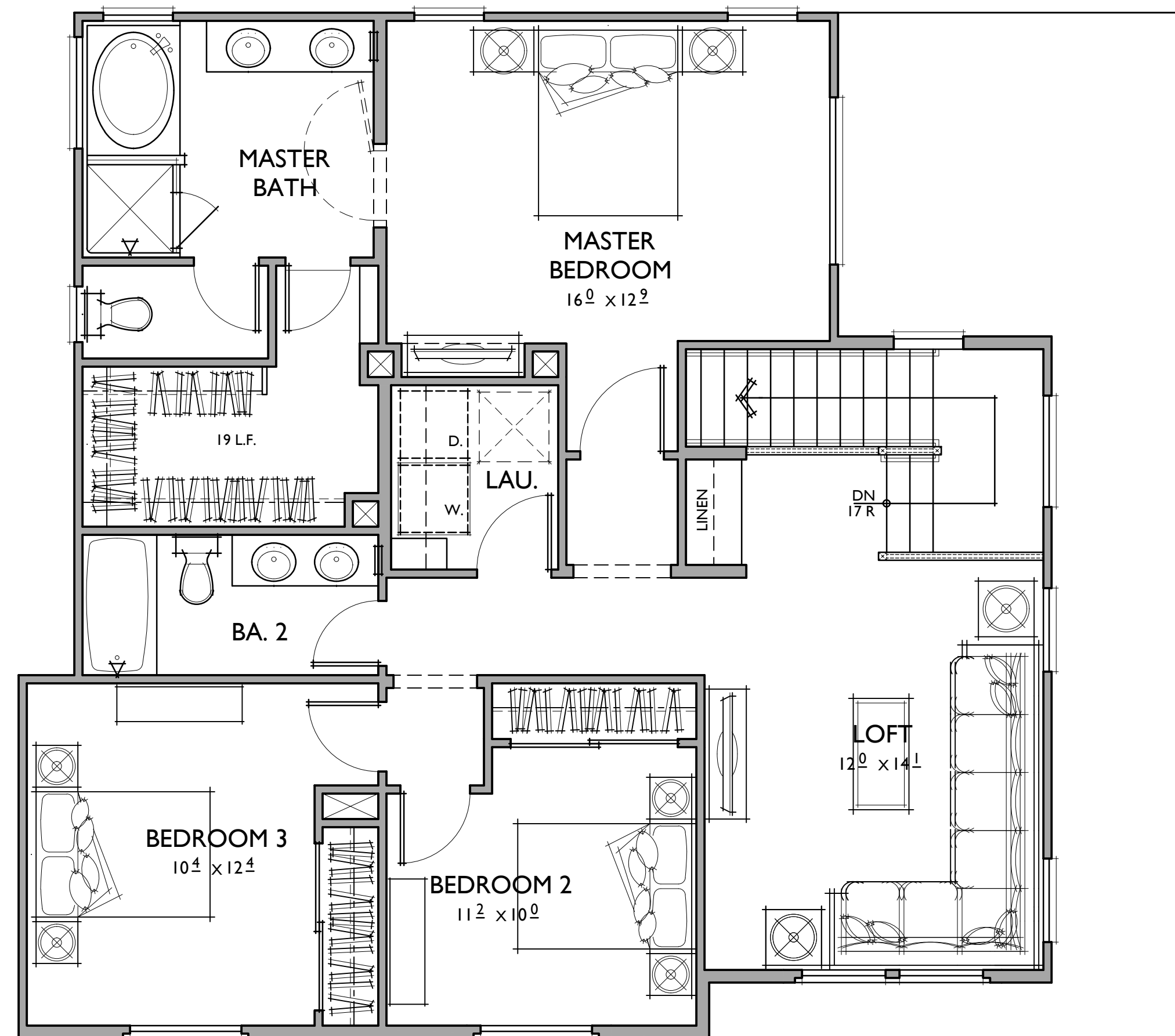


ROOF PLAN

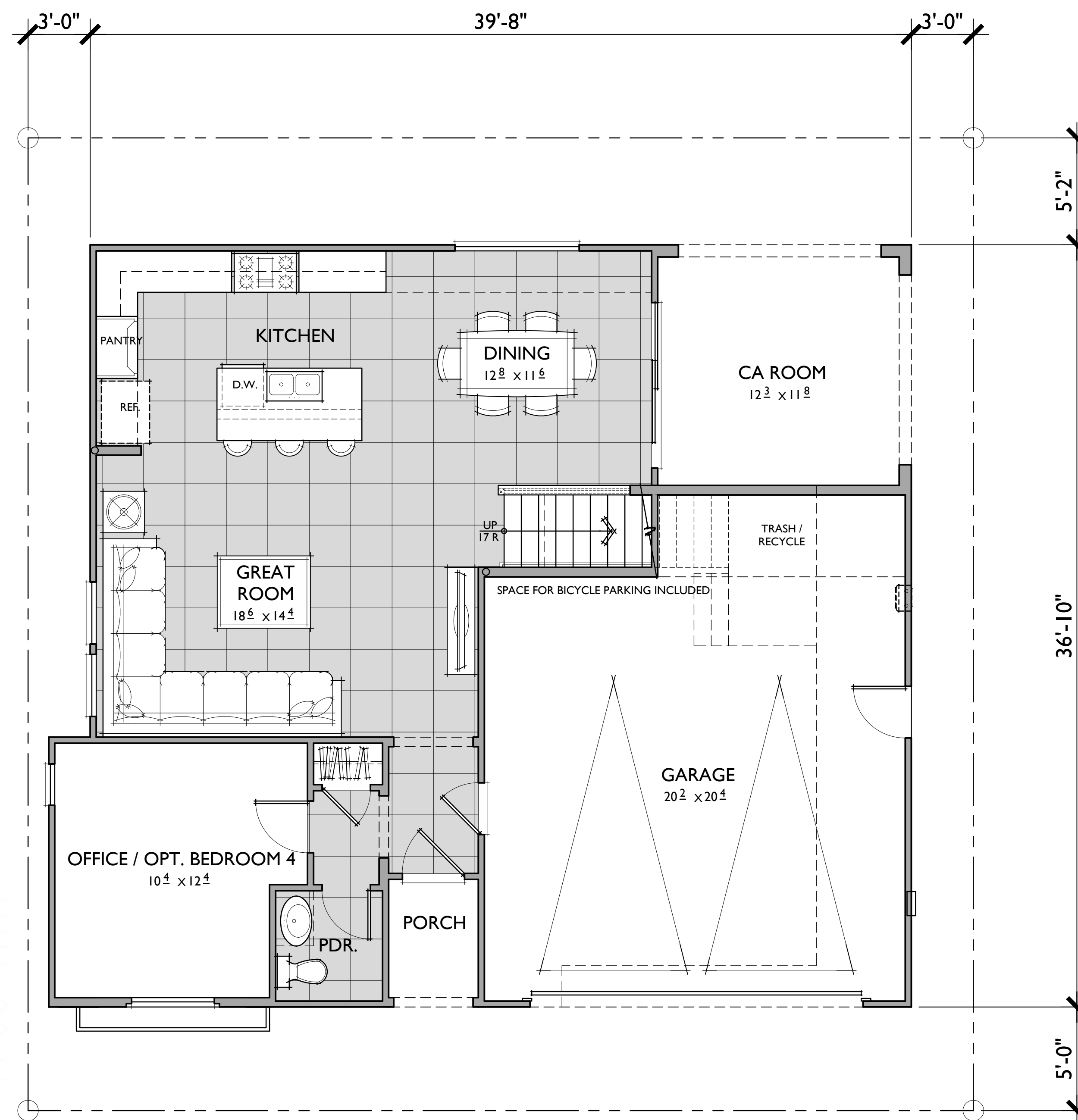
B

PITCH: 4.5:12 U.N.O
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. CONCRETE 'S' TILE
 - C. ROLL UP GARAGE DOOR
 - D. STUCCO
 - E. FOAM/WOOD SHUTTER
 - F. DECORATIVE POTSHELF
 - G. DECORATIVE WROUGHT IRON
 - H. SIMULATED WOOD, SHAPED FOAM CORBEL
 - I. WOOD BARGE BOARD
 - J. STONE VENEER
 - K. BRICK HEADER
 - L. BRICK SILL
 - M. BRICK VENEER
 - N. FOAM TRIM
 - O. LIGHT FIXTURE
 - P. RECESS AROUND WINDOW
 - Q. CERAMIC TILE
 - R. HORIZONTAL / VERTICAL SIDING
 - S. WOOD POST
 - T. SHAPED FOAM CORBEL
 - U. BRICK TRIM



SECOND FLOOR



FIRST FLOOR

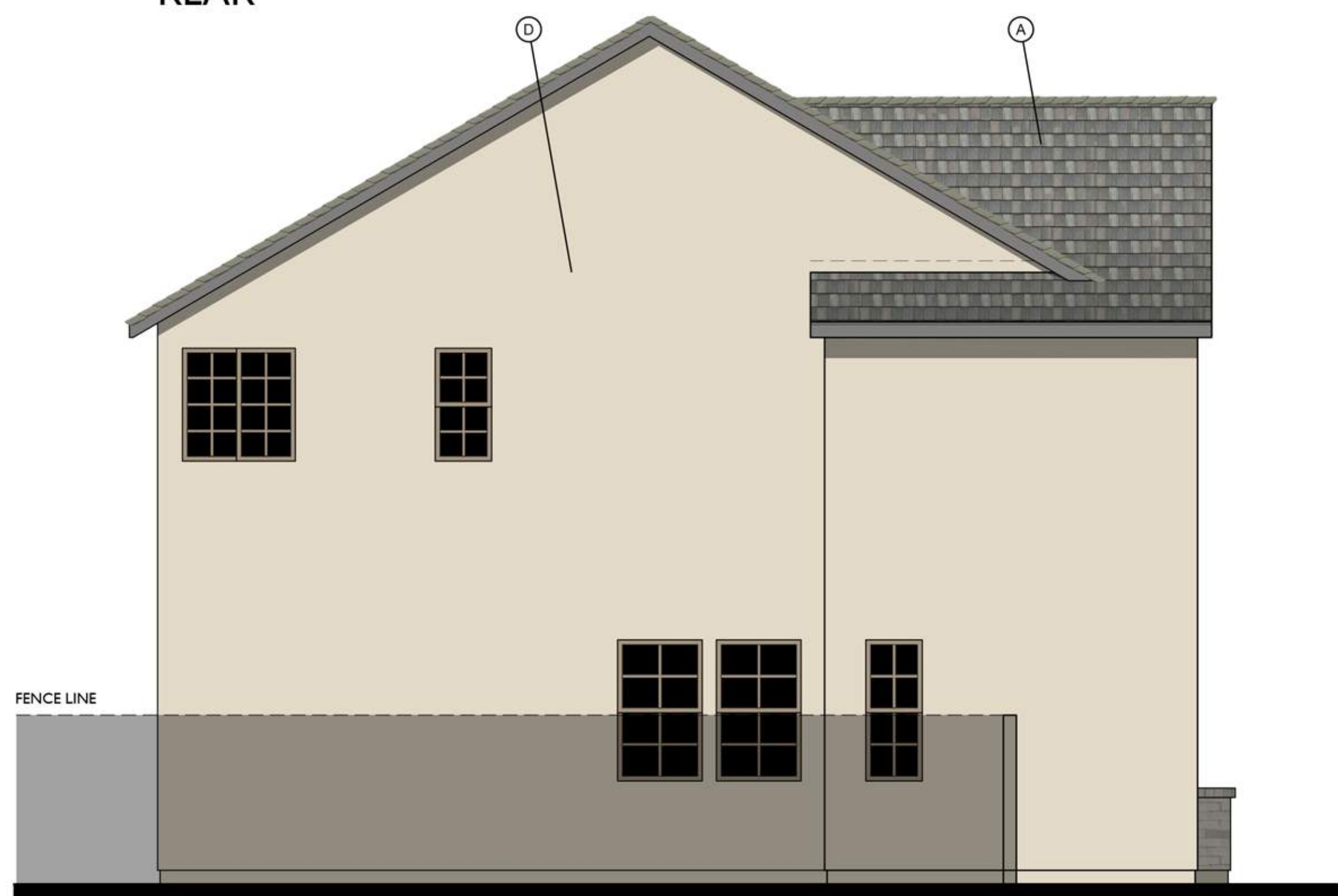
PLAN I
 3 BEDROOMS / OFFICE / LOFT / 2.5 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	888 SQ. FT.
2ND FLOOR	1,132 SQ. FT.
TOTAL LIVING	2,020 SQ. FT.
2 - CAR GARAGE	485 SQ. FT.
CA ROOM	142 SQ. FT.
PORCH	27 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT

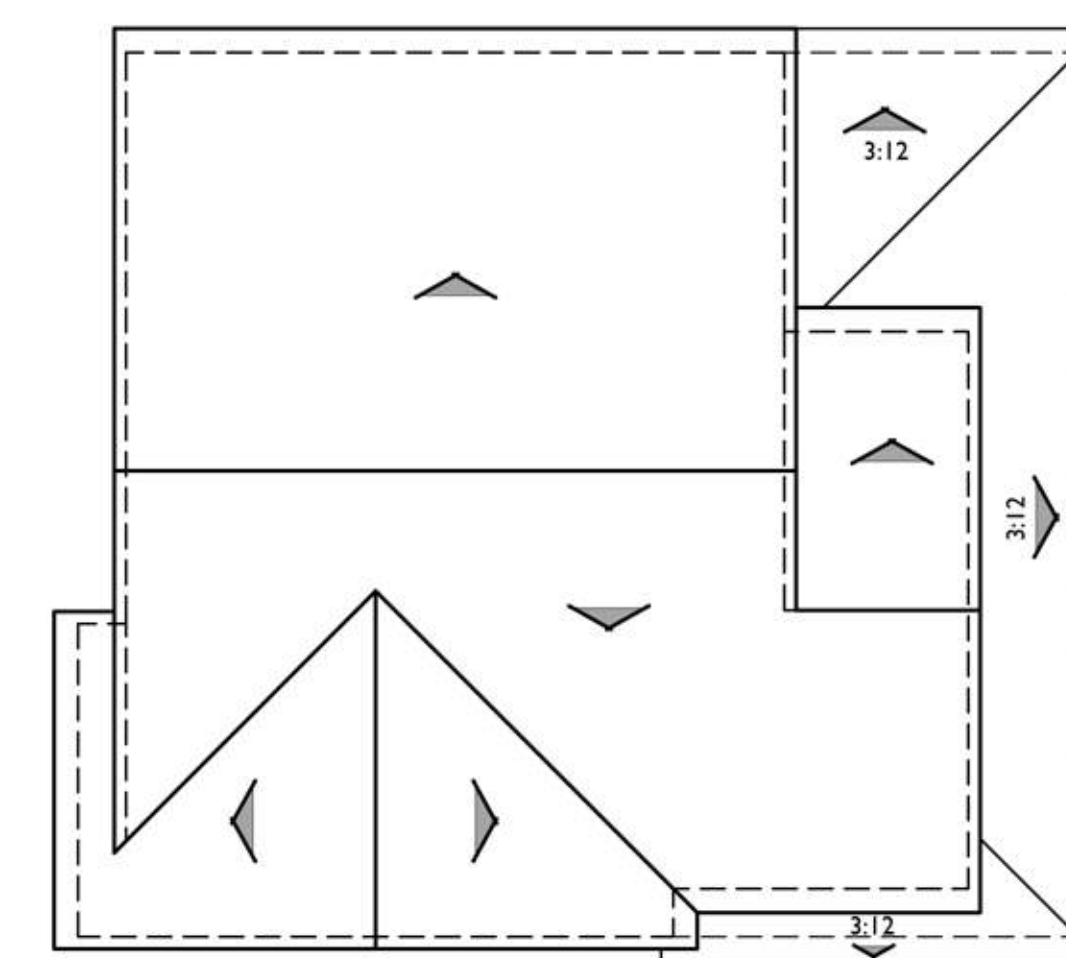


RIGHT



FRONT
SCHEME 7

1/4"=1'-0"



ROOF PLAN

PITCH: 7:12 U.N.O
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. CONCRETE 'S' TILE
- C. ROLL UP GARAGE DOOR
- D. STUCCO
- E. FOAM/WOOD SHUTTER
- F. DECORATIVE POTSHELF
- G. DECORATIVE WROUGHT IRON
- H. SIMULATED WOOD, SHAPED FOAM CORBEL
- I. WOOD BARGE BOARD
- J. STONE VENEER
- K. BRICK HEADER
- L. BRICK SILL
- M. BRICK VENEER
- N. FOAM TRIM
- O. LIGHT FIXTURE
- P. RECESS AROUND WINDOW
- Q. CERAMIC TILE
- R. HORIZONTAL / VERTICAL SIDING
- S. WOOD POST
- T. SHAPED FOAM CORBEL
- U. BRICK TRIM



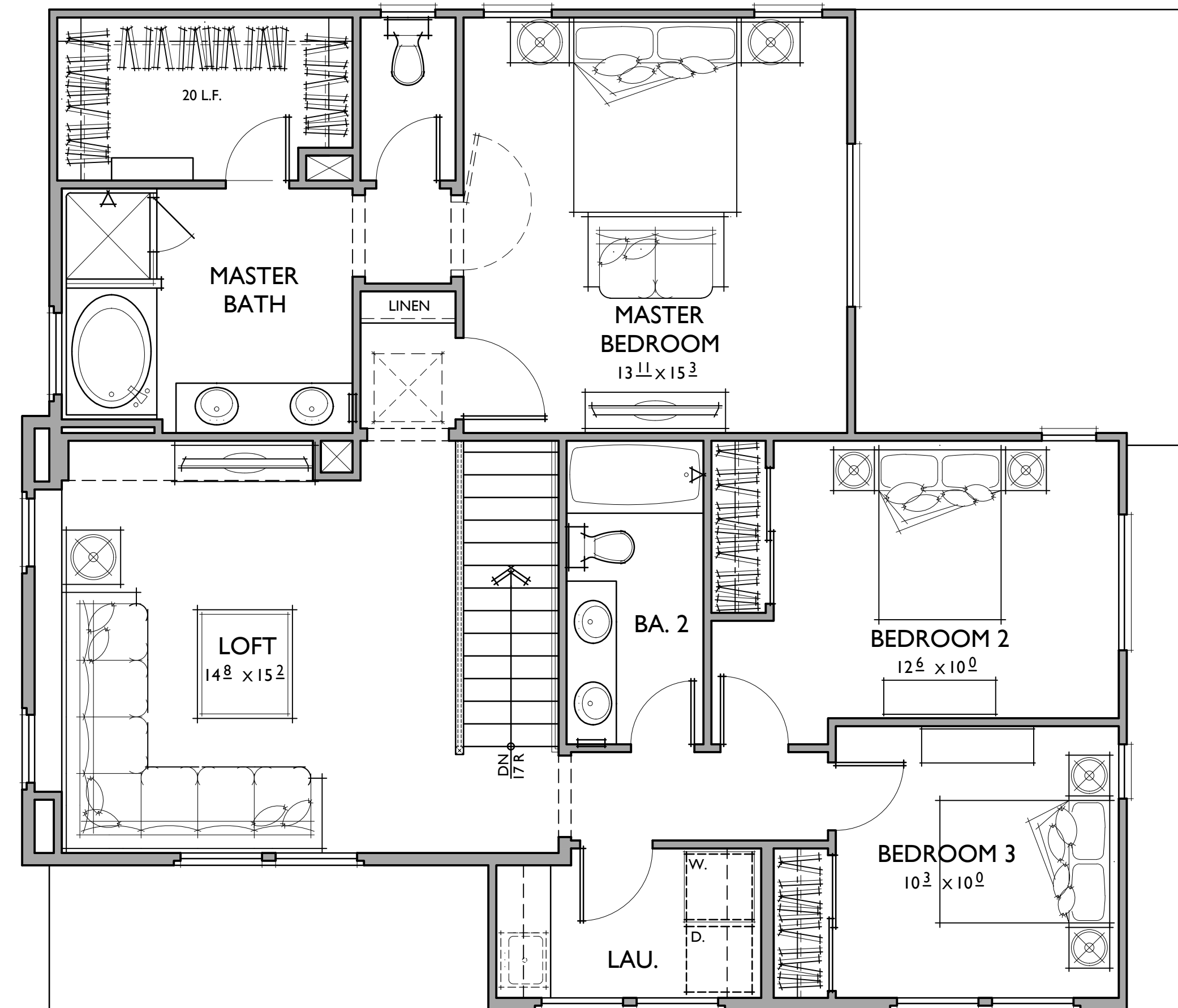
CALIFORNIA RANCH



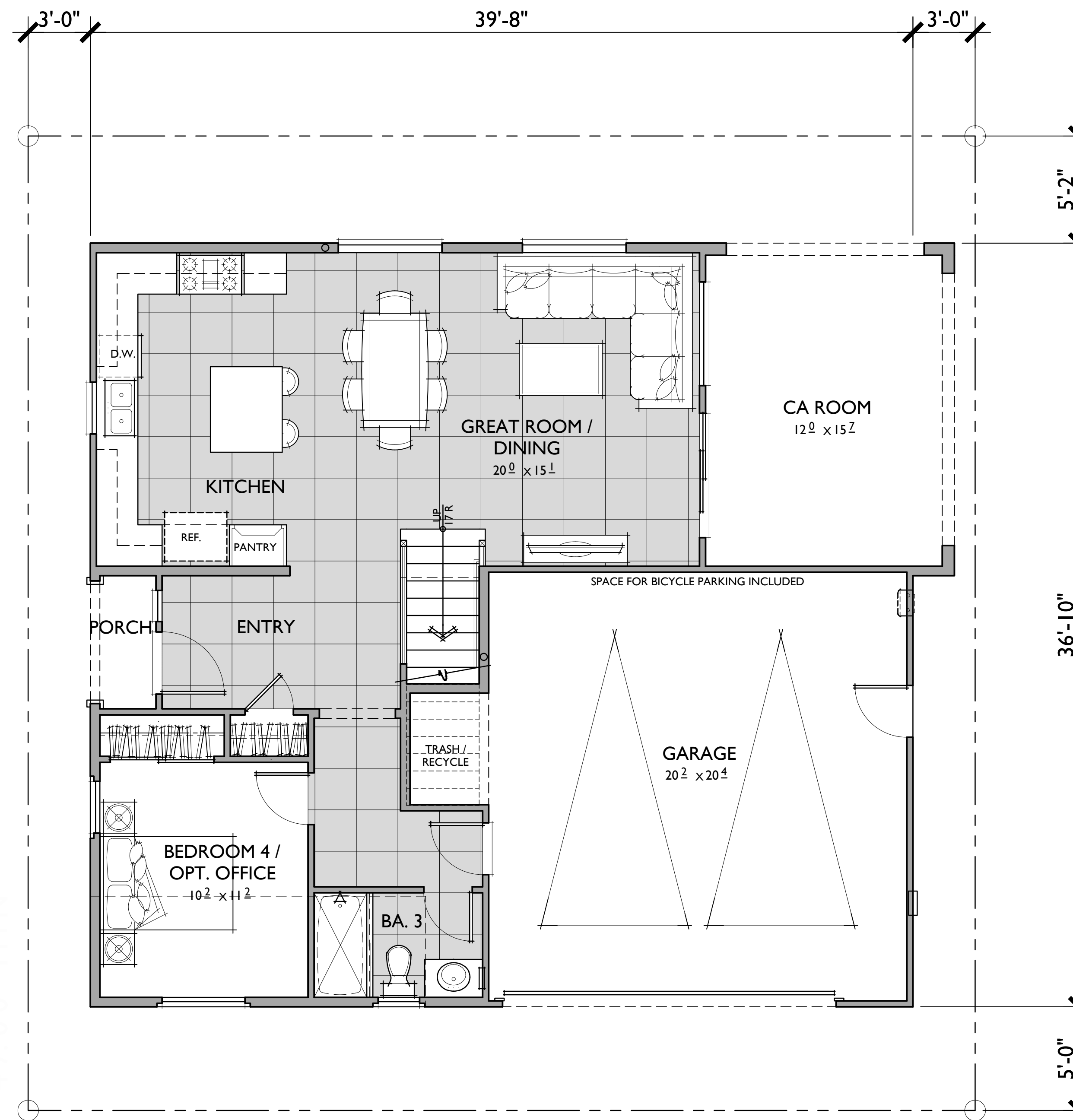
CRAFTSMAN



EUROPEAN COTTAGE



SECOND FLOOR



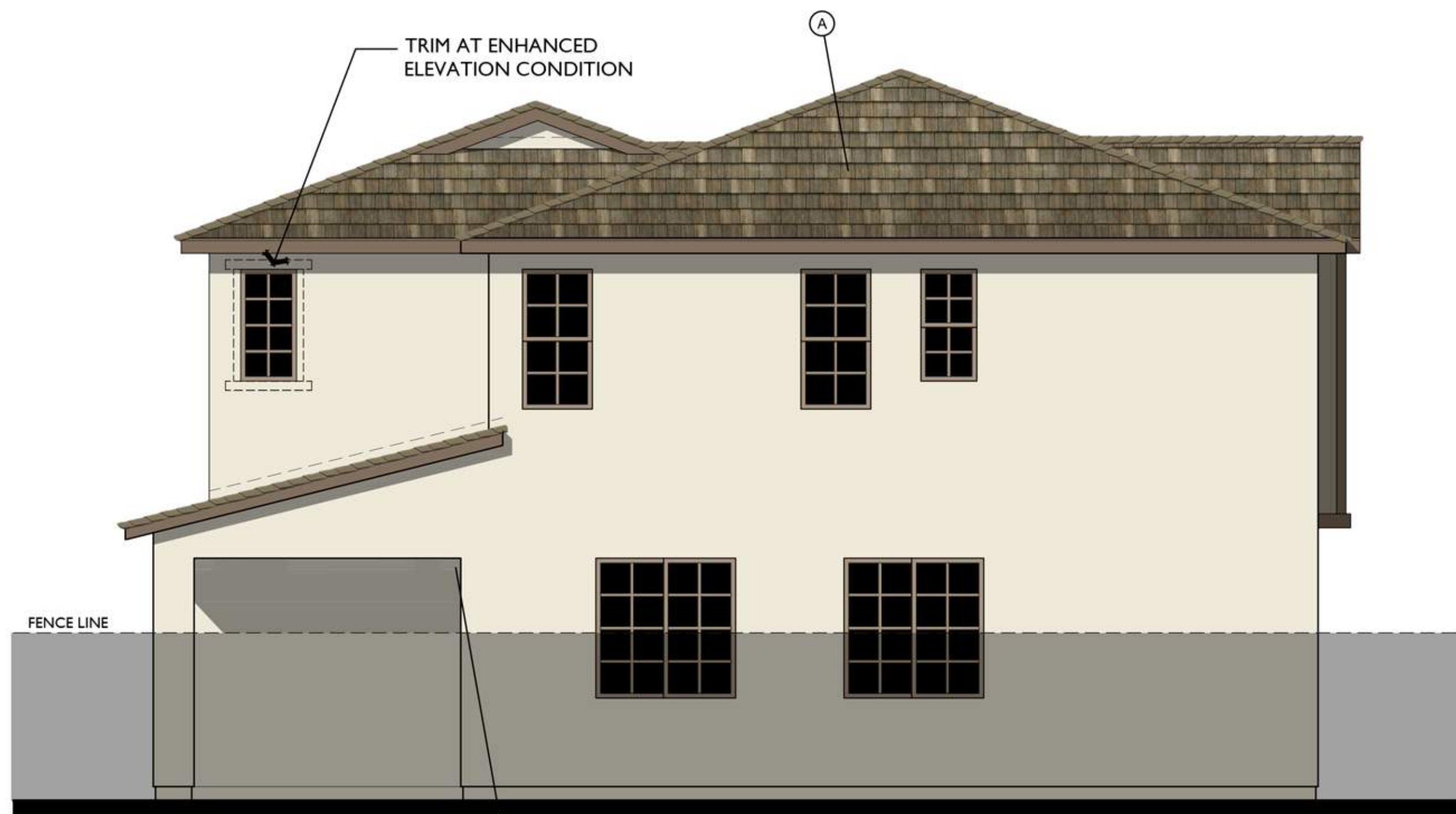
FIRST FLOOR

PLAN 2

4 BEDROOMS / OFFICE / LOFT / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	833 SQ. FT.
2ND FLOOR	1,219 SQ. FT.
TOTAL LIVING	2,052 SQ. FT.
2 - CAR GARAGE	452 SQ. FT.
CA ROOM	188 SQ. FT.
PORCH	20 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR
NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.



LEFT

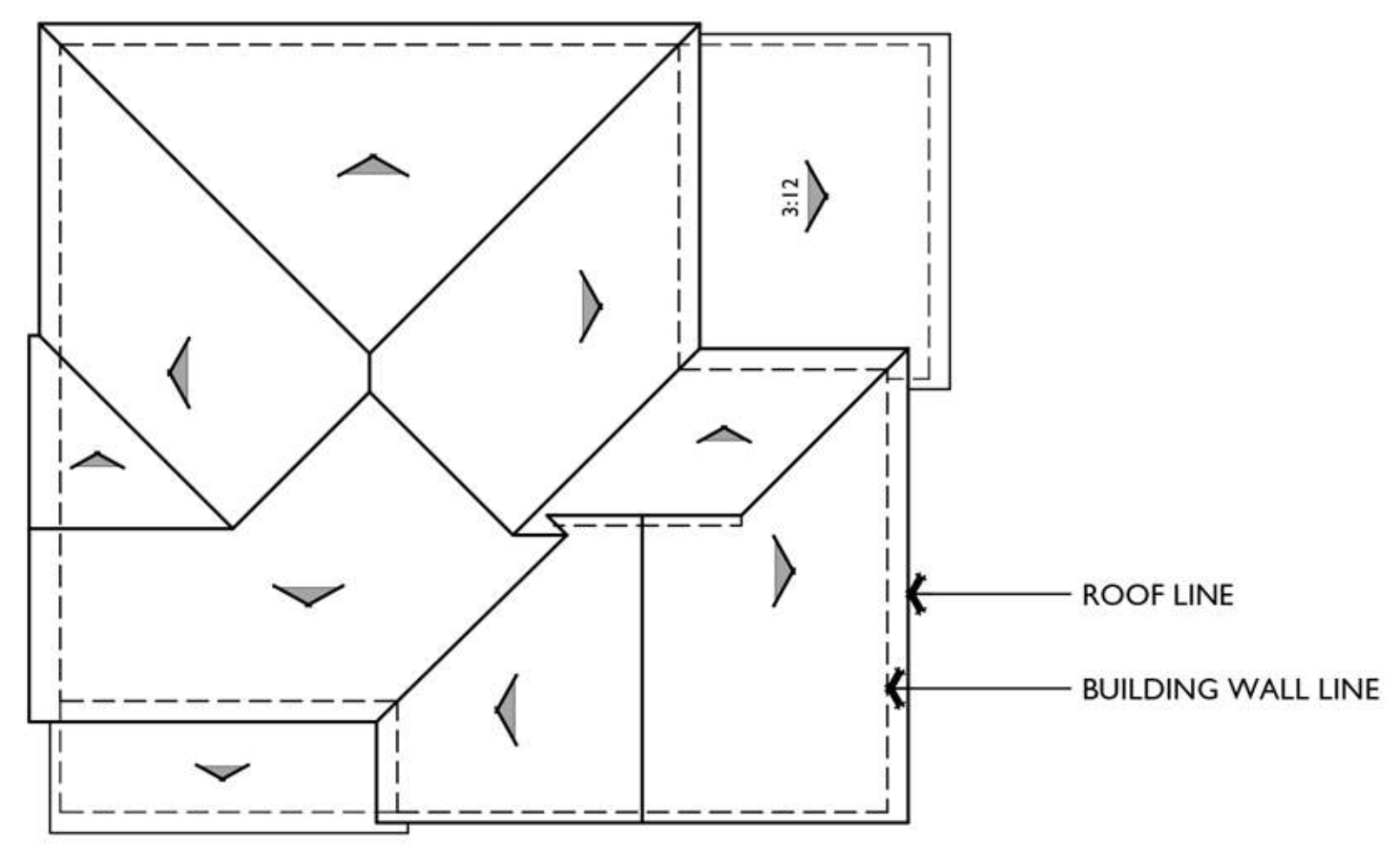


RIGHT
NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.



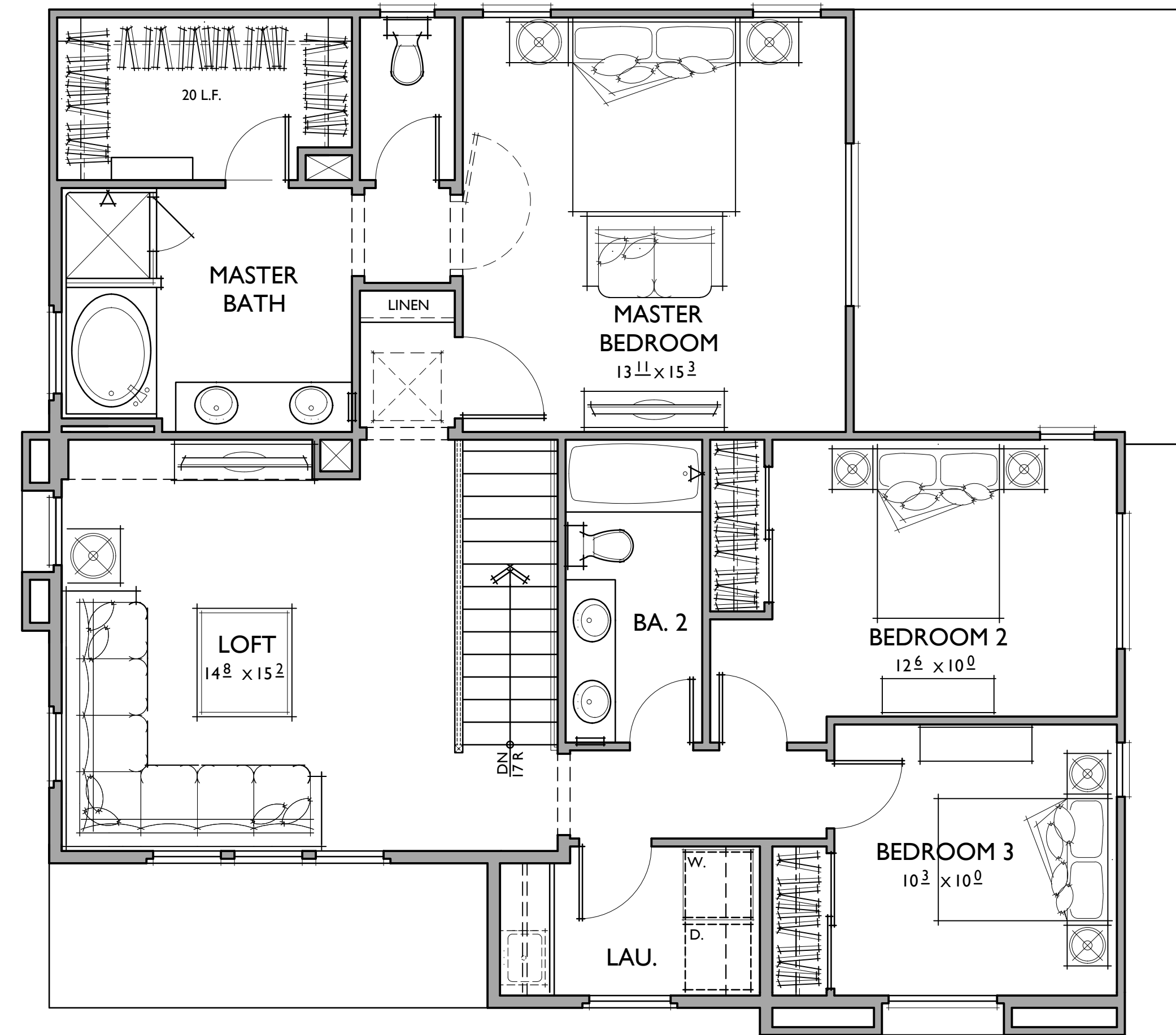
FRONT
SCHEME 2

1/4"=1'-0"

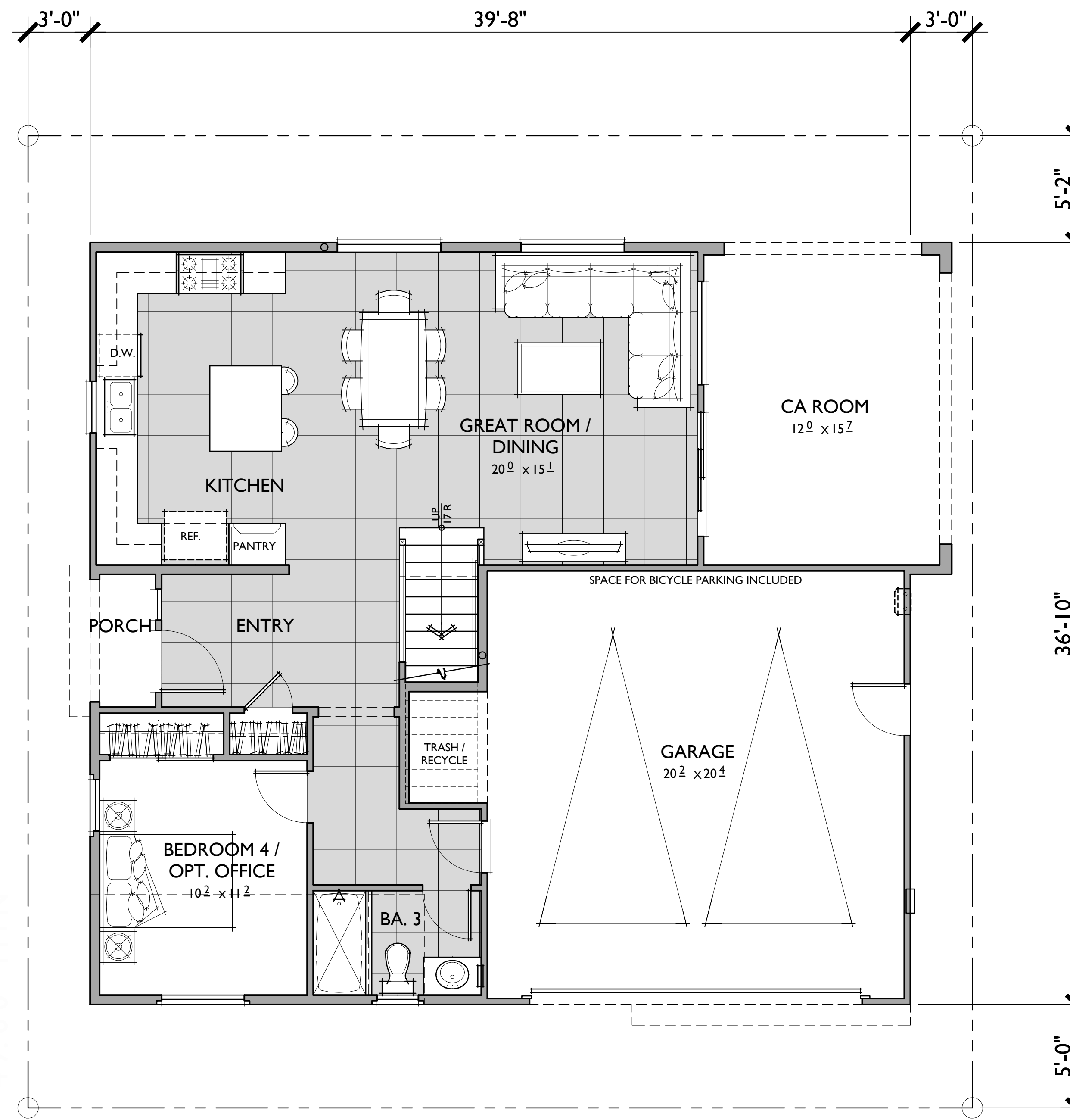


ROOF PLAN
PITCH: 4.5:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. CONCRETE 'S' TILE
 - C. ROLL UP GARAGE DOOR
 - D. STUCCO
 - E. FOAM/WOOD SHUTTER
 - F. DECORATIVE POTSHELF
 - G. DECORATIVE WROUGHT IRON
 - H. SIMULATED WOOD, SHAPED FOAM CORBEL
 - I. WOOD BARGE BOARD
 - J. STONE VENEER
 - K. BRICK HEADER
 - L. BRICK SILL
 - M. BRICK VENEER
 - N. FOAM TRIM
 - O. LIGHT FIXTURE
 - P. RECESS AROUND WINDOW
 - Q. CERAMIC TILE
 - R. HORIZONTAL / VERTICAL SIDING
 - S. WOOD POST
 - T. SHAPED FOAM CORBEL
 - U. BRICK TRIM



SECOND FLOOR



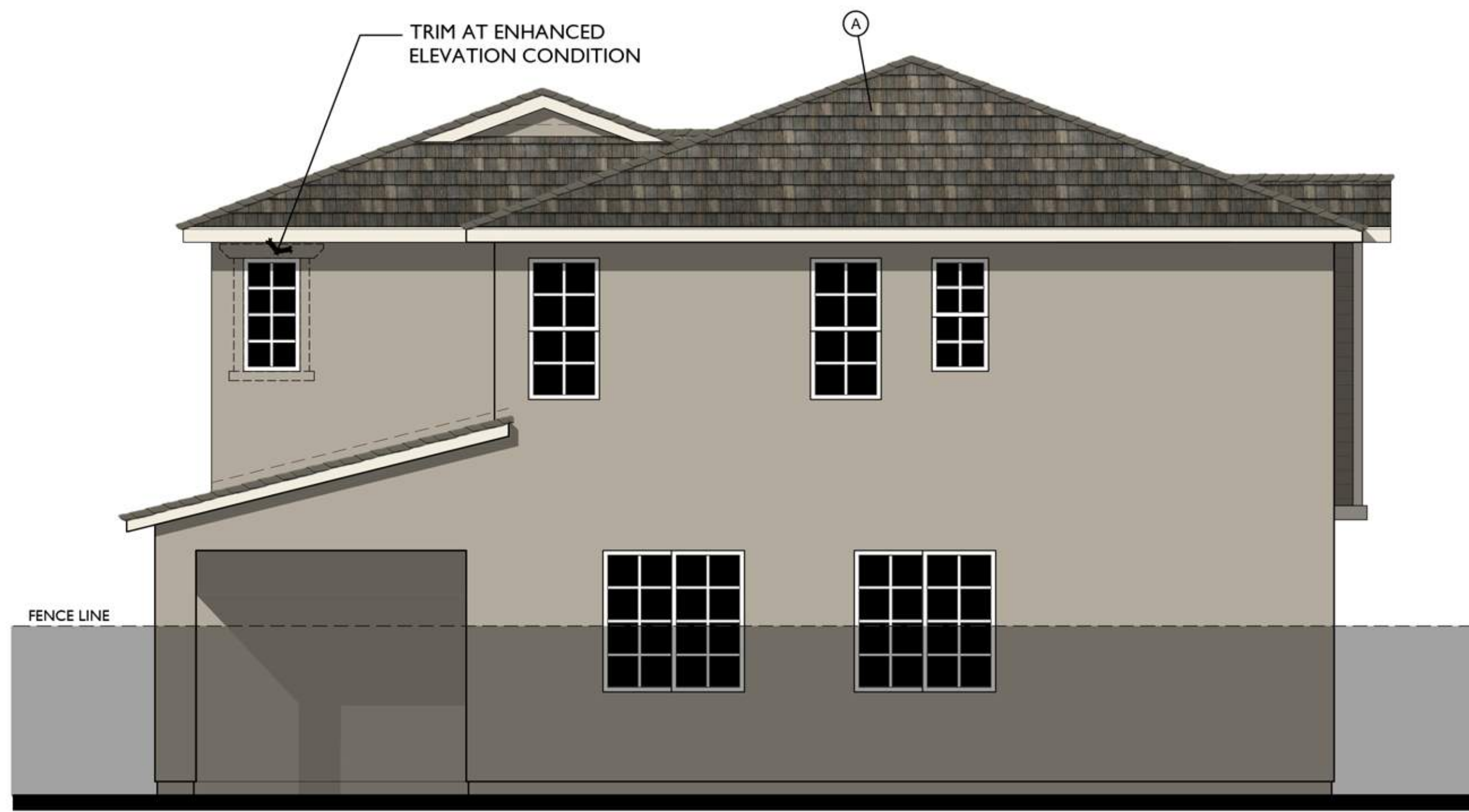
FIRST FLOOR

PLAN 2

4 BEDROOMS / OFFICE / LOFT / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	833 SQ. FT.
2ND FLOOR	1,219 SQ. FT.
TOTAL LIVING	2,052 SQ. FT.
2 - CAR GARAGE	452 SQ. FT.
CA ROOM	188 SQ. FT.
PORCH	20 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.



LEFT



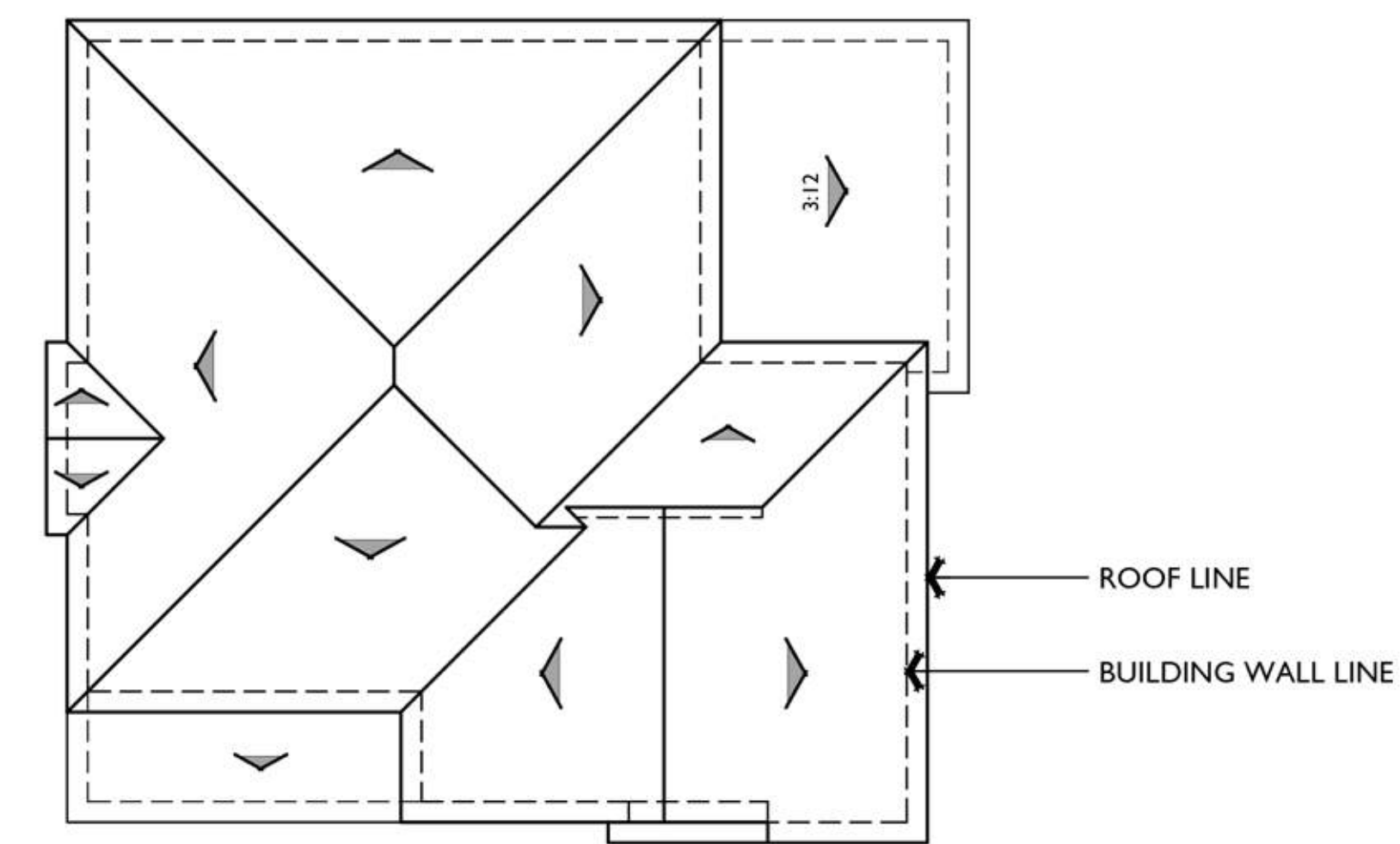
RIGHT

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.



**FRONT
SCHEME 5**

B
1/4"=1'-0"



ROOF PLAN

B

PITCH: 4.5:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. CONCRETE 'S' TILE
- C. ROLL UP GARAGE DOOR
- D. STUCCO
- E. FOAM/WOOD SHUTTER
- F. DECORATIVE POTSHELF
- G. DECORATIVE WROUGHT IRON
- H. SIMULATED WOOD, SHAPED FOAM CORBEL
- I. WOOD BARGE BOARD
- J. STONE VENEER
- K. BRICK HEADER
- L. BRICK SILL
- M. BRICK VENEER
- N. FOAM TRIM
- O. LIGHT FIXTURE
- P. RECESS AROUND WINDOW
- Q. CERAMIC TILE
- R. HORIZONTAL / VERTICAL SIDING
- S. WOOD POST
- T. SHAPED FOAM CORBEL
- U. BRICK TRIM

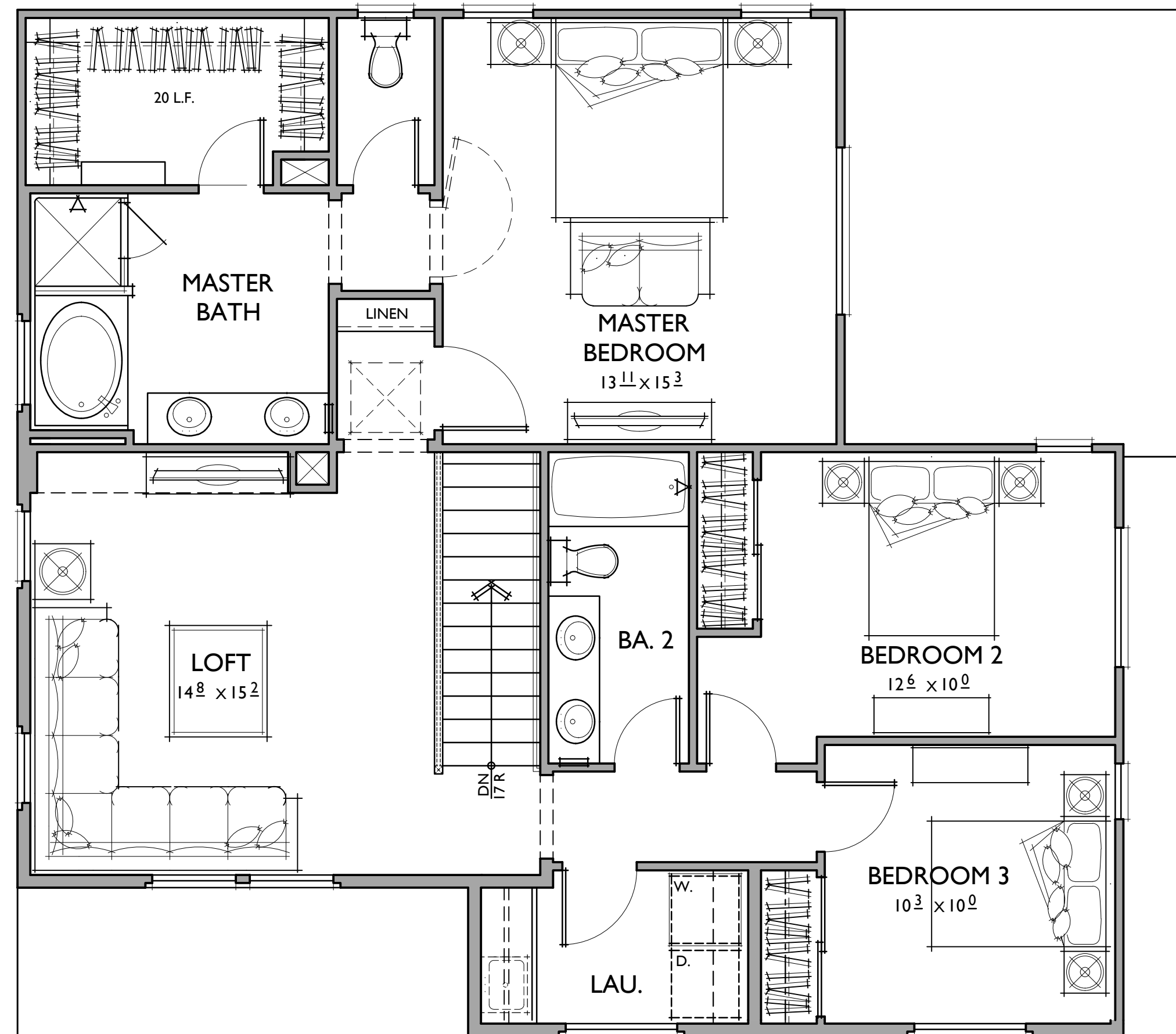
PLAN 2

Craftsman Elevation

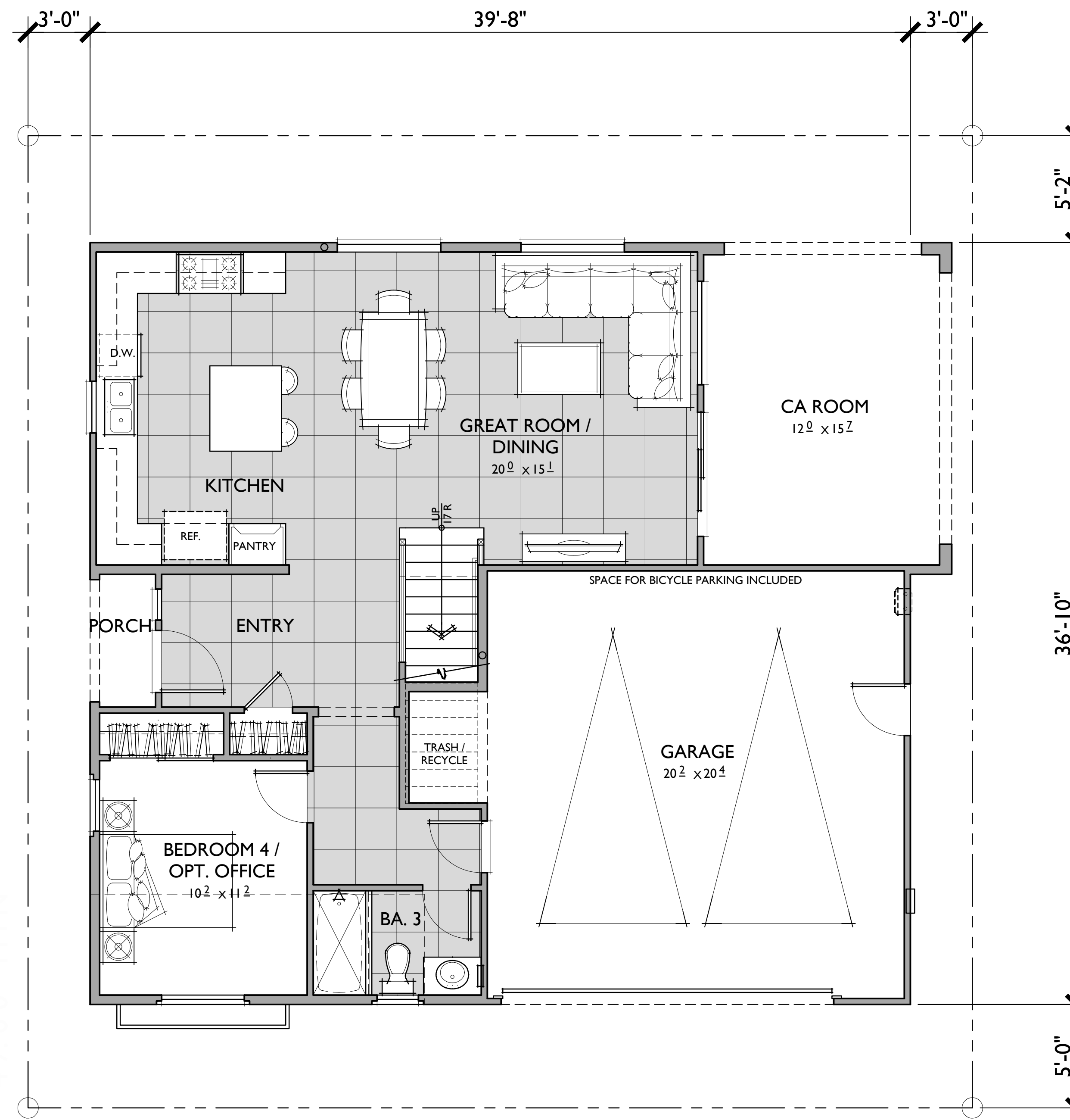
WINCHESTER HILLS - CLUSTER SFD

Winchester, California

0 2 4 8 521.21332



SECOND FLOOR



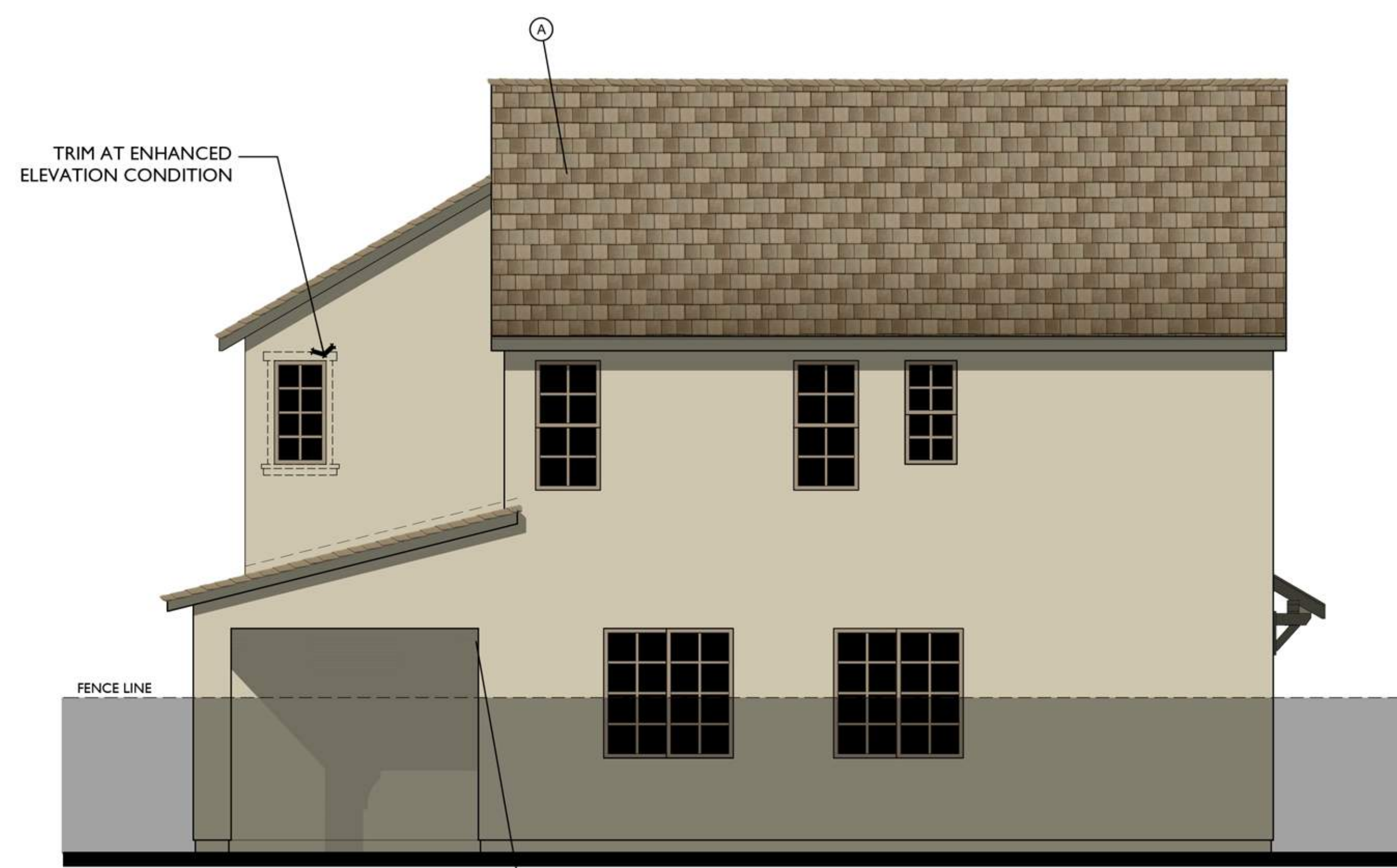
FIRST FLOOR

PLAN 2

4 BEDROOMS / OFFICE / LOFT / 3 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	833 SQ. FT.
2ND FLOOR	1,219 SQ. FT.
TOTAL LIVING	2,052 SQ. FT.
2 - CAR GARAGE	452 SQ. FT.
CA ROOM	188 SQ. FT.
PORCH	20 SQ. FT.

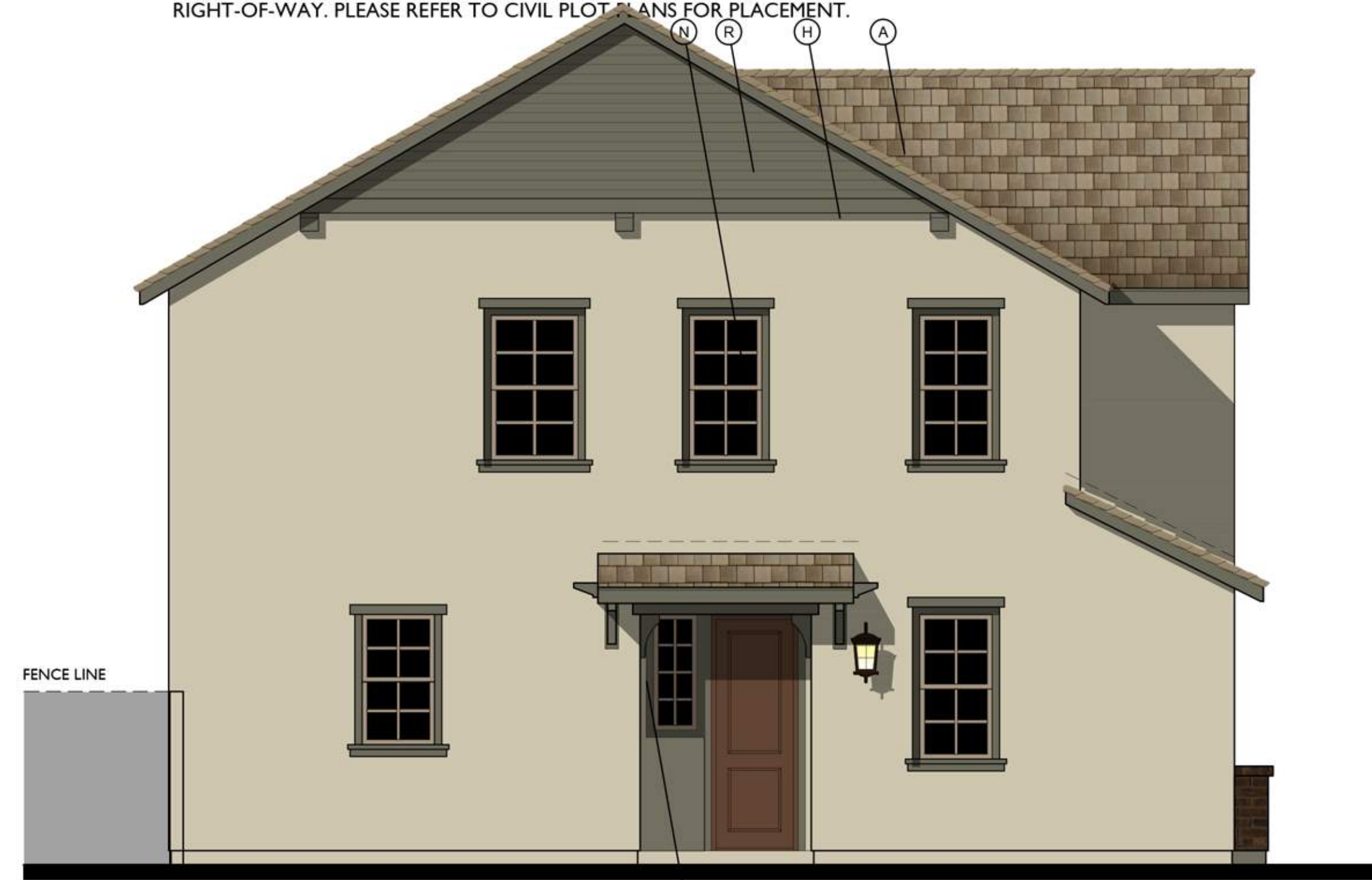
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



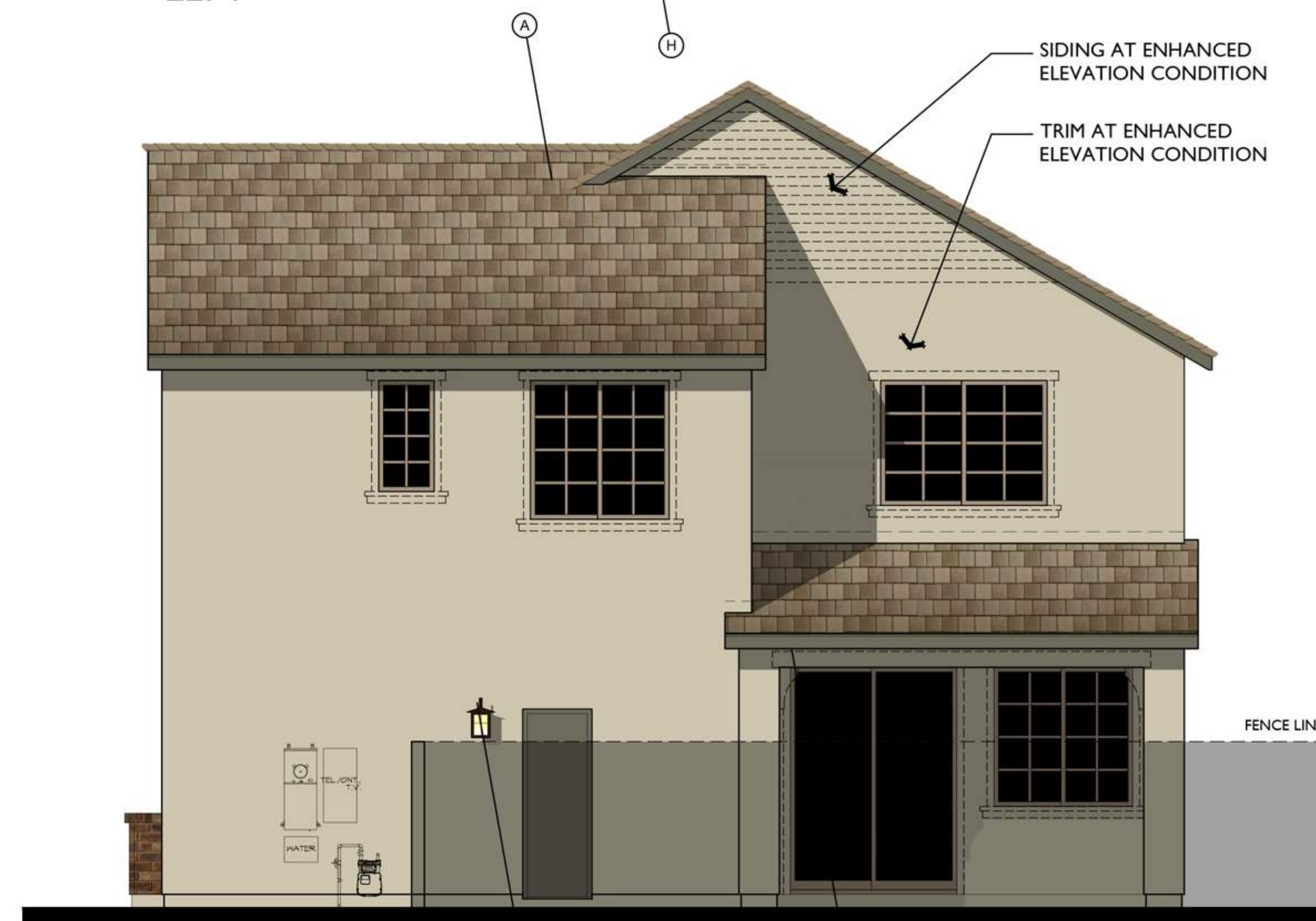
REAR
 NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.



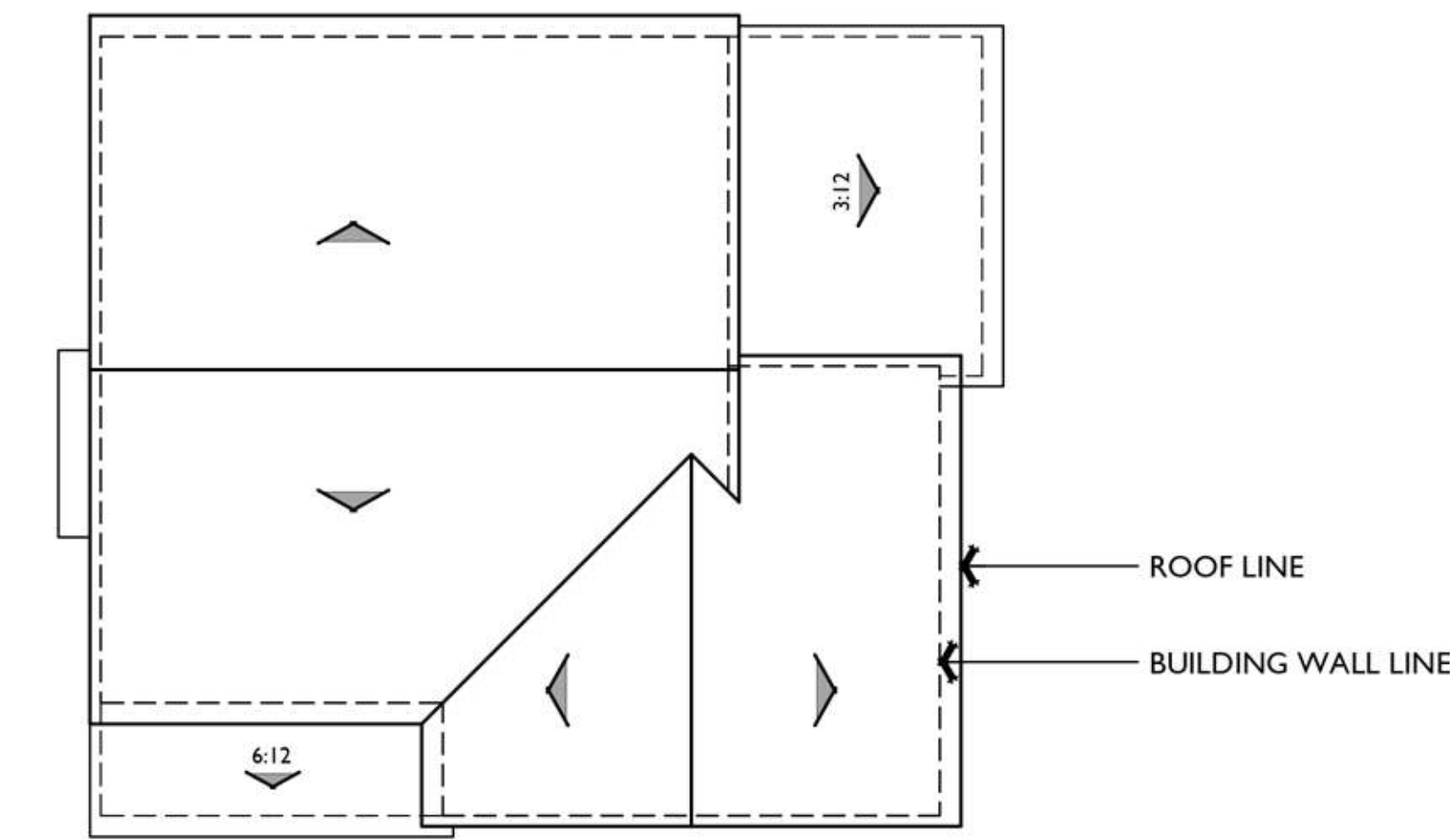
FRONT
SCHEME 8
 1/4"=1'-0"



LEFT



RIGHT
 NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.



ROOF PLAN
 PITCH: 7:12 U.N.O.
 RAKE: 6" U.N.O.
 EAVE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE
 1/8"=1'-0"

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. CONCRETE 'S' TILE
 - C. ROLL UP GARAGE DOOR
 - D. STUCCO
 - E. FOAM/WOOD SHUTTER
 - F. DECORATIVE POTSHELF
 - G. DECORATIVE WROUGHT IRON
 - H. SIMULATED WOOD, SHAPED FOAM CORBEL
 - I. WOOD BARGE BOARD
 - J. STONE VENEER
 - K. BRICK HEADER
 - L. BRICK SILL
 - M. BRICK VENEER
 - N. FOAM TRIM
 - O. LIGHT FIXTURE
 - P. RECESS AROUND WINDOW
 - Q. CERAMIC TILE
 - R. HORIZONTAL / VERTICAL SIDING
 - S. WOOD POST
 - T. SHAPED FOAM CORBEL
 - U. BRICK TRIM

PLAN 2
 European Cottage Elevation
WINCHESTER HILLS - CLUSTER SFD
 Winchester, California

0 2 4 8 521.21332



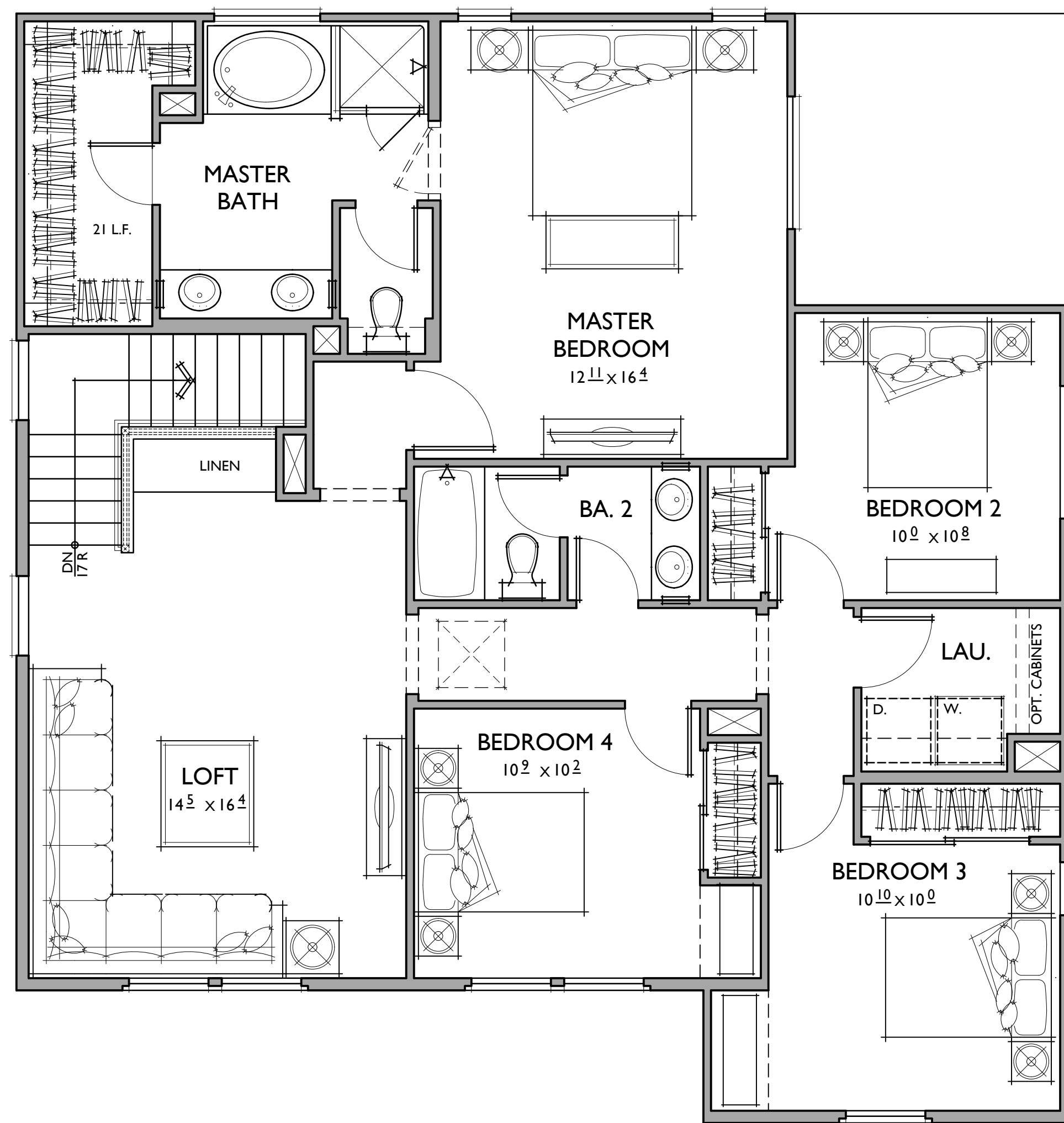
CALIFORNIA RANCH



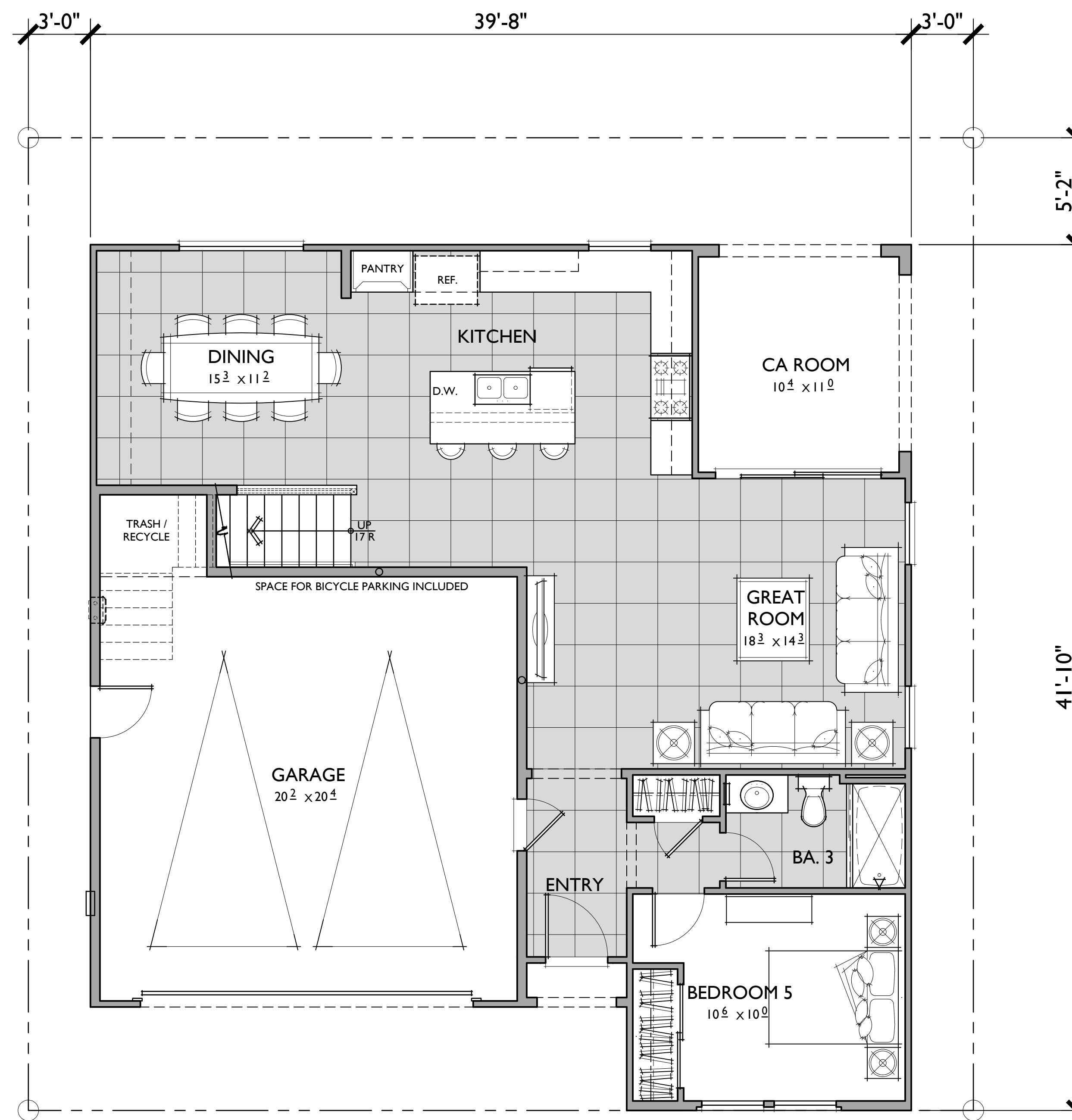
CRAFTSMAN



EUROPEAN COTTAGE



SECOND FLOOR

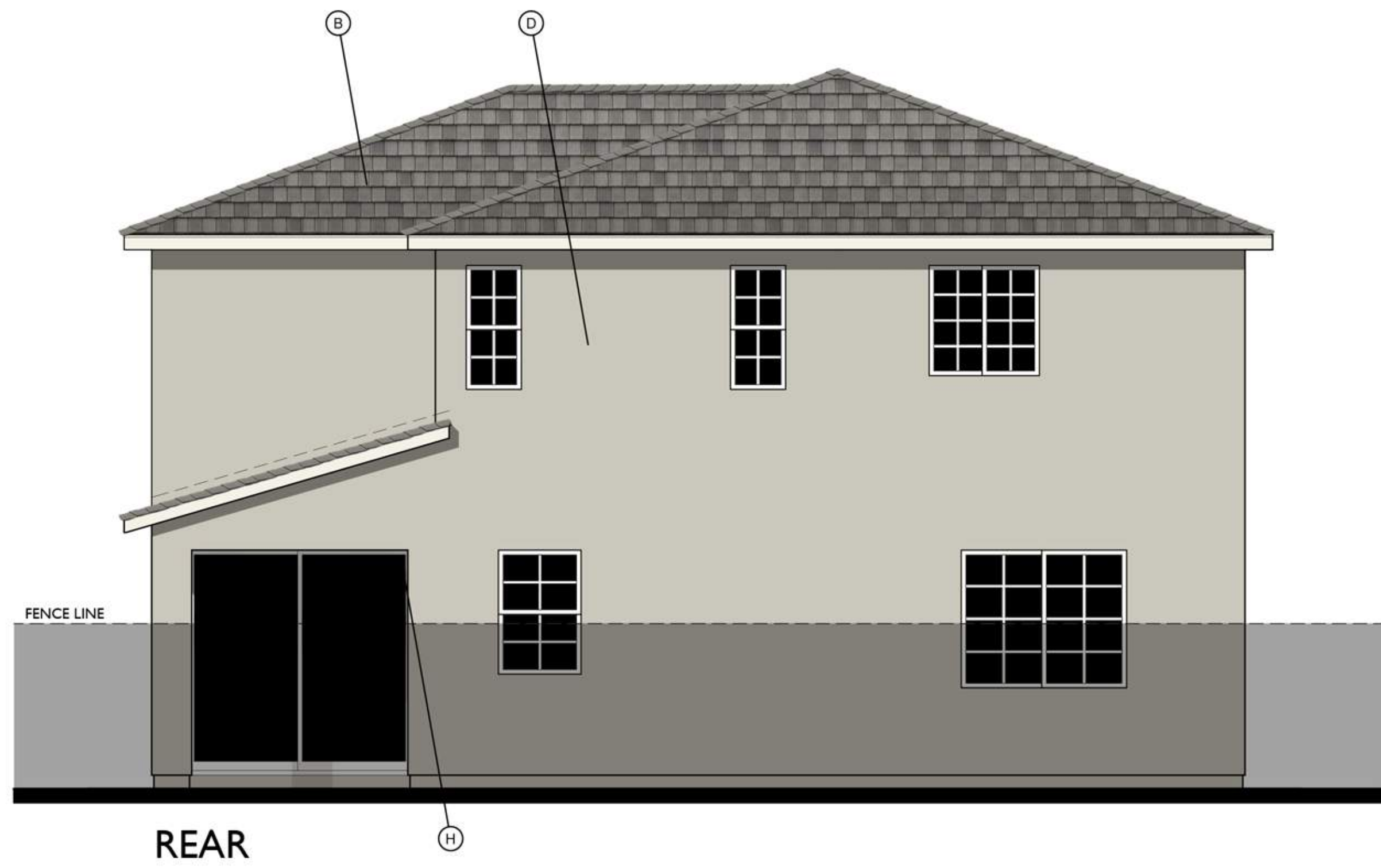


FIRST FLOOR

PLAN 3
 5 BEDROOMS / LOFT / 3 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	995 SQ. FT.
2ND FLOOR	1,360 SQ. FT.
TOTAL LIVING	2,355 SQ. FT.
2 - CAR GARAGE	452 SQ. FT.
CA ROOM	113 SQ. FT.
PORCH	10 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

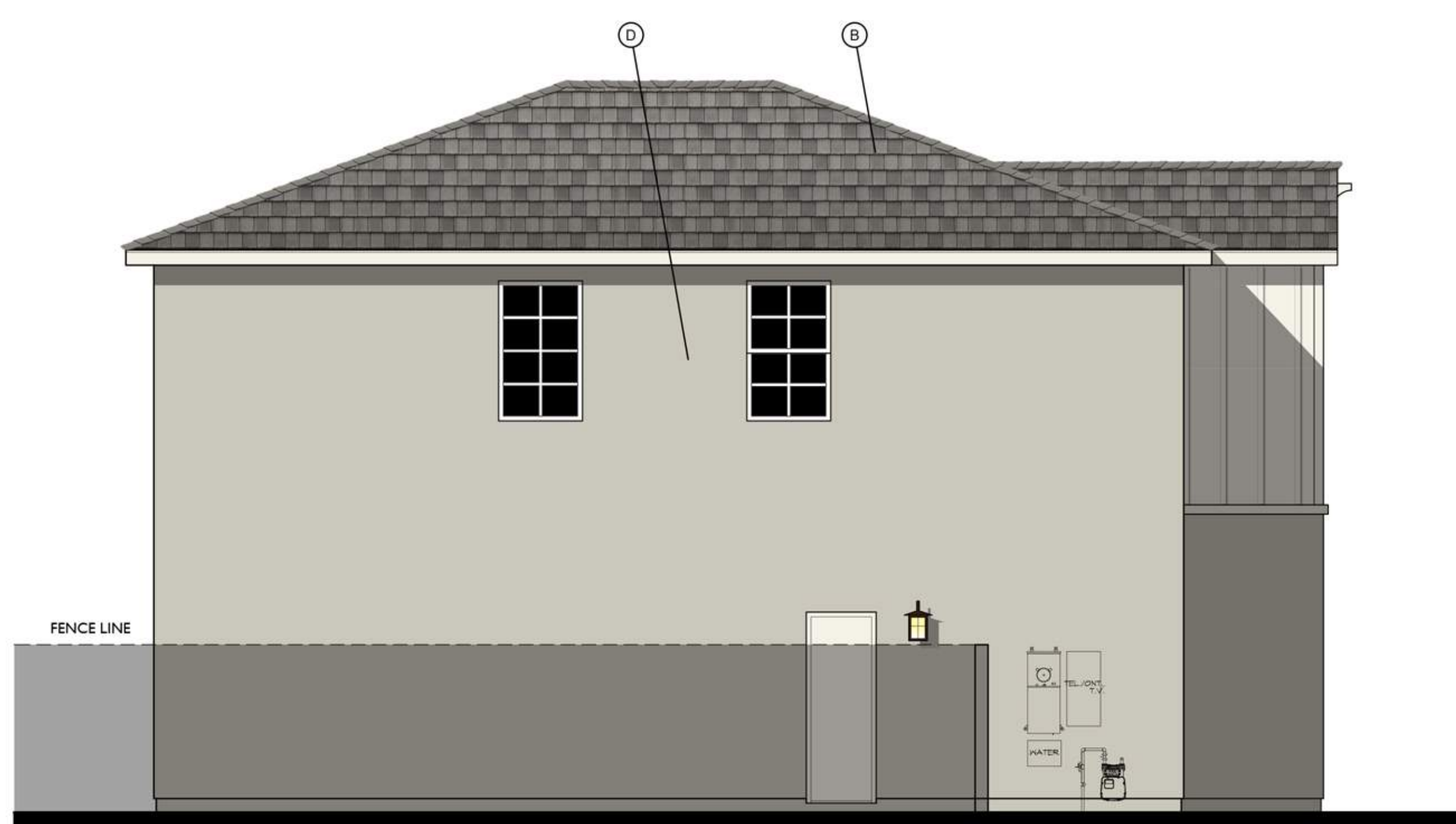


REAR

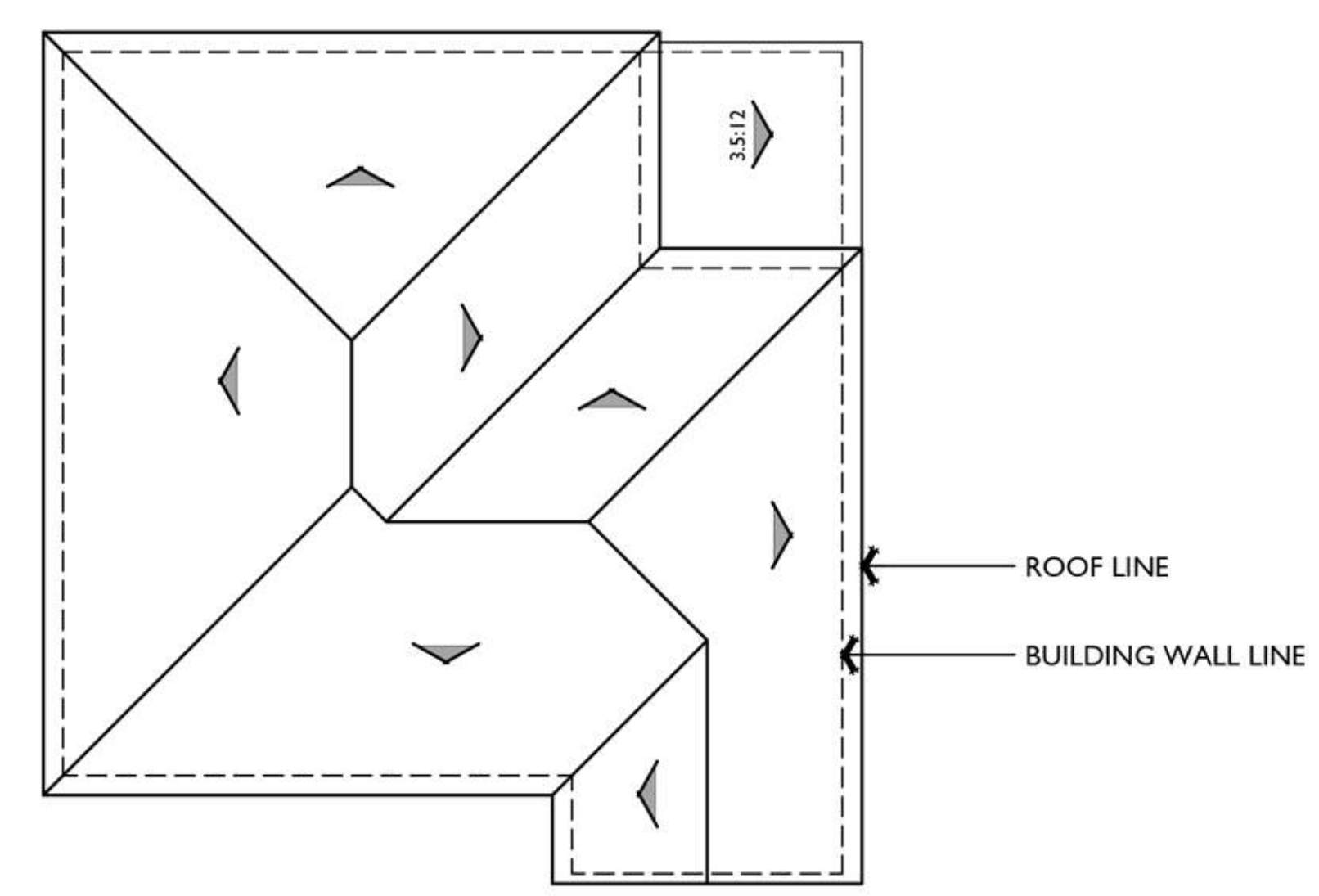


FRONT
SCHEME 3

1/4"=1'-0"



LEFT

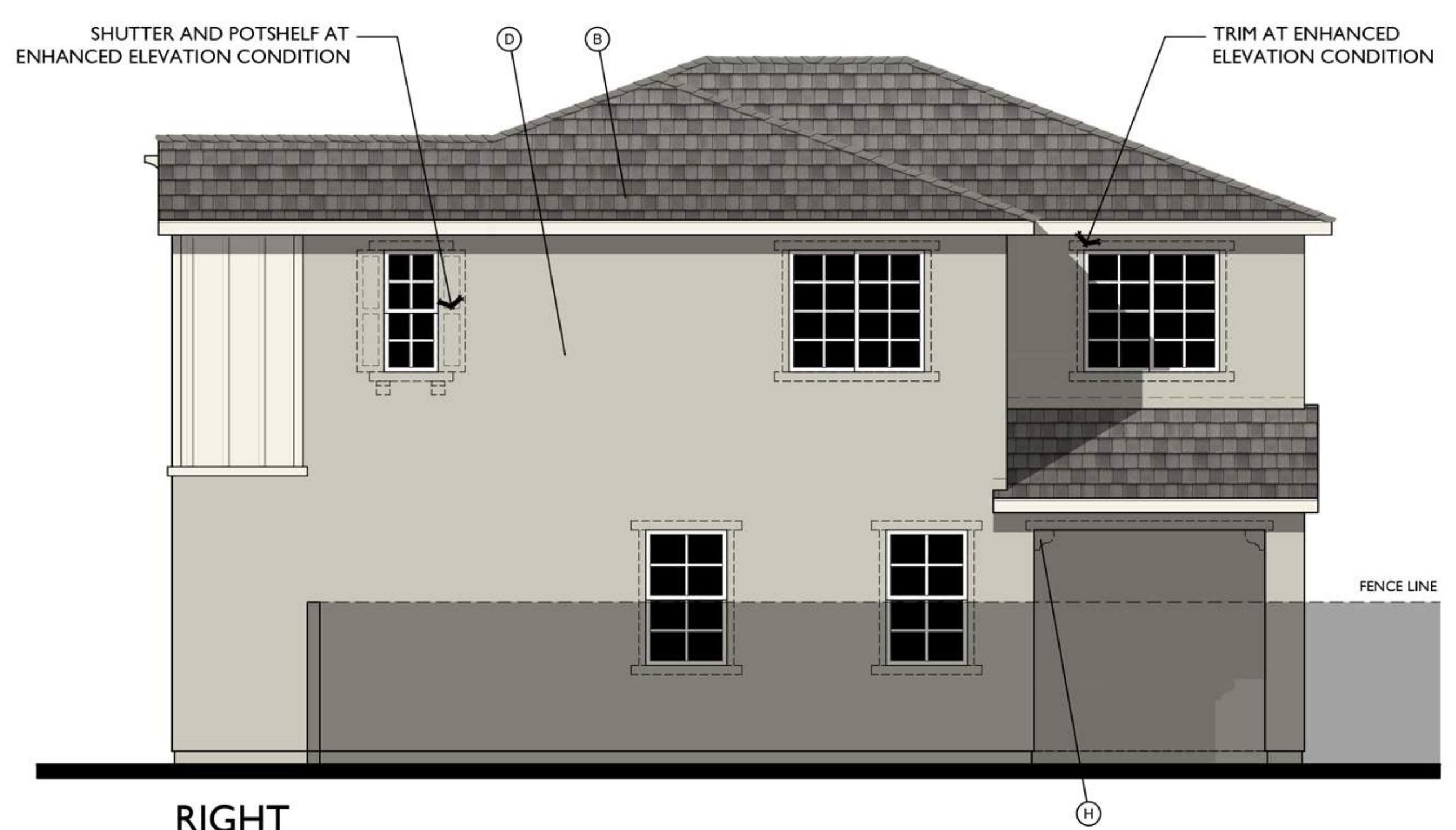


ROOF PLAN

A

PITCH: 4.5:12
RAKE: 6"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. CONCRETE 'S' TILE
 - C. ROLL UP GARAGE DOOR
 - D. STUCCO
 - E. FOAM/WOOD SHUTTER
 - F. DECORATIVE POTSHELF
 - G. DECORATIVE WROUGHT IRON
 - H. SIMULATED WOOD, SHAPED FOAM CORBEL
 - I. WOOD BARGE BOARD
 - J. STONE VENEER
 - K. BRICK HEADER
 - L. BRICK SILL
 - M. BRICK VENEER
 - N. FOAM TRIM
 - O. LIGHT FIXTURE
 - P. RECESS AROUND WINDOW
 - Q. CERAMIC TILE
 - R. HORIZONTAL / VERTICAL SIDING
 - S. WOOD POST
 - T. SHAPED FOAM CORBEL
 - U. BRICK TRIM

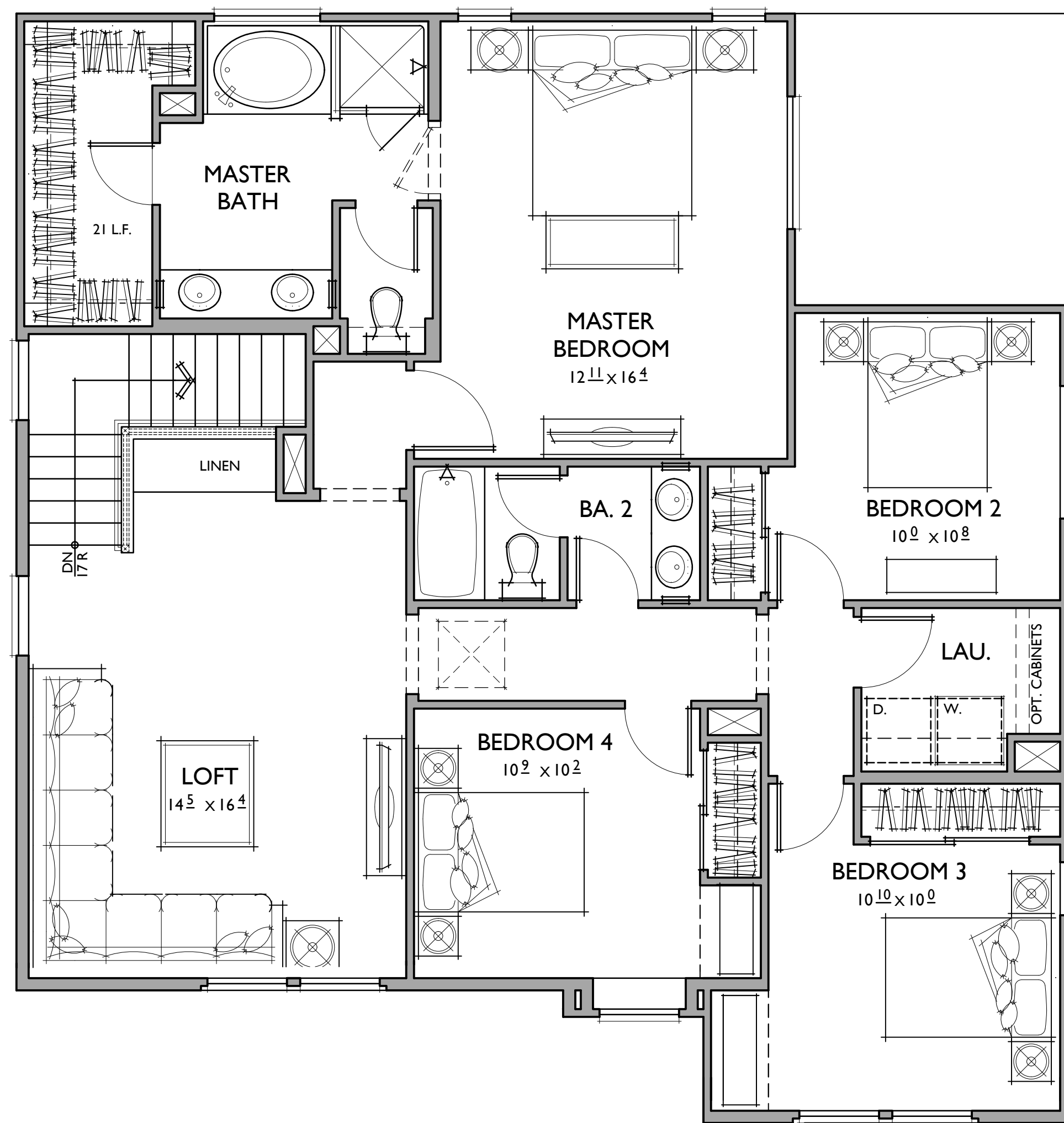


RIGHT

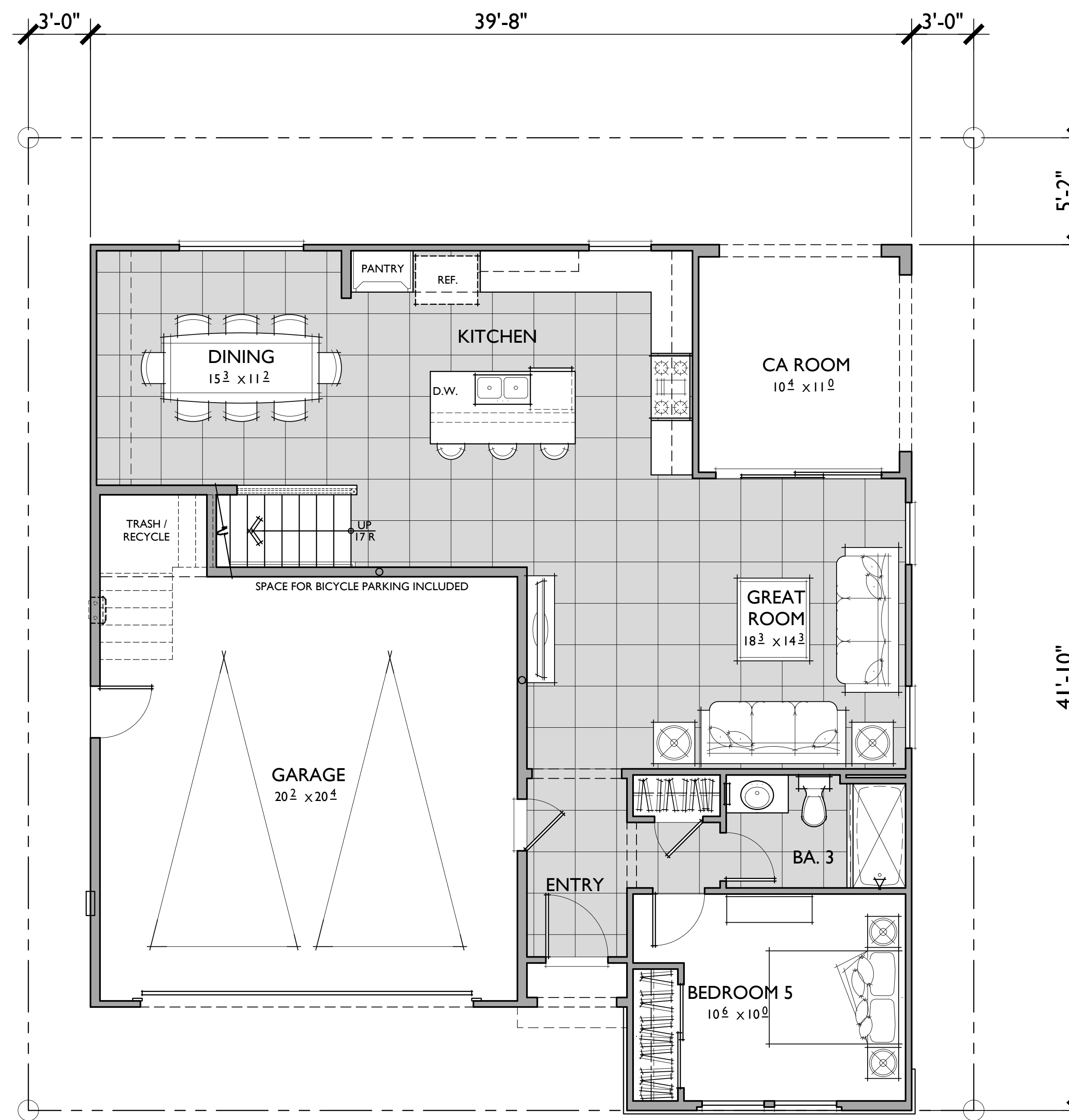
NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.

PLAN 3
California Ranch Elevation
WINCHESTER HILLS - CLUSTER SFD
Winchester, California

0 2 4 8 521.21332



SECOND FLOOR

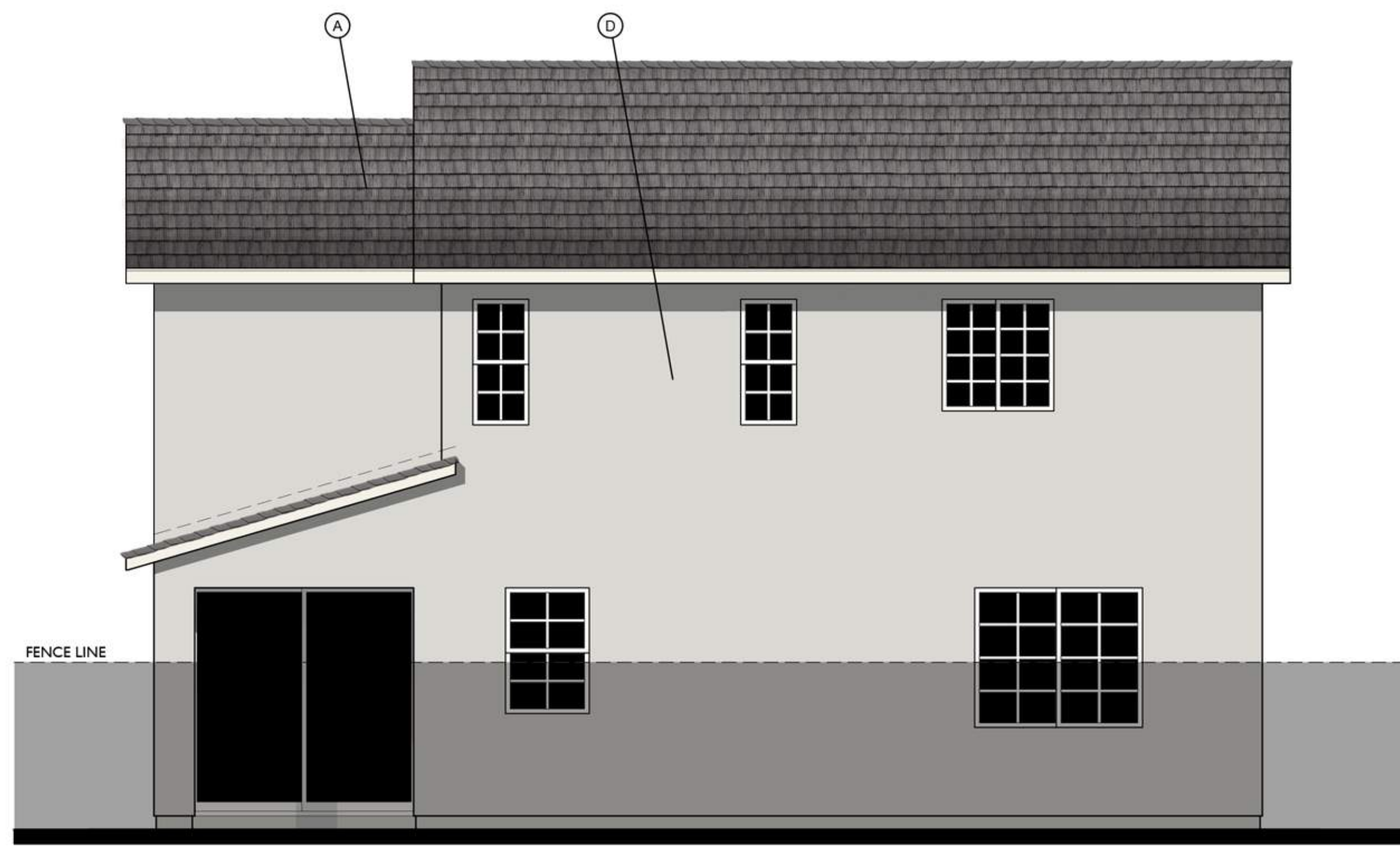


FIRST FLOOR

PLAN 3
 5 BEDROOMS / LOFT / 3 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	995 SQ. FT.
2ND FLOOR	1,360 SQ. FT.
TOTAL LIVING	2,355 SQ. FT.
2 - CAR GARAGE	452 SQ. FT.
CA ROOM	113 SQ. FT.
PORCH	10 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

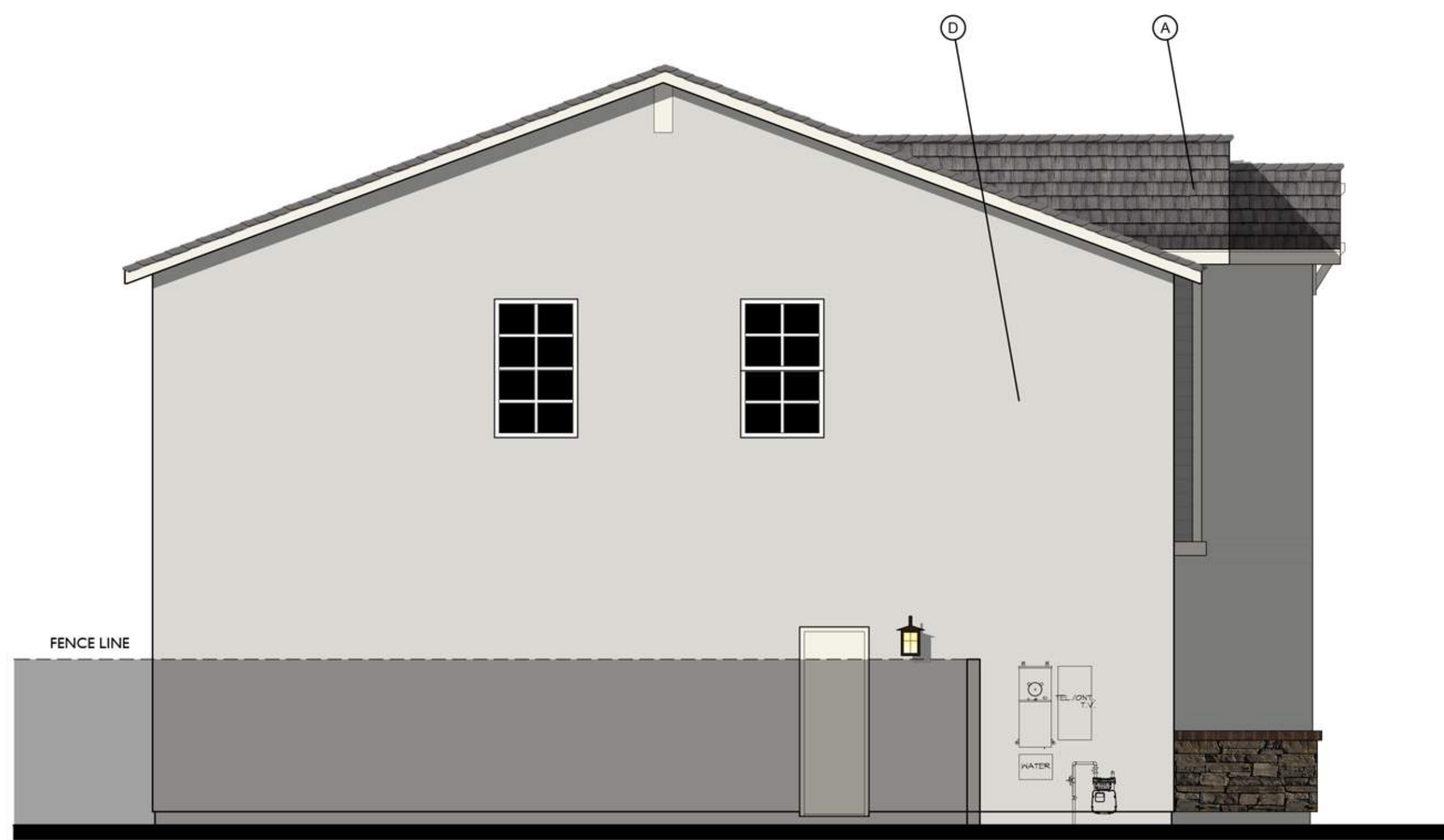


REAR

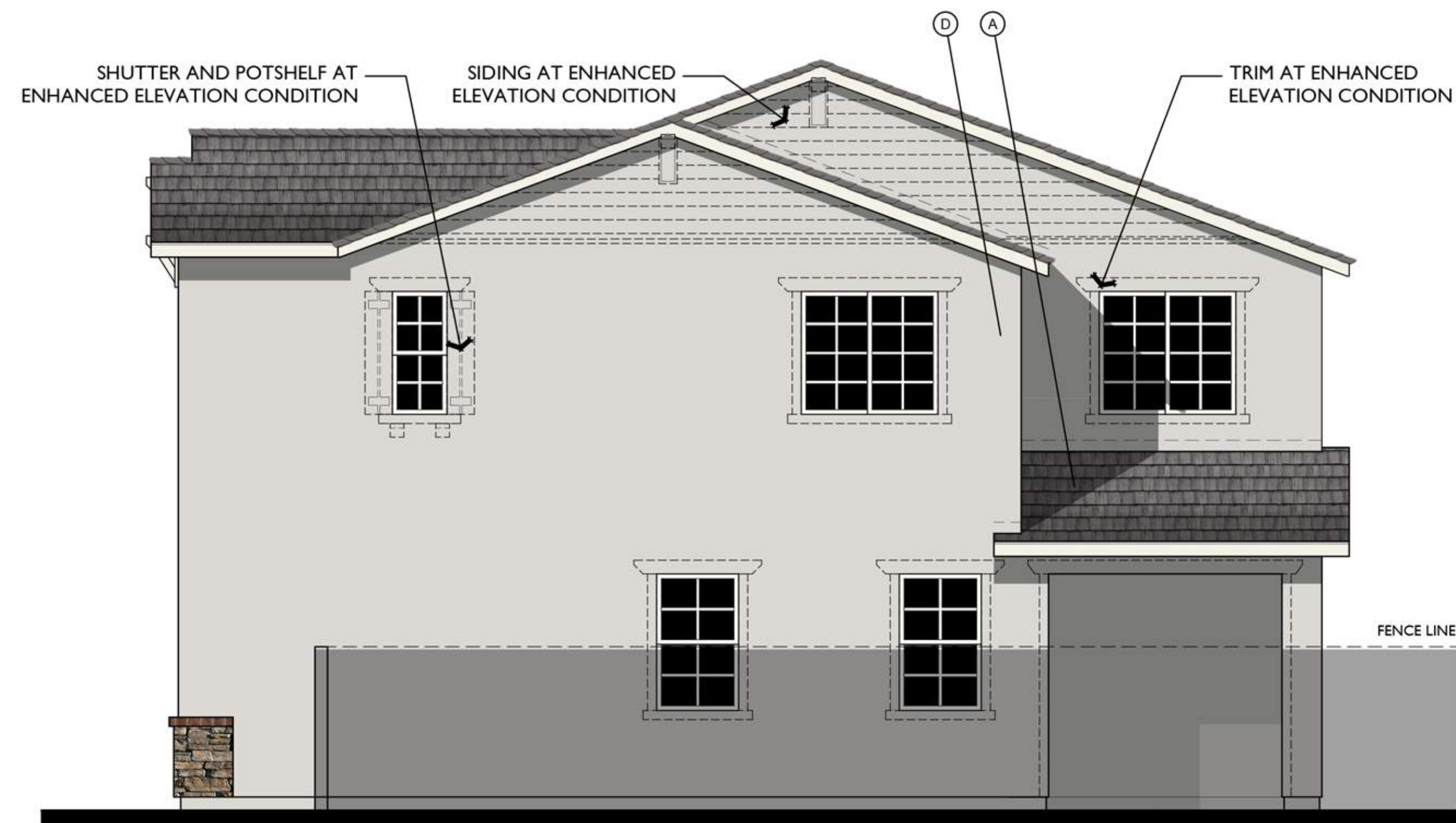


FRONT
SCHEME 6

B
1/4"=1'-0"

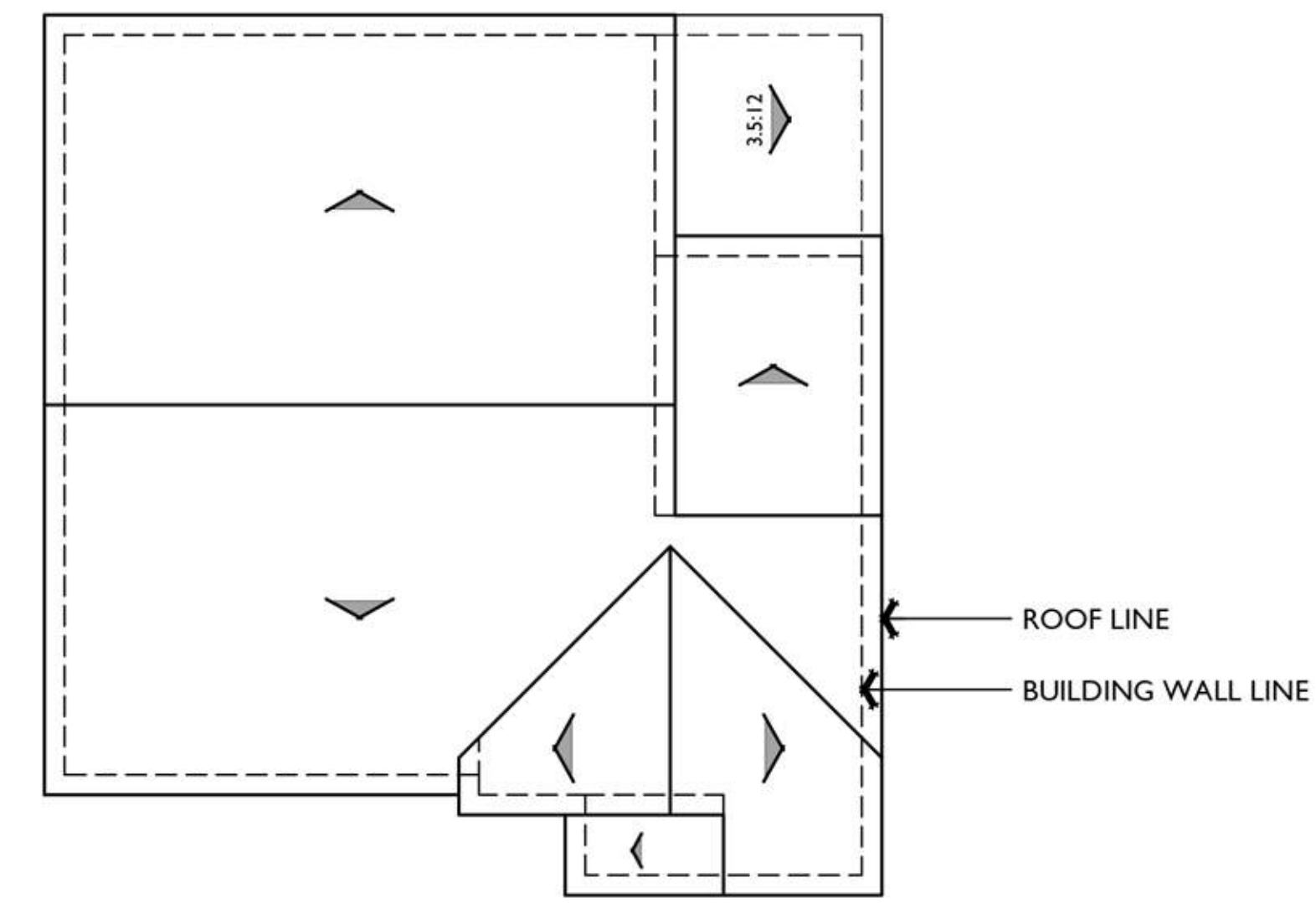


LEFT



RIGHT

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.

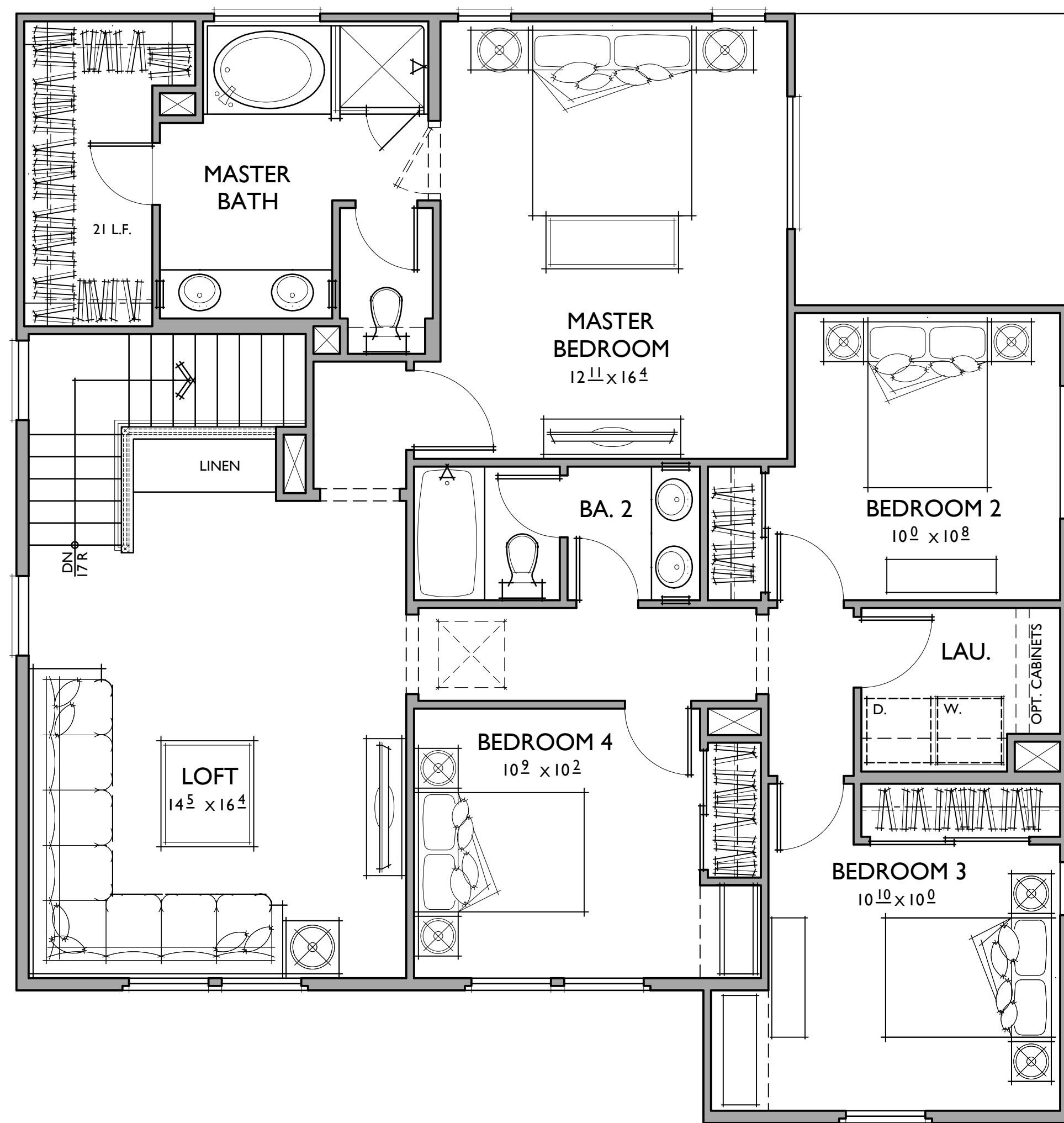


ROOF PLAN

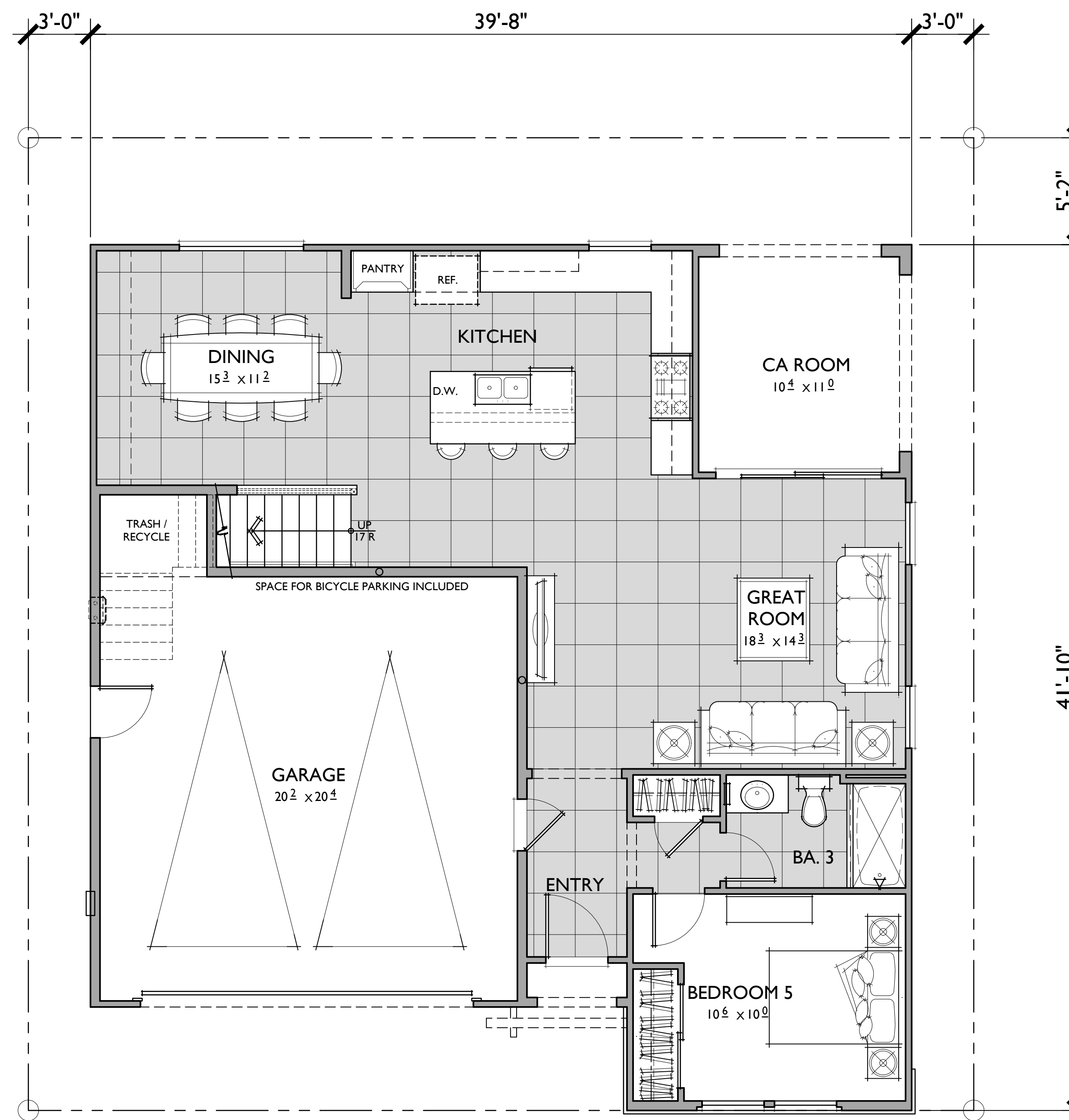
B

PITCH: 4.5:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

- MATERIAL LEGEND**
- A. CONCRETE FLAT TILE
 - B. CONCRETE 'S' TILE
 - C. ROLL UP GARAGE DOOR
 - D. STUCCO
 - E. FOAM/WOOD SHUTTER
 - F. DECORATIVE POTSHELF
 - G. DECORATIVE WROUGHT IRON
 - H. SIMULATED WOOD, SHAPED FOAM CORBEL
 - I. WOOD BARGE BOARD
 - J. STONE VENEER
 - K. BRICK HEADER
 - L. BRICK SILL
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 - N. FOAM TRIM
 - O. LIGHT FIXTURE
 - P. RECESS AROUND WINDOW
 - Q. CERAMIC TILE
 - R. HORIZONTAL / VERTICAL SIDING
 - S. WOOD POST
 - T. SHAPED FOAM CORBEL
 - U. BRICK TRIM



SECOND FLOOR

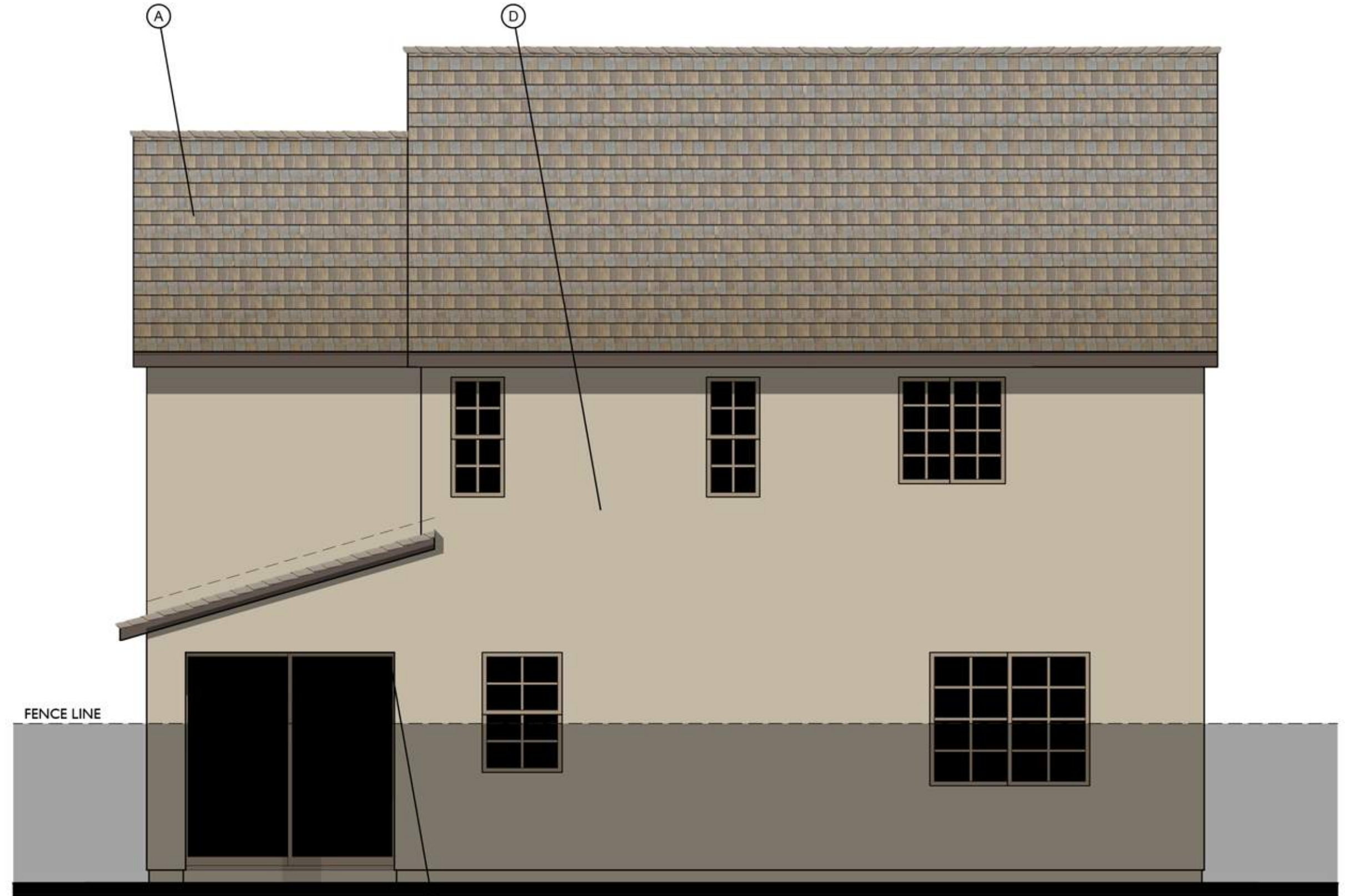


FIRST FLOOR

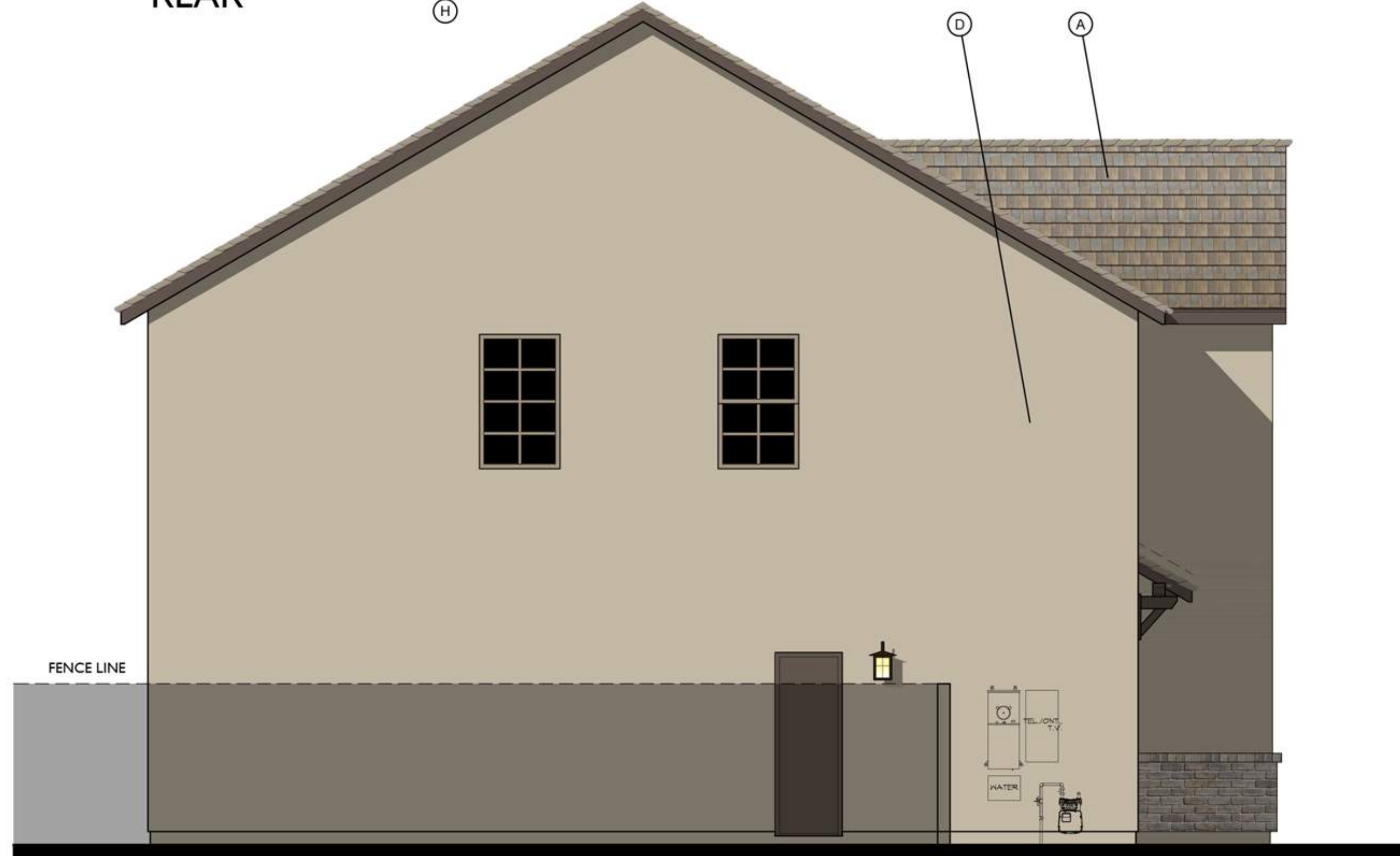
PLAN 3
 5 BEDROOMS / LOFT / 3 BATHS
 2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	995 SQ. FT.
2ND FLOOR	1,360 SQ. FT.
TOTAL LIVING	2,355 SQ. FT.
2 - CAR GARAGE	452 SQ. FT.
CA ROOM	113 SQ. FT.
PORCH	10 SQ. FT.

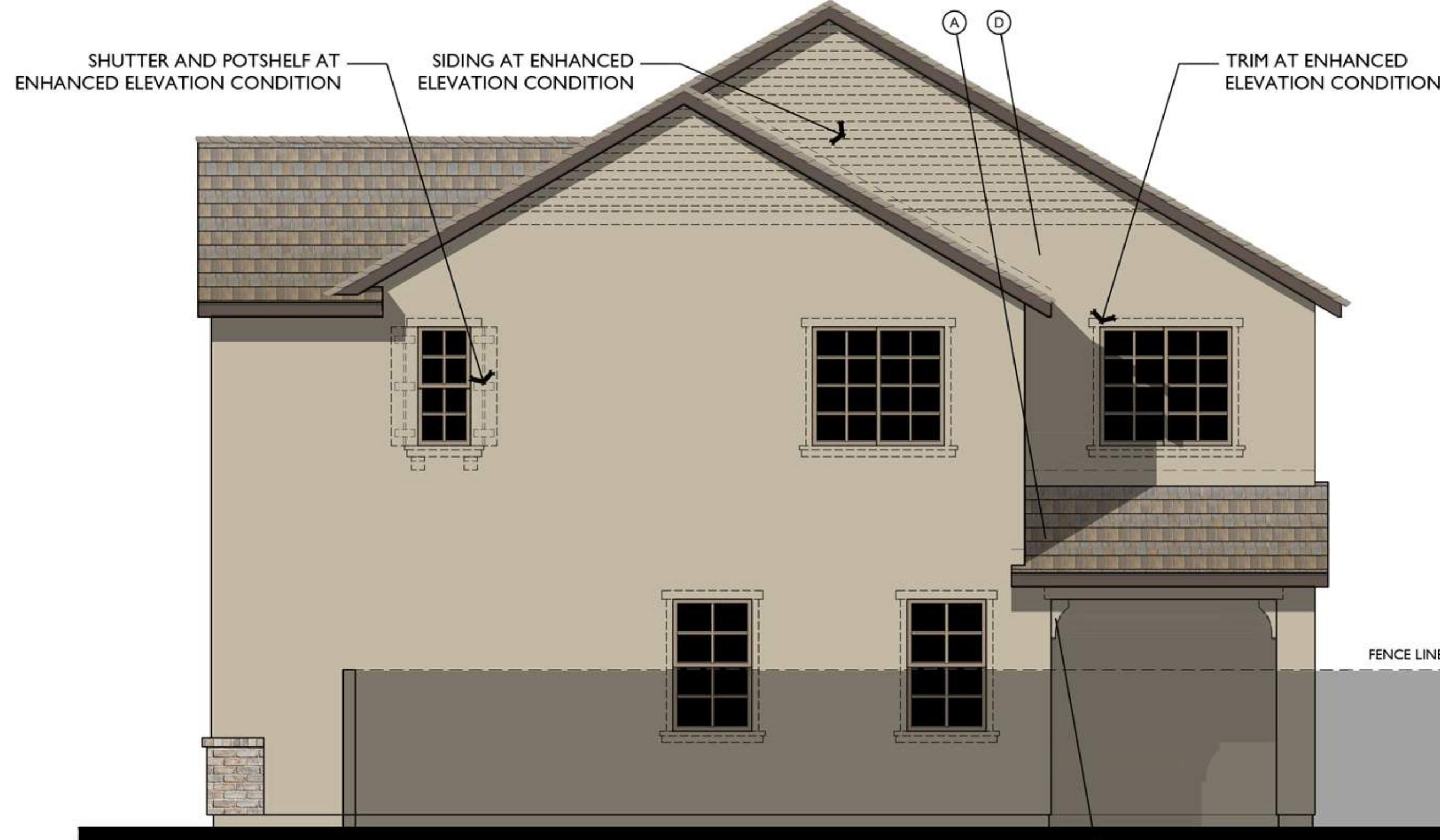
NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION



REAR



LEFT

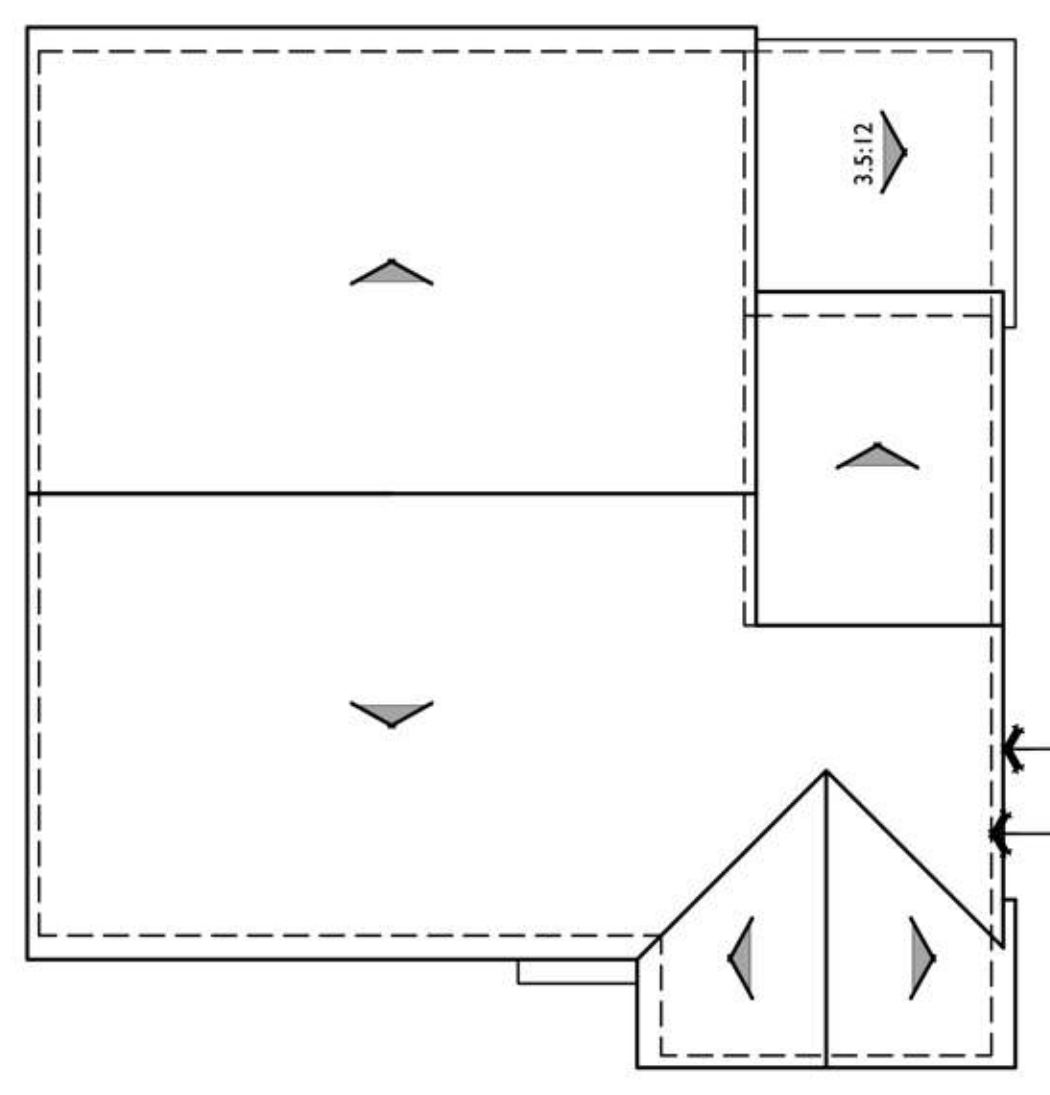


RIGHT

NOTE: DASHED ENHANCEMENTS PER LOTS VISIBLE TO PUBLIC RIGHT-OF-WAY. PLEASE REFER TO CIVIL PLOT PLANS FOR PLACEMENT.



FRONT
SCHEME 9



ROOF PLAN

PITCH: 7:12 U.N.O.
RAKE: 6" U.N.O.
EAVE: 12"
ROOF MATERIAL: CONCRETE FLAT TILE

MATERIAL LEGEND

- A. CONCRETE FLAT TILE
- B. CONCRETE 'S' TILE
- C. ROLL UP GARAGE DOOR
- D. STUCCO
- E. FOAM/WOOD SHUTTER
- F. DECORATIVE POTSHELF
- G. DECORATIVE WROUGHT IRON
- H. SIMULATED WOOD, SHAPED FOAM CORBEL
- I. WOOD BARGE BOARD
- J. STONE VENEER
- K. BRICK HEADER
- L. BRICK SILL
- M. BRICK VENEER
- N. FOAM TRIM
- O. LIGHT FIXTURE
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- Q. CERAMIC TILE
- R. HORIZONTAL / VERTICAL SIDING
- S. WOOD POST
- T. SHAPED FOAM CORBEL
- U. BRICK TRIM

WINCHESTER HILLS CLUSTER SFD

DIGITAL COLOR BOARDS

SEPTEMBER 24, 2021



WINCHESTER HILLS

CLUSTER SFD

JOB # 521-21332
COLOR SELECTION CHART



ROOF: EAGLE
PAINT: VISTA PAINT
BRICK: ELDORADO, CULTURED
STONE: ELDORADO
STUCCO: OMEGA

GUTTER: LI METAL ACM
MORTAR: ORCO BLENDED PRODUCTS

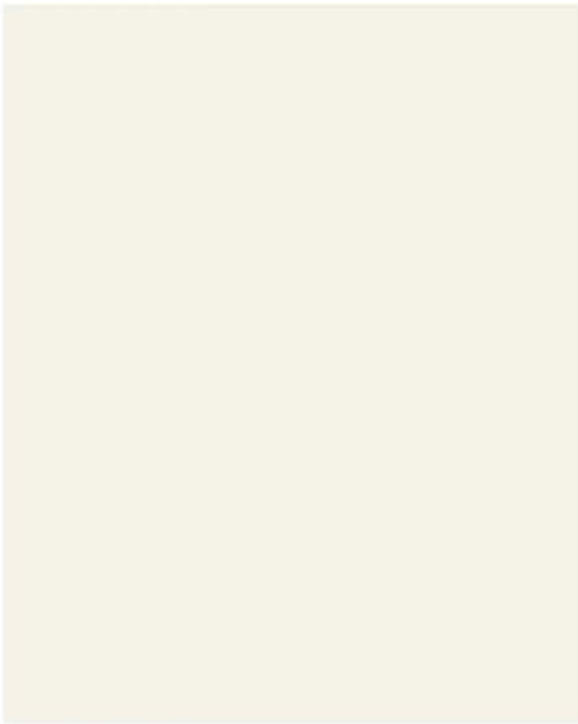
SEPTEMBER 23, 2021

	SCHEMES 1- 3 CALIFORNIA RANCH 'A'			SCHEMES 4-6 CRAFTSMAN 'B'			SCHEMES 7-9 EUROPEAN COTTAGE 'C'		
SCHEME	1	2	3	4	5	6	7	8	9
FASCIA, EAVES, BEAM, HEADERS, TRIM, SIDE & GARAGE DOOR	0233 DEEP MARSH	H0131 HITCHING POST	0355 TWINKLE TWINKLE	0220 MONK'S CLOTH	0558 QUEEN ANNE'S LACE	0355 TWINKLE TWINKLE	0534 SUBTLE SHADOW	0450 RIVER GOD	H0141 RAWHIDE
SHUTTERS & FRONT ENTRY DOOR	0582 PAVED PATH	0493 SPACEBOX	0536 SUBWAY	0158 MOVER AND SHAKER	0487 DEEP SPACE	0143 CONNOISSEUR	0557 EVERMORE	0137 HIDEAWAY	0513 BACKWATER
BASE STUCCO	0355 TWINKLE TWINKLE	0362 PALE QUARTZ	0572 POWER LUNCH	0420 DAVE'S DEN	0573 CHINTZ	0530 METRO	0223 WHITE ELEPHANT	0349 RESEDA	0336 SOFT LEATHER
SIDING	0233 DEEP MARSH	0372 HISTORIC SHADE	0355 TWINKLE TWINKLE	0422 EVERLASTING SAGE	0562 SULTRY CASTLE	0533 TECHILE	0534 SUBTLE SHADOW	0450 RIVER GOD	H0141 RAWHIDE
STONE	-----	-----	-----	MANZANITA CLIFFSTONE	BOARDWALK CLIFFSTONE	MONTECITO CLIFFSTONE	-----	-----	-----
BRICK	ELDORADO TUNDRA LATIGO	ELDORADO TUNDRA LATIGO	ELDORADO TUNDRA CHALK DUST	CULTURED STONE HIGH DESERT	ELDORADO TUNDRA LATIGO	CULTURED STONE ANTIQUÉ RED	ELDORADO TUNDRA CHALK DUST	CULTURED STONE HIGH DESERT	ELDORADO TUNDRA LATIGO
BRICK MORTAR COLOR	ORCO PEARL	ORCO PEARL	ORCO WHITE	ORCO KHAKI	ORCO WARM GRAY	ORCO WAM GRAY	ORCO WHITE	ORCO KHAKI	ORCO SOFT TAN
FLAT ROOF	5690	SCP 8803	5699	5634	SCP 8804	5503	SCB 8805	4804	SCB 8802
GUTTERS	TERRA BRONZE	BEAVER BROWN	WHITE	TERRA BRONZE	WHITE	WHITE	CHARCOAL GREY	WEATHERED BRONZE	BEAVER BROWN
WINDOW FRAME	TAN	TAN	WHITE	TAN	WHITE	WHITE	TAN	TAN	TAN

SCHEME 1 - 'A' CALIFORNIA RANCH



FLAT ROOF TILE



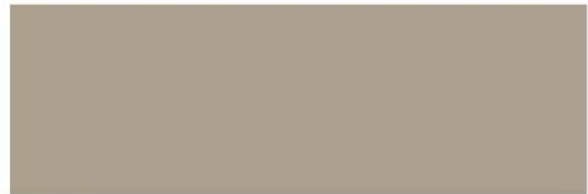
BASE STUCCO



FASCIA, EAVES, BEAM, HEADERS, TRIM, SIDE & GARAGE DOOR



SHUTTERS & FRONT ENTRY DOOR



SIDING

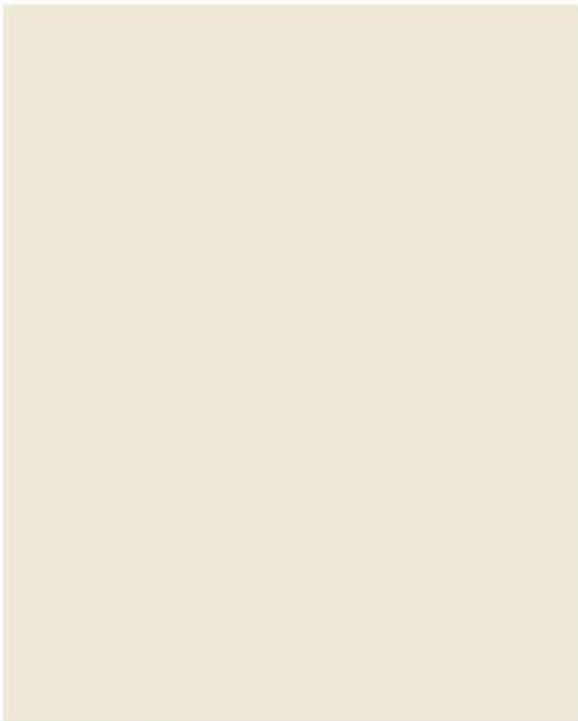


BRICK

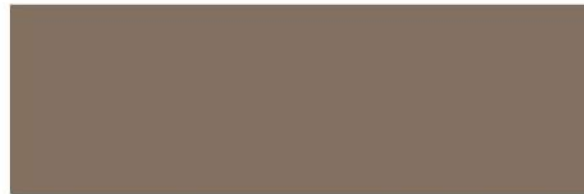
SCHEME 2 - 'A' CALIFORNIA RANCH



FLAT ROOF TILE



BASE STUCCO



FASCIA, EAVES, BEAM, HEADERS, TRIM, SIDE & GARAGE DOOR



SHUTTERS & FRONT ENTRY DOOR



SIDING

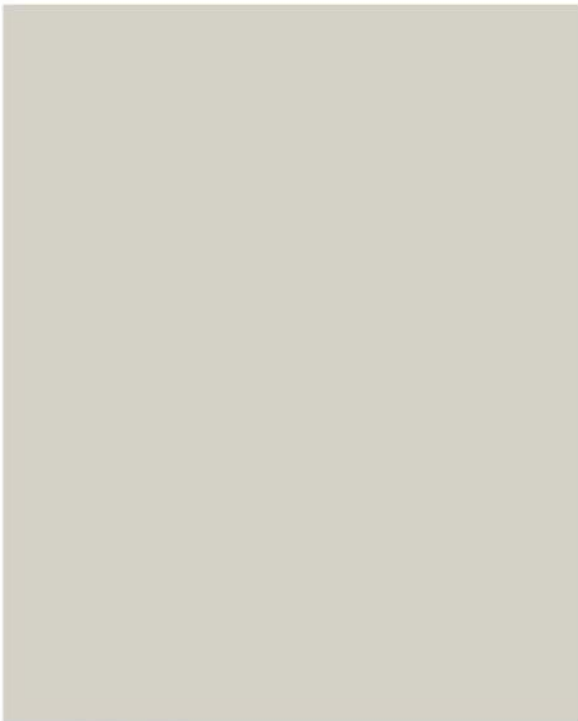


BRICK

SCHEME 3 - 'A' CALIFORNIA RANCH



FLAT ROOF TILE



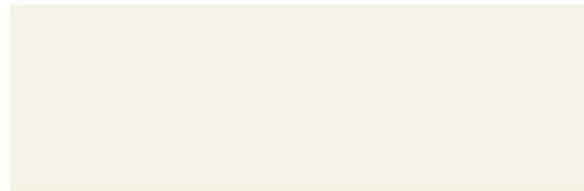
BASE STUCCO



FASCIA, EAVES, BEAM, HEADERS, TRIM, SIDE & GARAGE DOOR



SHUTTERS & FRONT ENTRY DOOR



SIDING



BRICK

SCHEME 4 - 'B' CRAFTSMAN



FLAT ROOF TILE



BASE STUCCO



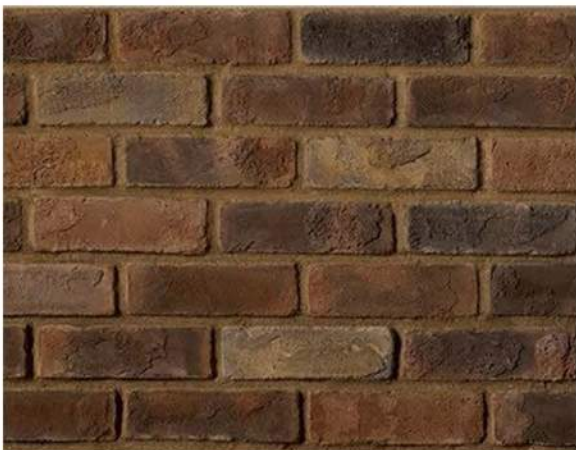
FASCIA, EAVES, BEAM, HEADERS, TRIM, SIDE & GARAGE DOOR



SHUTTERS & FRONT ENTRY DOOR



SIDING



BRICK

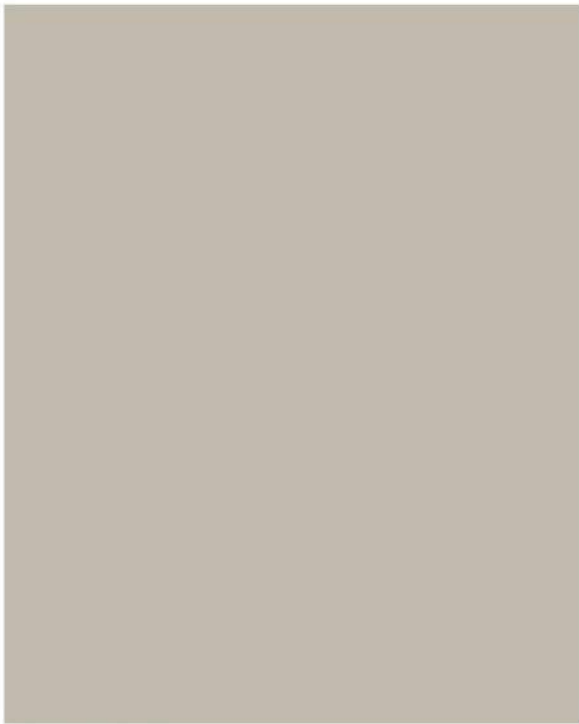


STONE

SCHEME 5 - 'B' CRAFTSMAN



FLAT ROOF TILE



BASE STUCCO



FASCIA, EAVES, BEAM, HEADERS, TRIM, SIDE & GARAGE DOOR



SHUTTERS & FRONT ENTRY DOOR



SIDING



BRICK

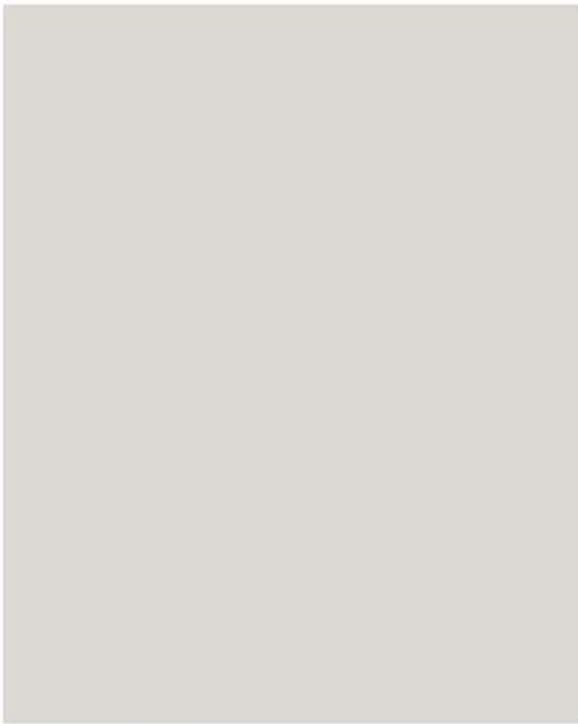


STONE

SCHEME 6 - 'B' CRAFTSMAN



FLAT ROOF TILE



BASE STUCCO



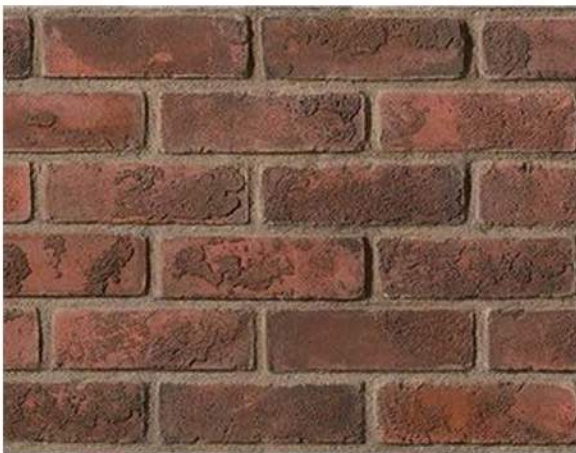
FASCIA, EAVES, BEAM, HEADERS, TRIM, SIDE & GARAGE DOOR



SHUTTERS & FRONT ENTRY DOOR



SIDING



BRICK



STONE

SCHEME 7 - 'C' EUROPEAN COTTAGE



FLAT ROOF TILE



BASE STUCCO



FASCIA, EAVES, BEAM, HEADERS, TRIM, SIDE & GARAGE DOOR



SHUTTERS & FRONT ENTRY DOOR



SIDING



BRICK

SCHEME 8 - 'C' EUROPEAN COTTAGE



FLAT ROOF TILE



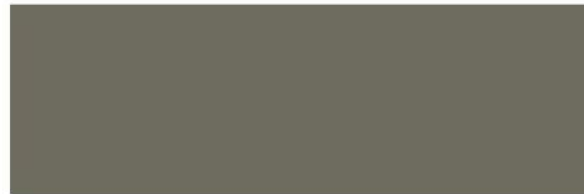
BASE STUCCO



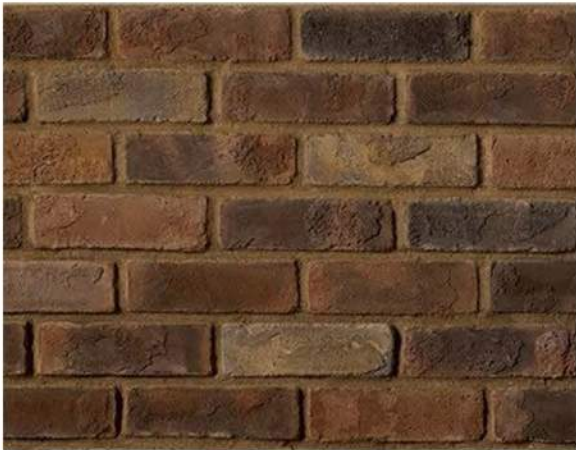
FASCIA, EAVES, BEAM, HEADERS, TRIM, SIDE & GARAGE DOOR



SHUTTERS & FRONT ENTRY DOOR



SIDING



BRICK

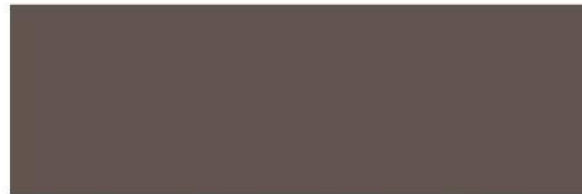
SCHEME 9 - 'C' EUROPEAN COTTAGE



FLAT ROOF TILE



BASE STUCCO



FASCIA, EAVES, BEAM, HEADERS, TRIM, SIDE & GARAGE DOOR



SHUTTERS & FRONT ENTRY DOOR



SIDING



BRICK



Legend

- ① Bio-Retention Basin
- ② Neighborhood Monument (See Wall & Fence Plan)
- ③ Mail-Box Area
- ④ Project Entry
- ⑤ Open Space
- ⑥ Recreation Center
- ⑦ Recreation Center Buildings: Restroom, Showers, and Pool Equipment
- ⑧ Neighborhood Wall Mounted Sign

*Note: Fire Fuel Mod is not applicable to PA18 per the Specific Plan Per MSHCP Salt Creek Channel is a Public Quasi - Public Conserved Land No further MSCHP located within 1 mile of project

Slope Planting Note:

Slope planting concept must be compliant with minimum standards for Building & Safety erosion control standards (Ordinance 457, Section 3316.1).

- Over 3 feet vertical - Groundcover plant material maximum 12" on center
- Over 15 feet vertical - shrubs maximum 10' on center, trees 20' maximum on center, or a combination thereof

Planting Notes:

- No trees within 10' of driveways, alleys or street intersections.
- Planters are minimum 25 sq.ft. and have irrigation

Irrigation Notes per Ordinance 859.2:

- Hydrozones will be properly designated. Applicant must indicate proposed method(s) of irrigation.
- No overhead irrigation allowed within 24" of non-permeable surfaces
- Subsurface or low-volume irrigation must be used for irregularly shaped areas, or areas less than 8 feet in width.

Prior to construction, I agree to submit a complete Landscape Construction Document Package that complies with the requirements of applicable ordinances, including but not necessarily limited to Ordinance No. 859.2; Ordinance 348, Ordinance 461; project Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the ordinances be revised, plans may be subject to change.

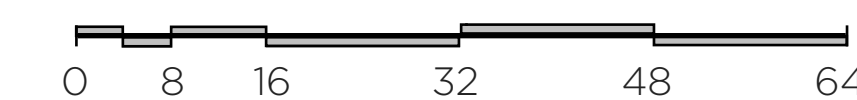
Riverside County Ordinance 859 Landscape Water Use Calculations			
Project Type Recycled			
(Insert Project Name, Description)			
0.70 ETo allowance			
Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone. Where "INPUT" is shown, applicant to enter project specific information. Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.			
1 Maximum Annual Water Allowance (MAWA)			
INPUT the total square footage of landscape =	138,673	S.F.	
INPUT the Hist. ETo for the area =	54.01		
MAWA =	434,564	cu ft / yr	
2 Estimated Annual Water Use (EAWU)			
Hydrozone # 1 (Basin Slopes)	Plant Factor = 0.5	Plant Type	Water Use
INPUT Square Foot Area of Hydrozone =	16,540	Basin - Slopes	Moderate
Hydrozone Irrigation Efficiency =	0.60		
EAWU =	62,078		
Hydrozone # 2 (Basin Bottom)	Plant Factor = 0.2	Plant Type	Water Use
INPUT square footage of hydrozone =	6,946	Basin - Bottom	Low
Hydrozone Irrigation Efficiency =	0.60		
EAWU =	10,365		
Hydrozone # 3 (Recreational Turf)	Plant Factor = 0.5	Plant Type	Water Use
INPUT square footage of hydrozone =	2,798	Turf - Recreational	Moderate
Hydrozone Irrigation Efficiency =	0.60		
EAWU =	10,438		
Hydrozone # 4 (Int Sts, Rec, Open Space)	Plant Factor = 0.2	Plant Type	Water Use
INPUT square footage of hydrozone =	48,372	Shrubs / Groundcover	Low
Hydrozone Irrigation Efficiency =	0.85		
EAWU =	48,846		
Hydrozone # 5 (Int Sts, Rec, Open Space)	Plant Factor = 0.5	Plant Type	Water Use
INPUT square footage of hydrozone =	48,371	Shrubs / Groundcover	Moderate
Hydrozone Irrigation Efficiency =	0.85		
EAWU =	122,113		
Hydrozone # 6 (External Streetscene)	Plant Factor = 0.5	Plant Type	Water Use
INPUT square footage of hydrozone =	19,546	Shrubs / Groundcover	Moderate
Hydrozone Irrigation Efficiency =	0.85		
EAWU =	51,472		
SubTotal EAWU =	305,312	cu ft / yr	
Input Irrigation System Operation Factor =	0.85		
Total EAWU =	359,191		
MAWA - EAWU =	75,373	cu ft / yr	
(this number must be positive)			
PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 17%			
* Trees are not required to be listed as a separate hydrozone if understorey is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.			

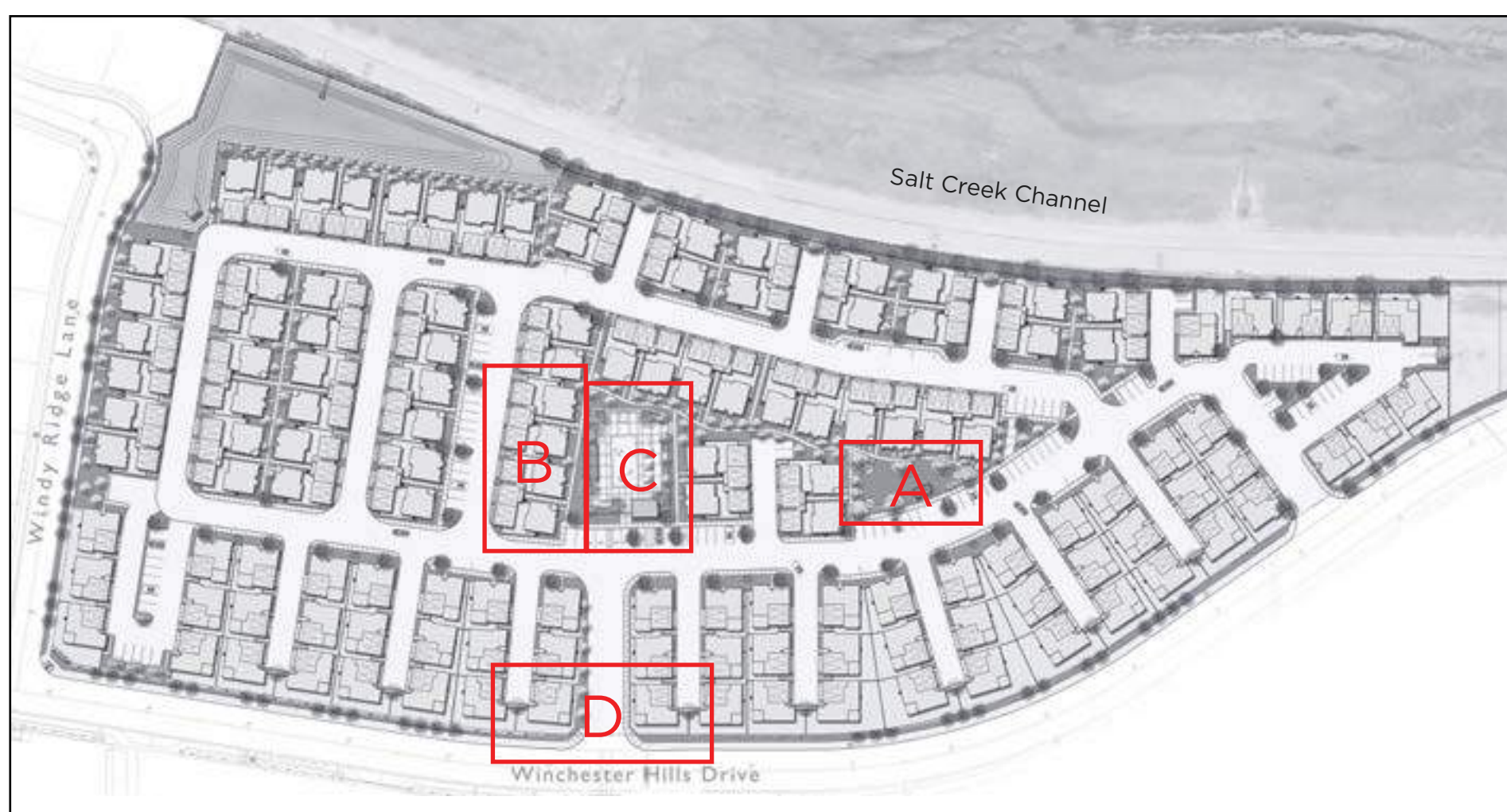




Legend

- | | |
|--------------------------|----------------------|
| ① Pool | ⑥ Private Nodes |
| ② Spa | ⑦ Picnic Area |
| ③ Entryway | ⑧ Meandering Walkway |
| ④ Shade Structure | ⑨ Bench |
| ⑤ Pool Deck W/ Umbrellas | ⑩ Mailbox Area |





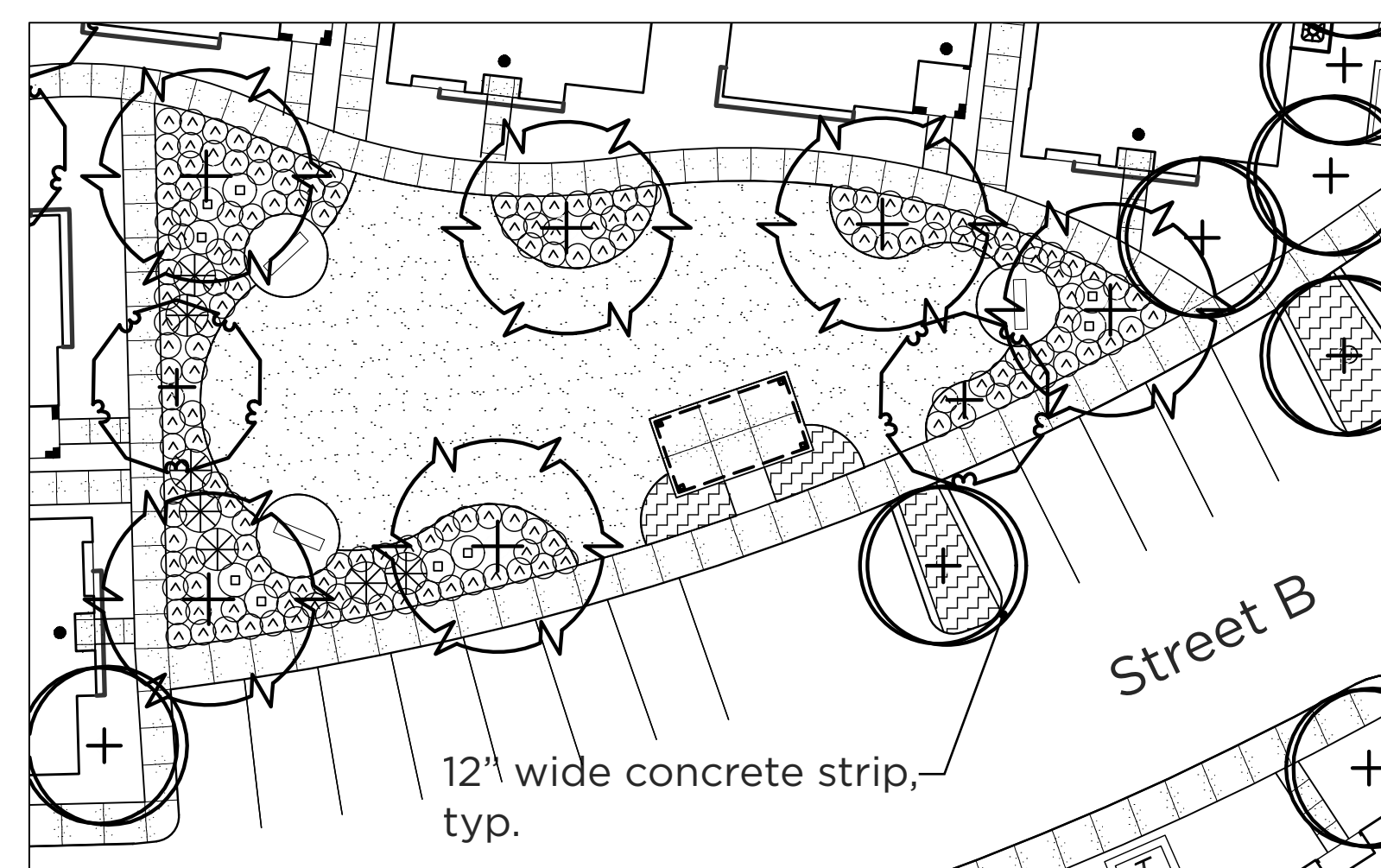
Key Map

NTS

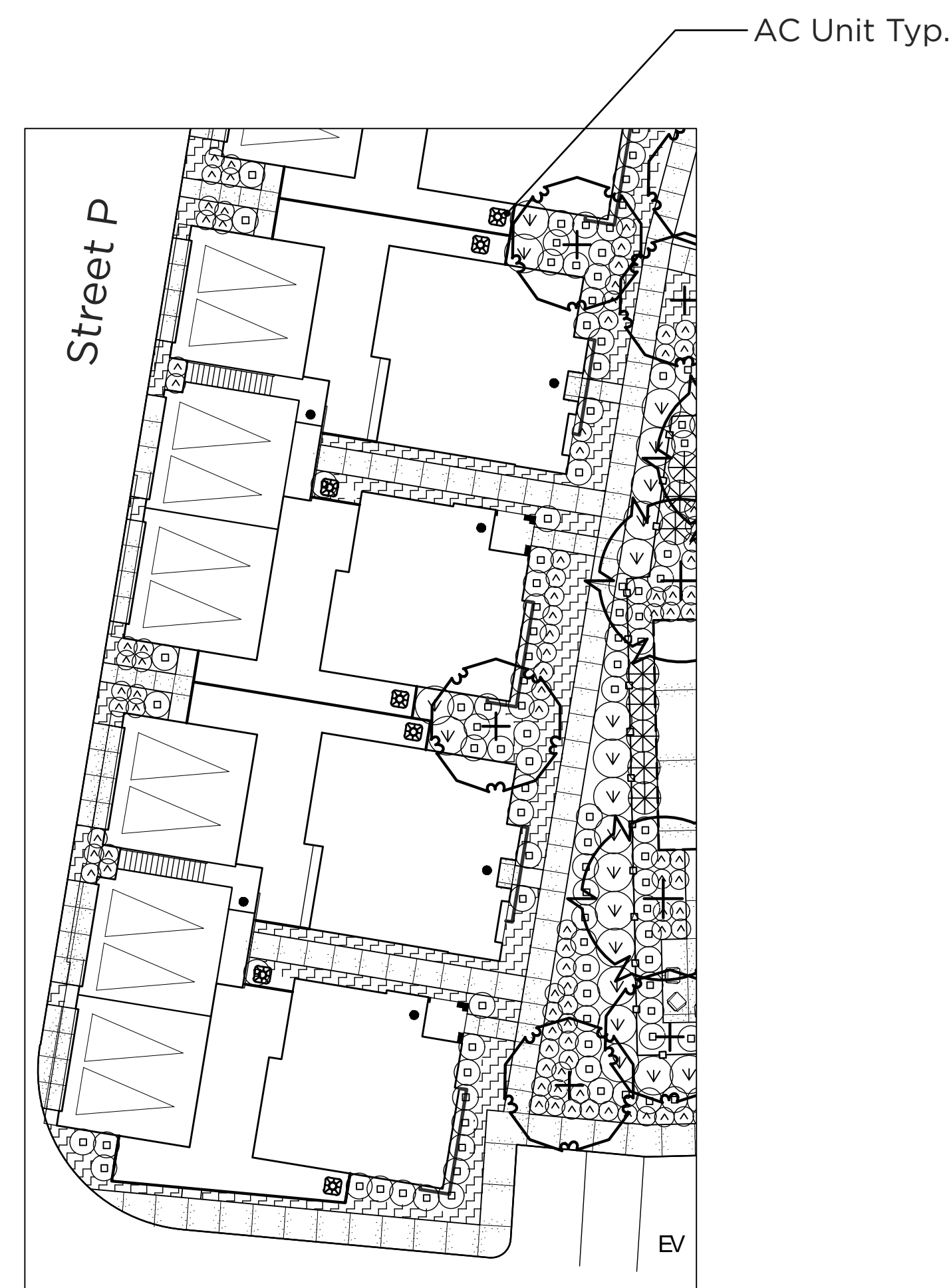
VINES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	PARthenocissus TRICUSPIDATA BOSTON IVY	1 GAL	M	120" o.c.
ENTRY GROUNDCOVER	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	CAREX TUMULICOLA FOOTHILL SEDGE	1 GAL	L	18" o.c.
	DYMONDIA MARGARETAE SILVER CARPET DYMONDIA	1 GAL	L	12" o.c.
	SALVIA SONOMENSIS CREEPING SAGE	1 GAL	L	18" o.c.
	SENECIO MANDRALISCAE BLUE CHALK STICKS	1 GAL	L	12" o.c.
	TEUCRIUM CHAMAEDRYIS GERMANDER	1 GAL	L	18" o.c.

PLANT SCHEDULE			
ACCENT TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	ARbutus UNEDO STRAWBERRY TREE	15 GAL - STANDARD TRUNK	L
	ARbutus X 'MARINA' MARINA STRAWBERRY TREE STANDARD	24" BOX - STANDARD TRUNK	M
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL - STANDARD TRUNK	M
	X CHITALPA TASHKENTENSIS CHITALPA	24" BOX - STANDARD TRUNK	L
PERIMETER TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	ARbutus UNEDO STRAWBERRY TREE	15 GAL - STANDARD TRUNK	L
	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE	24" BOX - STANDARD TRUNK	L
REC AREA / OPEN SPACE TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	ARbutus X 'MARINA' MARINA STRAWBERRY TREE STANDARD	24" BOX - STANDARD TRUNK	M
	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE	24" BOX - STANDARD TRUNK	L
	PHOENIX DACTYLIFERA DATE PALM	24" BOX - STANDARD TRUNK	L
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX - STANDARD TRUNK	L
	QUERCUS ILEX HOLLY OAK	24" BOX - STANDARD TRUNK	L
SALT CREEK TRAIL TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	HETEROMELES ARBUTIFOLIA TOYON	15 GAL - STANDARD TRUNK	L
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24" BOX - STANDARD TRUNK	M
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX - STANDARD TRUNK	L
STREET TREES / PARKING LOT TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	GEJERA PARVIFLORA AUSTRALIAN WILLOW	15 GAL - STANDARD TRUNK	M
	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL	24" BOX - STANDARD TRUNK	L
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL - STANDARD TRUNK	M
	PYRUS KAWAKAMII EVERGREEN PEAR	24" BOX - STANDARD TRUNK	M

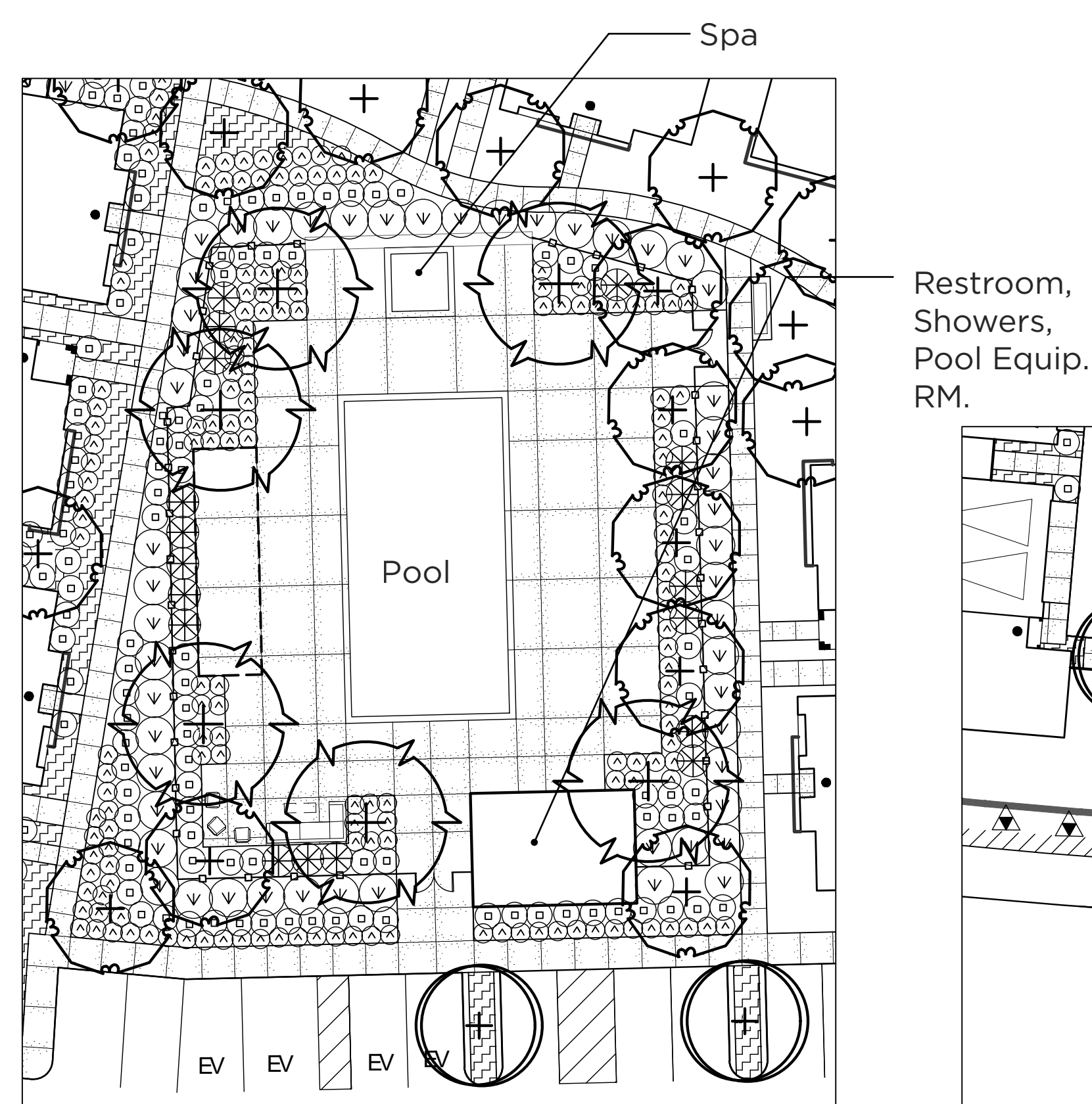
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	ABELIA X 'ROSE CREEK' ROSE CREEK ABELIA	5 GAL	M	48" o.c.
	ABELIA X GRANDIFLORA GLOSSY ABELIA	5 GAL	M	60" o.c.
	ACACIA REDOLENS BANK CATCLAW	1 GAL	L	96" o.c.
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	L	60" o.c.
	CISTUS X PURPUREUS ORCHID ROCKROSE	5 GAL	L	60" o.c.
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	5 GAL	L	48" o.c.
	DIANELLA REVOLUTA 'LITTLE REV' TM LITTLE REV FLAX LILY	1 GAL	L	24" o.c.
	DIETES GRANDIFLORA FORTNIGHT LILY	5 GAL	M	36" o.c.
	DIETES VEGETA AFRICAN IRIS	5 GAL	M	36" o.c.
	HEMEROCALLIS X 'CRIMSON PIRATE' CRIMSON PIRATE DAYLILY	5 GAL	L	24" o.c.
	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	5 GAL	L	36" o.c.
	LAVANDULA STOECCHAS SPANISH LAVENDER	5 GAL	L	36" o.c.
	PYRACANTHA COCCINEA 'LOWBOY' LOWBOY SCARLET FIRETHORN	5 GAL	L	60" o.c.
	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL	L	60" o.c.
ACCENT SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	AGAVE PARRYI PARRY'S AGAVE	1 GAL	L	36" o.c.
	AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE	1 GAL	L	36" o.c.
	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	1 GAL	L	36" o.c.
	BERBERIS THUNBERGII JAPANESE GREENLEAF BARBERRY	5 GAL	M	48" o.c.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	L	48" o.c.
	PHORMIUM TENAX NEW ZEALAND FLAX	5 GAL	M	60" o.c.
	SALVIA GREGGII AUTUMN SAGE	5 GAL	L	36" o.c.
GRASSES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	CAREX SPISSA SAN DIEGO SEDGE	1 GAL	L	36" o.c.
	CAREX TUMULICOLA FOOTHILL SEDGE	1 GAL	L	24" o.c.
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL	M	24" o.c.
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	L	36" o.c.
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	1 GAL	L	36" o.c.
	MUHLENBERGIA RIGENS DEER GRASS	1 GAL	M	36" o.c.
SCREEN / BUFFER SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	BUXUS MICROPHYLLA LITTLELEAF BOXWOOD	5 GAL	M	48" o.c.
	CEANOTHUS X 'CONCHA' CONCHA WILD LILAC	5 GAL	L	96" o.c.
	DODONAEA VISCOSEA 'PURPUREA' PURPLE HOPSEED BUSH	5 GAL	M	96" o.c.
	EUONYMUS JAPONICUS JAPANESE EUONYMUS	5 GAL	M	72" o.c.
	LIGUSTRUM JAPONICUM JAPANESE PRIVET	5 GAL	M	96" o.c.
	MAHONIA PINNATA CALIFORNIA HOLLY GRAPE	5 GAL	M	60" o.c.
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' SILVER SHEEN TAWHIWHI	5 GAL	M	96" o.c.
	RHUS OVATA SUGAR BUSH	5 GAL	L	96" o.c.
TURF	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE GRASS	SOD	M	18" o.c.



A | Open Space



B | Typical Front Yards



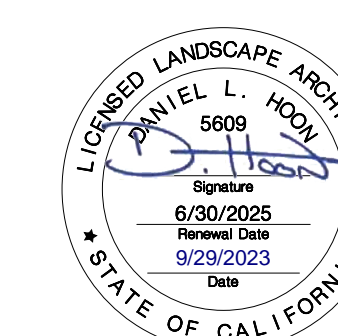
C | Recreation Center



D | Project Entry

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL	L	18" o.c.
	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	1 GAL	M	12" o.c.
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' YANKEE POINT CARMEL CREEPER	1 GAL	L	24" o.c.
	DYMONDIA MARGARETAE SILVER CARPET DYMONDIA	1 GAL	L	12" o.c.
	MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	1 GAL	L	24" o.c.
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL	L	18" o.c.
	SALVIA SONOMENSIS CREEPING SAGE	1 GAL	L	18" o.c.
	TEUCRIUM CHAMAEDRYIS GERMANDER	1 GAL	L	18" o.c.

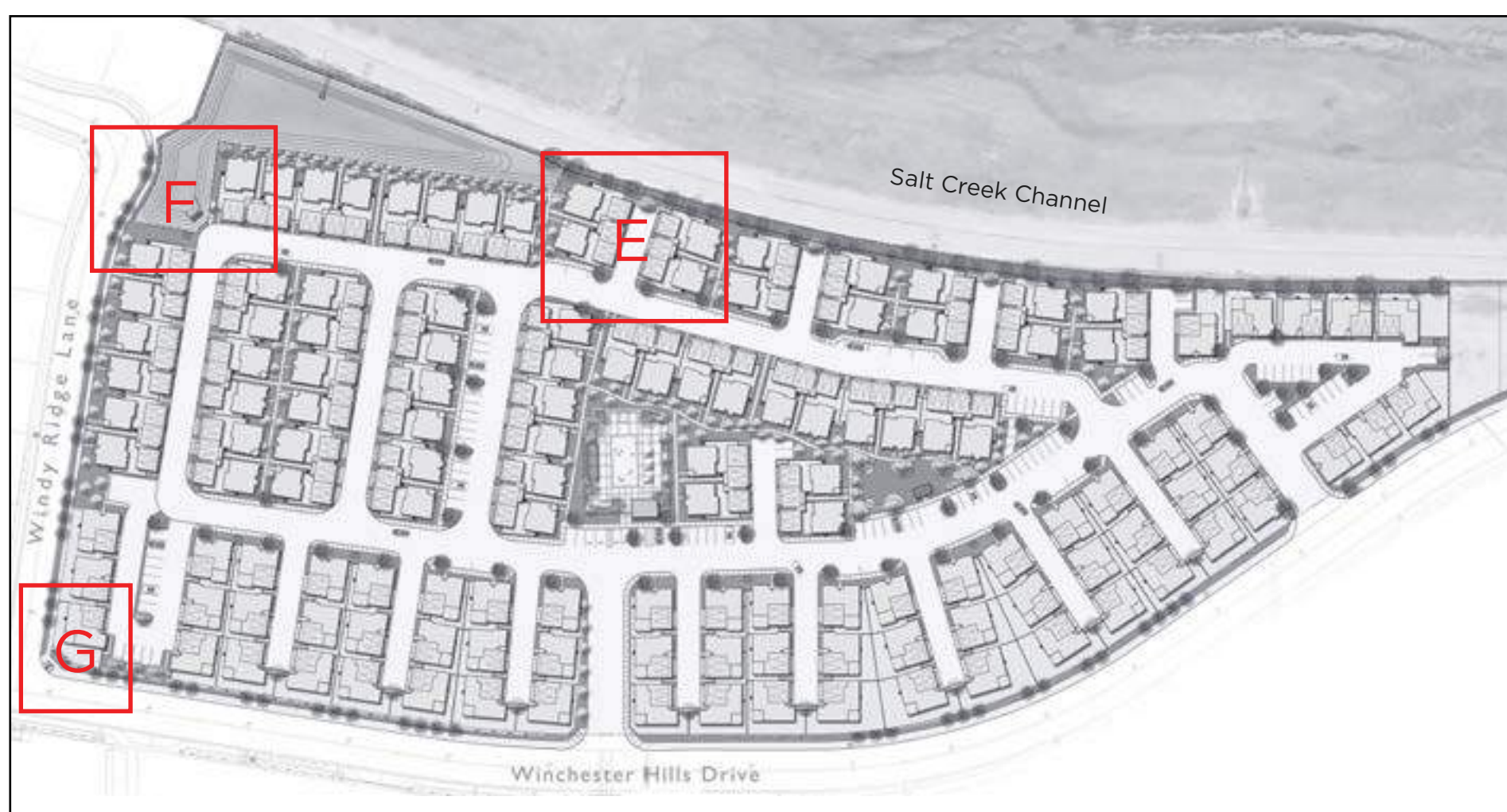
Note : Plant list contained herein is conceptual and is subject to change



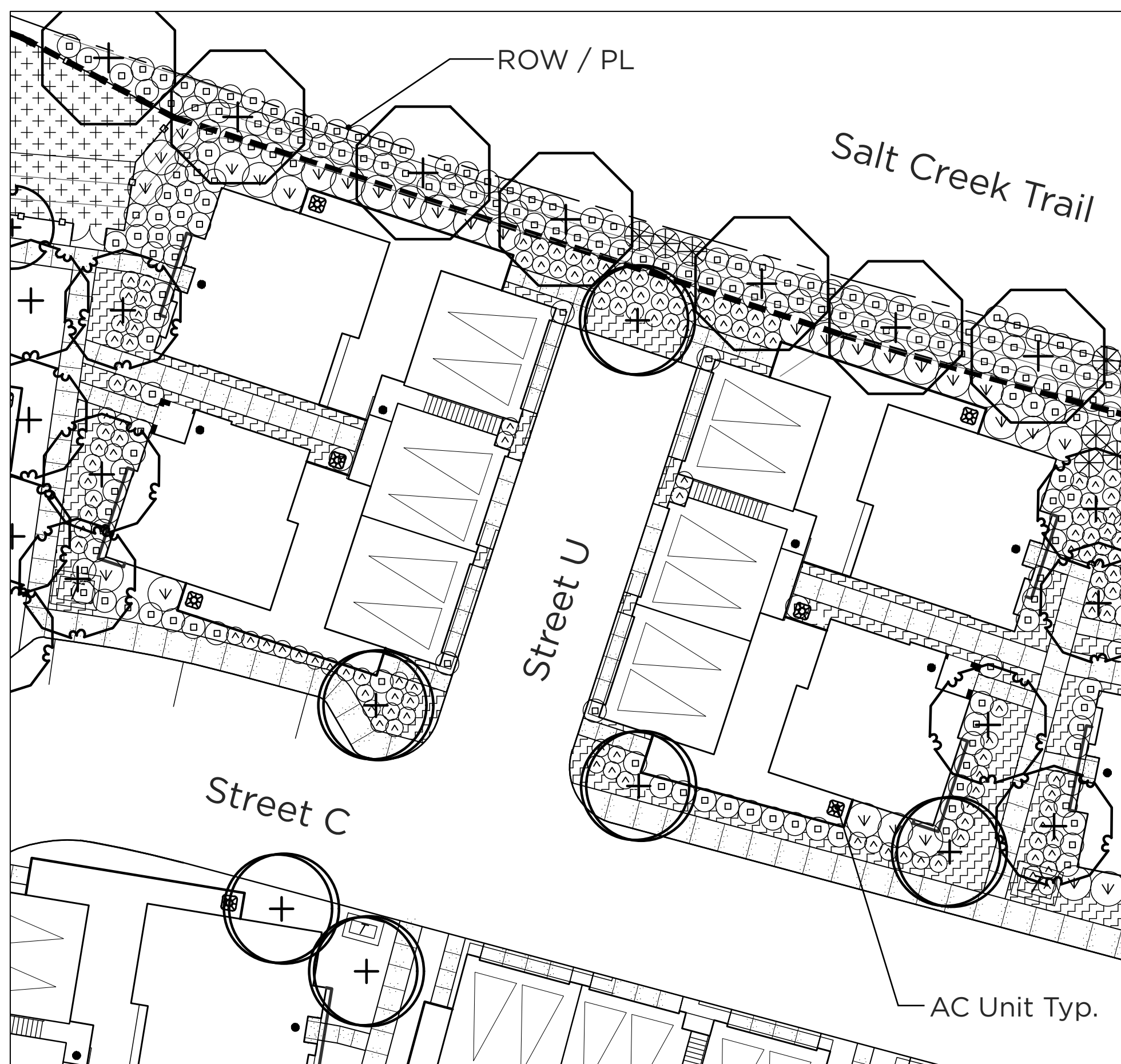
Planting Enlargements

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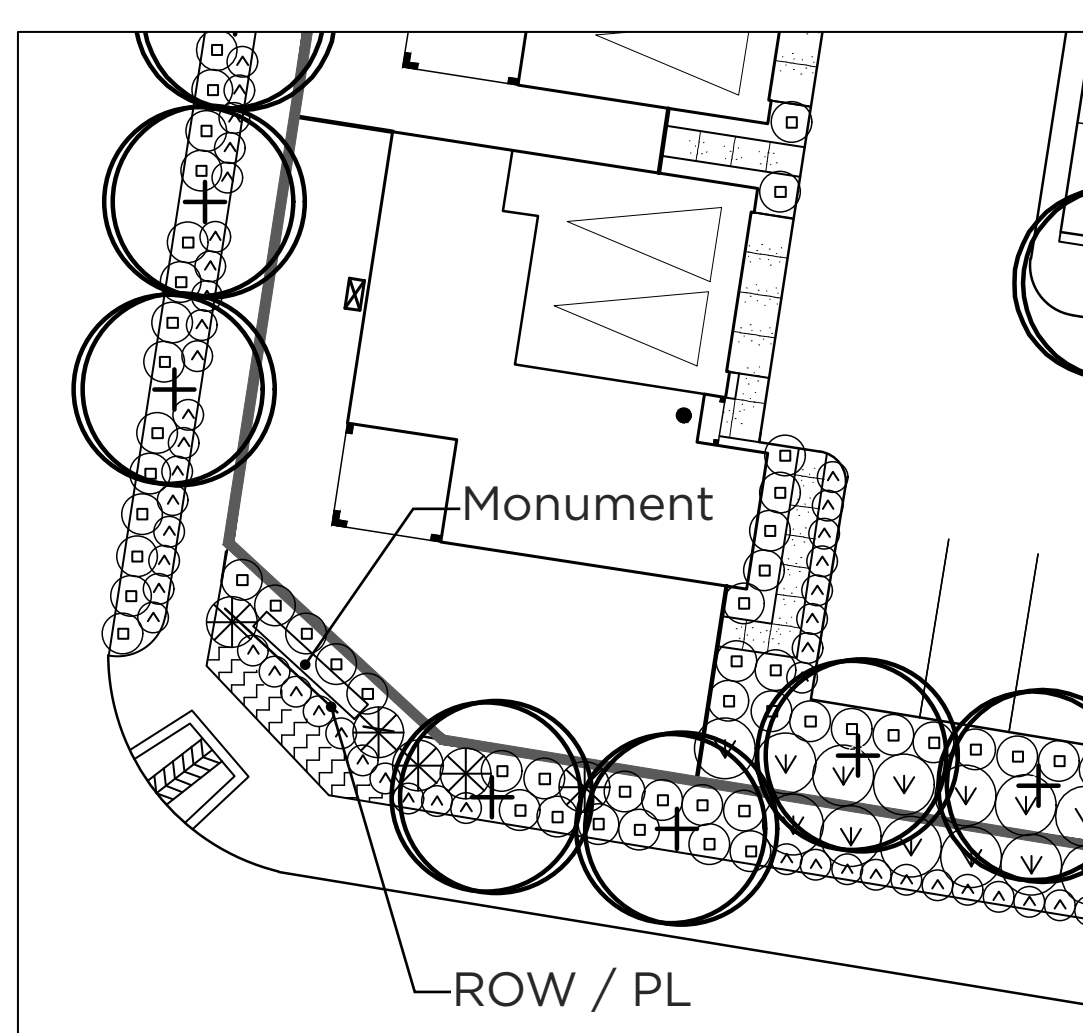
Project Number: 1730915
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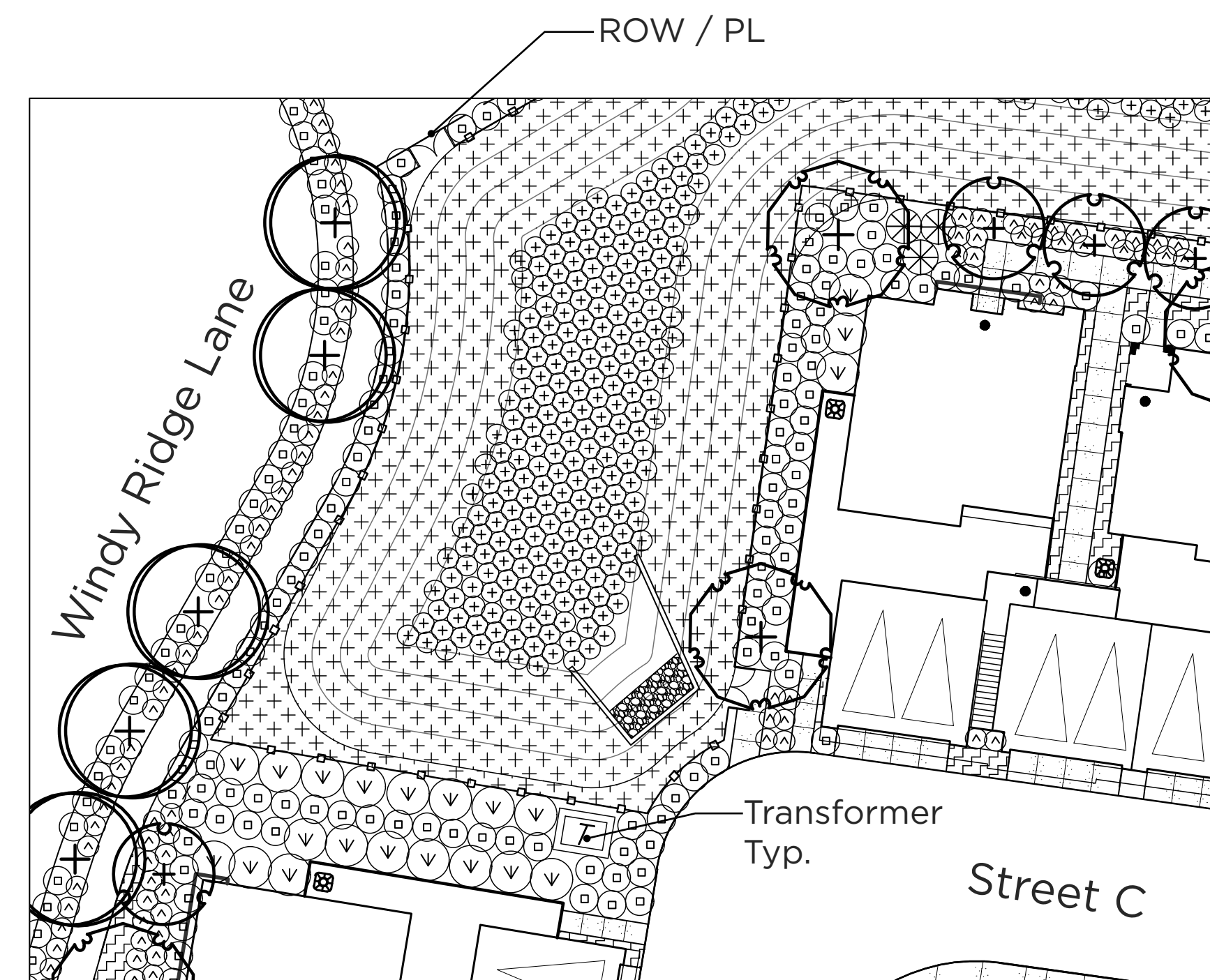
Key Map ↑ NTS



E | Typical Motorcourt Driveway



G | Neighborhood Monument



F | Bio-Retention Basin

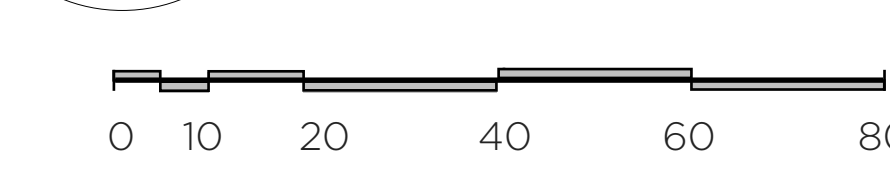
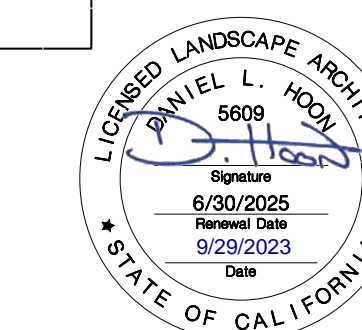
BASIN SLOPE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	1 GAL	M	12" o.c.
BASIN FLOOR	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	CAREX SPISSA SAN DIEGO SEDGE	1 GAL	L	36" o.c.
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	L	36" o.c.

PLANT SCHEDULE			
ACCENT TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	ARBUS UNEDO STRAWBERRY TREE	15 GAL - STANDARD TRUNK	L
	ARBUS X 'MARINA' MARINA STRAWBERRY TREE STANDARD	24" BOX - STANDARD TRUNK	M
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL - STANDARD TRUNK	M
	X CHITALPA TASHKENTENSIS CHITALPA	24" BOX - STANDARD TRUNK	L
PERIMETER TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	ARBUS UNEDO STRAWBERRY TREE	15 GAL - STANDARD TRUNK	L
	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE	24" BOX - STANDARD TRUNK	L
REC AREA / OPEN SPACE TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	ARBUS X 'MARINA' MARINA STRAWBERRY TREE STANDARD	24" BOX - STANDARD TRUNK	M
	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE	24" BOX - STANDARD TRUNK	L
	PHOENIX DACTYLIFERA DATE PALM	24" BOX - STANDARD TRUNK	L
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX - STANDARD TRUNK	L
	QUERCUS ILEX HOLLY OAK	24" BOX - STANDARD TRUNK	L
SALT CREEK TRAIL TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	HETEROMELES ARBUTIFOLIA TOYON	15 GAL - STANDARD TRUNK	L
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24" BOX - STANDARD TRUNK	M
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX - STANDARD TRUNK	L
STREET TREES / PARKING LOT TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	GEJERA PARVIFLORA AUSTRALIAN WILLOW	15 GAL - STANDARD TRUNK	M
	LAURUS X 'SARATOGA' SARATOGA HYBRID LAUREL	24" BOX - STANDARD TRUNK	L
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL - STANDARD TRUNK	M
	PYRUS KAWAKAMII EVERGREEN PEAR	24" BOX - STANDARD TRUNK	M

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	BACCHARIS PILULARIS 'PIGEON POINT' PIGEON POINT COYOTE BRUSH	1 GAL	L	18" o.c.
	CAREX PRAEGRACILIS CALIFORNIA FIELD SEDGE	1 GAL	M	12" o.c.
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' YANKEE POINT CARMEL CREEPER	1 GAL	L	24" o.c.
	DYMONDIA MARGARETAE SILVER CARPET DYMONDIA	1 GAL	L	12" o.c.
	MYOPORUM PARVIFOLIUM TRAILING MYOPORUM	1 GAL	L	24" o.c.
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	1 GAL	L	18" o.c.
	SALVIA SONOMENSIS CREEPING SAGE	1 GAL	L	18" o.c.
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL	L	18" o.c.

SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	ABELIA X 'ROSE CREEK' ROSE CREEK ABELIA	5 GAL	M	48" o.c.
	ABELIA X GRANDIFLORA GLOSSY ABELIA	5 GAL	M	60" o.c.
	ACACIA REDOLENS BANK CATCLAW	1 GAL	L	96" o.c.
	CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	L	60" o.c.
	CISTUS X PURPUREUS ORCHID ROCKROSE	5 GAL	L	60" o.c.
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	5 GAL	L	48" o.c.
	DIANELLA REVOLUTA 'LITTLE REV' TM LITTLE REV FLAX LILY	1 GAL	L	24" o.c.
	DIETES GRANDIFLORA FORTNIGHT LILY	5 GAL	M	36" o.c.
	DIETES VEGETA AFRICAN IRIS	5 GAL	M	36" o.c.
	HEMEROCALLIS X 'CRIMSON PIRATE' CRIMSON PIRATE DAYLILY	5 GAL	L	24" o.c.
	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	5 GAL	L	36" o.c.
	LAVANDULA STOECCHAS SPANISH LAVENDER	5 GAL	L	36" o.c.
	PYRACANTHA COCCINEA 'LOWBOY' LOWBOY SCARLET FIRETHORN	5 GAL	L	60" o.c.
	ROSMARINUS OFFICINALIS ROSEMARY	5 GAL	L	60" o.c.
ACCENT SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	AGAVE PARRYI PARRY'S AGAVE	1 GAL	L	36" o.c.
	AGAVE X 'BLUE FLAME' BLUE FLAME AGAVE	1 GAL	L	36" o.c.
	AGAVE X 'BLUE GLOW' BLUE GLOW AGAVE	1 GAL	L	36" o.c.
	BERBERIS THUNBERGII JAPANESE GREENLEAF BARBERRY	5 GAL	M	48" o.c.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	L	48" o.c.
	PHORMIUM TENAX NEW ZEALAND FLAX	5 GAL	M	60" o.c.
	SALVIA GREGGII AUTUMN SAGE	5 GAL	L	36" o.c.
GRASSES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	CAREX SPISSA SAN DIEGO SEDGE	1 GAL	L	36" o.c.
	CAREX TUMULICOLA FOOTHILL SEDGE	1 GAL	L	24" o.c.
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	1 GAL	M	24" o.c.
	JUNCUS PATENS CALIFORNIA GRAY RUSH	1 GAL	L	36" o.c.
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	1 GAL	L	36" o.c.
	MUHLENBERGIA RIGENS DEER GRASS	1 GAL	M	36" o.c.
SCREEN / BUFFER SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	BUXUS MICROPHYLLA LITTLELEAF BOXWOOD	5 GAL	M	48" o.c.
	CEANOTHUS X 'CONCHA' CONCHA WILD LILAC	5 GAL	L	96" o.c.
	DODONAEA VISCOSA 'PURPUREA' PURPLE HOPSEED BUSH	5 GAL	M	96" o.c.
	EUONYMUS JAPONICUS JAPANESE EUONYMUS	5 GAL	M	72" o.c.
	LIGUSTRUM JAPONICUM JAPANESE PRIVET	5 GAL	M	96" o.c.
	MAHONIA PINNATA CALIFORNIA HOLLY GRAPE	5 GAL	M	60" o.c.
	PITTIOSPORUM TENUIFOLIUM 'SILVER SHEEN' SILVER SHEEN TAWHIWHI	5 GAL	M	96" o.c.
	RHUS OVATA SUGAR BUSH	5 GAL	L	96" o.c.

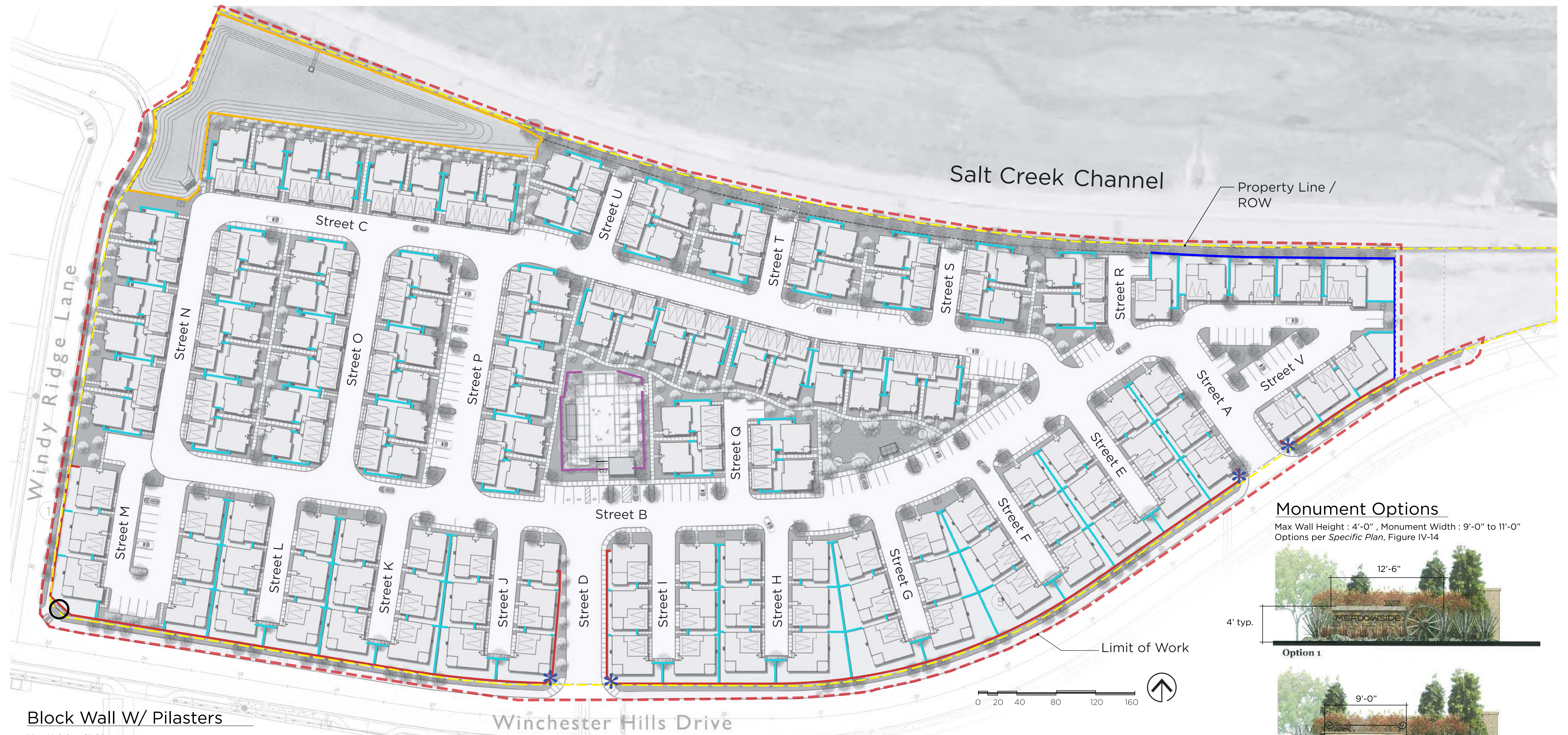
Note : Plant list contained herein is conceptual and is subject to change



Planting Enlargements

VanDaele Development Corporation | Winchester Hills PA 18 | Riverside County | California

Project Number: 1730915
Date: September 13, 2021
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Block Wall W/ Pilasters

Max Height : 6'-0"
 Integral Color, Split Face CMU Block Wall (Facing Common Areas)
 Integral Color CMU Cap with 1" Overhang on each wall face
 Integral Color Split Face CMU Pilaster



Tubular Steel/Pool Enclosure Fence

Max Height : 6'-0"
 Tubular Steel, Powder-Coated Black



*Note: Per the Specific Plan section IV-32, walls shall not exceed 6 feet in height.

Combo Wall

Max Height : 6'-0"
 2' Split Face Block w/ Wall Cap
 3' Tubular Stainless Steel View Fence
 Battered Stone Veneer Pilaster w/ Concrete Cap in Accent Areas

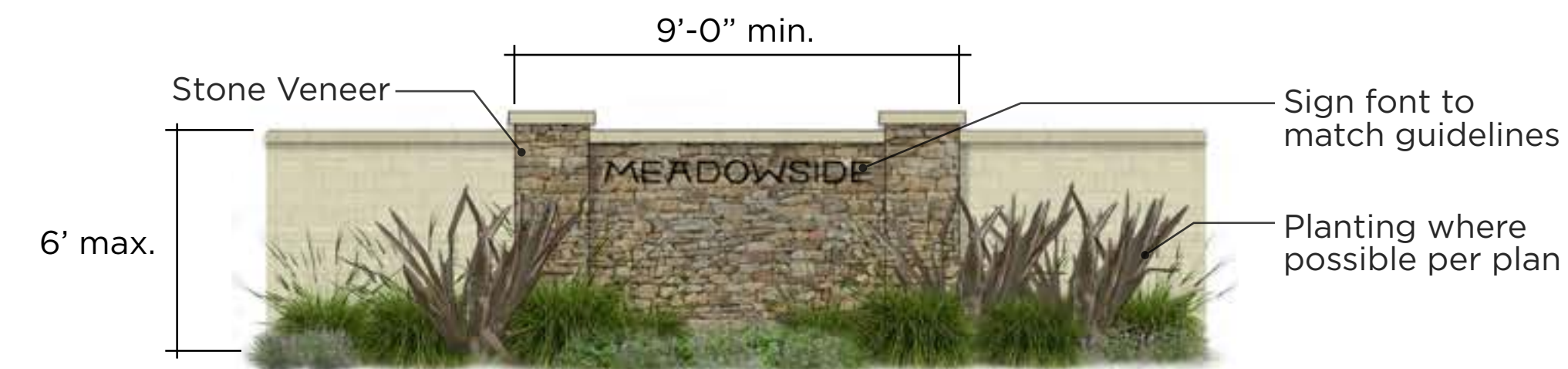


Vinyl Lot Fence

Max Height : 6'-0"
 Vinyl

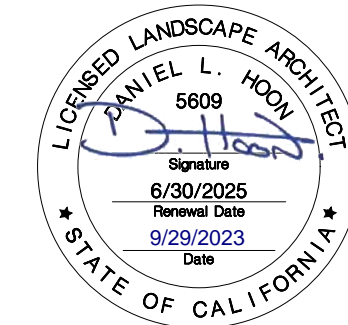


Neighborhood Wall Mounted Sign



Legend

- Block Walls W/ Pilasters
- Tubular Steel Fence
- Combo Wall: Tubular Steel Atop Low Wall W/ Pilasters
- Tubular Steel Pool Enclosure Fence
- Vinyl Lot Fence
- Neighborhood Monument
- ✱ Neighborhood Wall Mounted Sign



Monument Options

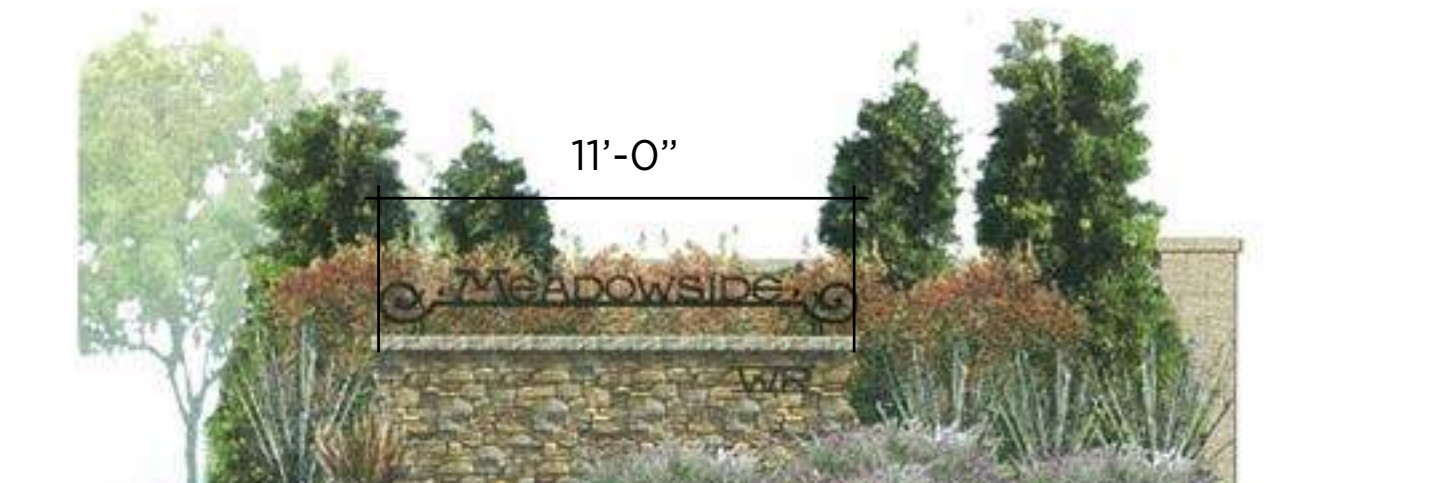
Max Wall Height : 4'-0" , Monument Width : 9'-0" to 11'-0"
 Options per Specific Plan, Figure IV-14



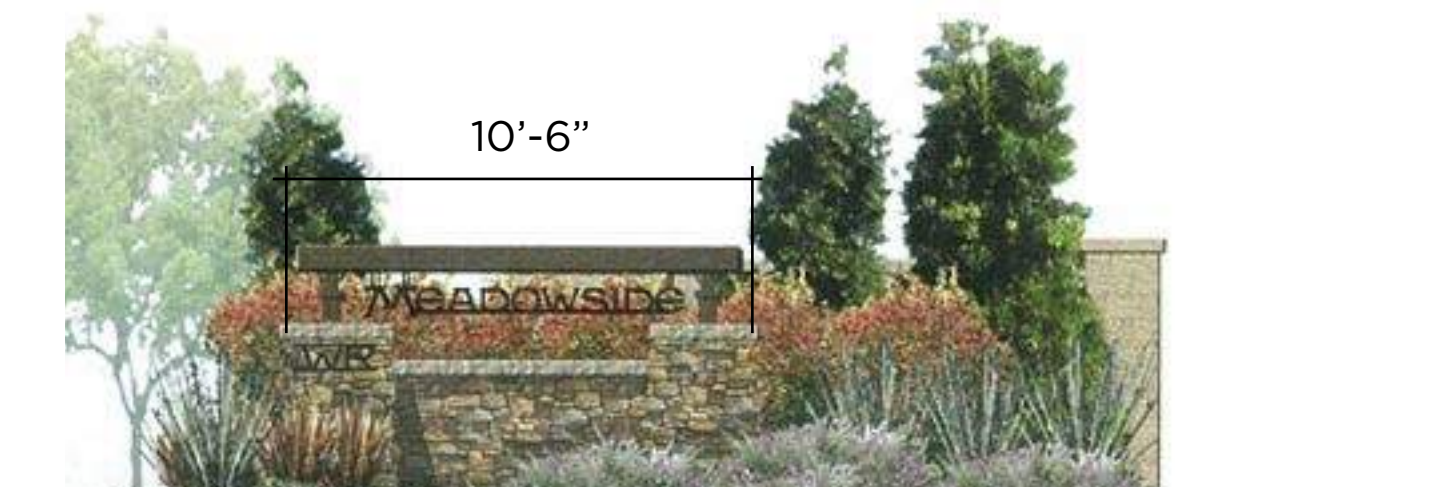
Option 1



Option 2



Option 3



Option 4

Wall and Fence Plan

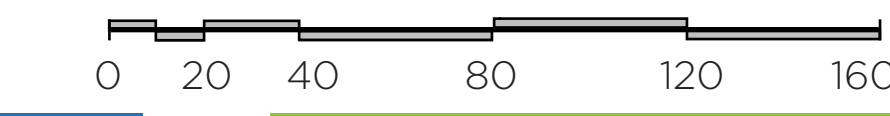
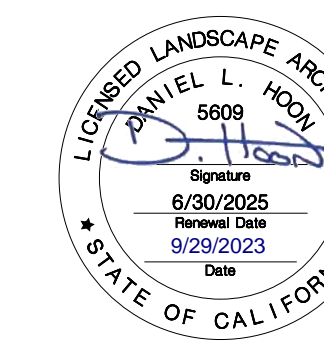
PLANTING LEGEND	
TREES	
SYMBOL	PLANT NAME
	PARKING TREES LAURUS NOBILIS 'SARATOGA' SWEET BAY GEIJERA PARVIFLORA AUSTRALIAN WILLOW PYRUS KAWAKAMII CHINESE EVERGREEN PEAR

SHADE STUDY		
PARKING AREA A		
OVERALL SQFT	SHADED AREA SQFT	SHADE PERCENTAGE
2,412 SQFT	2,450 SQFT	102%
PARKING AREA B		
OVERALL SQFT	SHADED AREA SQFT	SHADE PERCENTAGE
3,312 SQFT	1,960 SQFT	59%
PARKING AREA C		
OVERALL SQFT	SHADED AREA SQFT	SHADE PERCENTAGE
2,934 SQFT	980 SQFT	33%
PARKING AREA D		
OVERALL SQFT	SHADED AREA SQFT	SHADE PERCENTAGE
3,726 SQFT	1,960 SQFT	52%
PARKING AREA E		
OVERALL SQFT	SHADED AREA SQFT	SHADE PERCENTAGE
972 SQFT	490 SQFT	50%
PARKING AREA F		
OVERALL SQFT	SHADED AREA SQFT	SHADE PERCENTAGE
2,754 SQFT	2,940 SQFT	106%

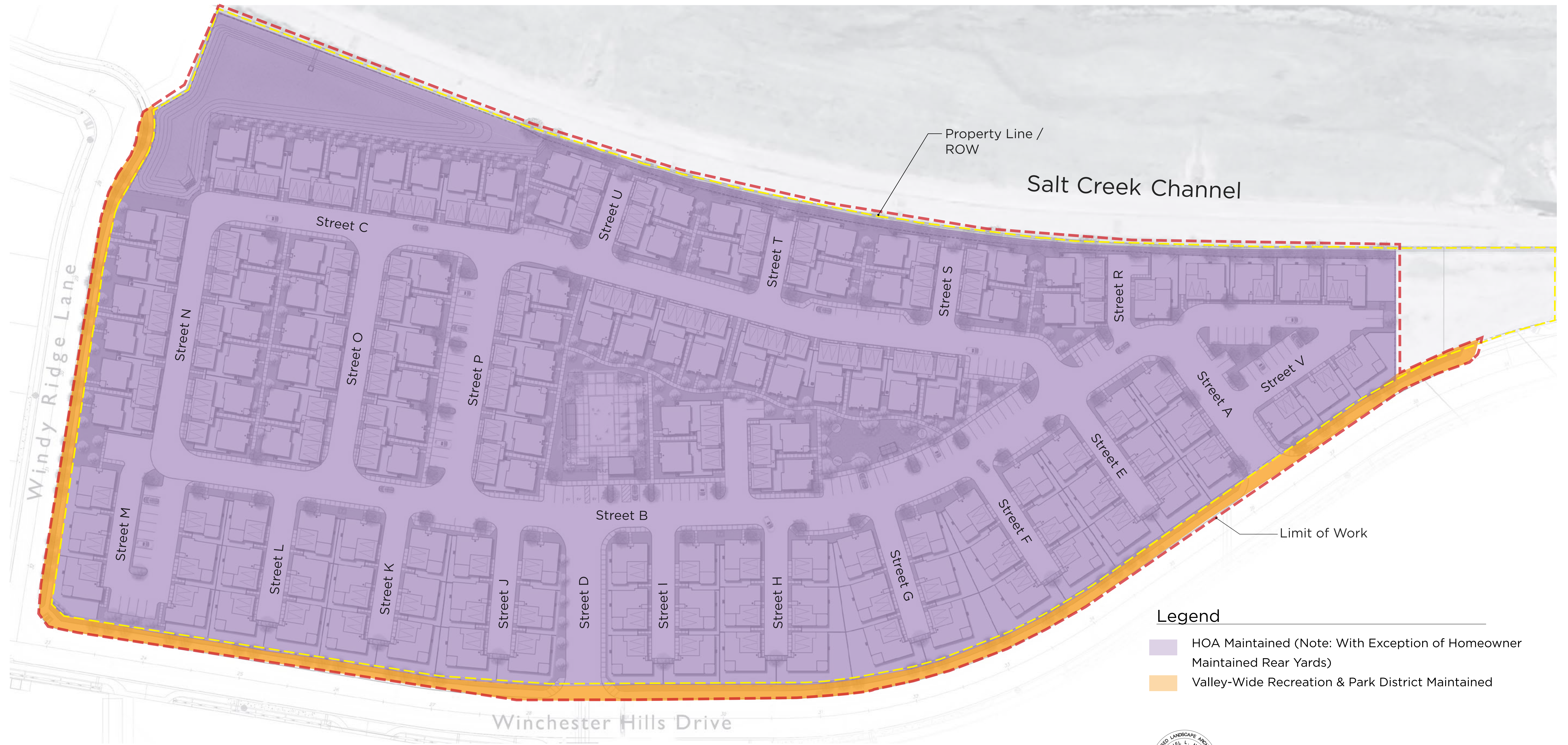


Shading Plan

VanDaele Development Corporation | Winchester Hills PA 18 | Riverside County | California



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Maintenance Plan

VanDaele Development Corporation | Winchester Hills PA 18 | Riverside County | California

Project Number: 1730915
 Date: September 13, 2021
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 Revised Date: April 29, 2022
 Revised Date: August 12, 2022
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Entry, Recreation Center & Open Space



Trees

- Arbutus x 'Marina' / Arbutus Standard
- Olea europaea 'Swan Hill' TM / Swan Hills Olive
- Quercus agrifolia / Coast live oak
- Quercus ilex / Holly Oak
- Phoenix dactylifera / Date Palm

Shrubs / Ground Cover

- Agave parryi / Parry's Agave
- Agave x 'Blue Flame' / Blue Flame Agave
- Agave x 'Blue Glow' / Blue Glow Agave
- Myoporum parvifolium / Trailing Myoporum
- Rosmarinus officinalis 'Prostratus' / Rosemary
- Ceanothus horizontalis 'Yankee Point' / Yankee Point Ceanothus
- Cistus purpureus / Orchis Rockrose
- Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush
- Muhlenbergia rigens / Deer Grass
- Muhlenbergia capillaris / Pink Muhly Grass
- Salvia sonomensis / Creeping Sage
- Salvia Greggii / Autumn Sage
- Carex tumicola / Berkeley sedge
- Hesperaloe parviflora / Red Yucca
- Helictotrichon sempervirens / Blue Oat Grass
- Lavandula angustifolia / English Lavender
- Phormium tenax / New Zealand Flax
- Abelia grandiflora 'Rose Creek' / Abelia
- Teucrium chamaedrys / Germander

Street Scenes & Parking Areas



Trees

- Laurus nobilis 'Saratoga' / Sweet Bay
- Geijera parviflora / Australian Willow
- Pyrus kawakamii / Chinese evergreen pear
- Magnolia grandiflora 'Little Gem' / Little Gem
- Magnolia

Shrubs / Ground Cover

- Myoporum parvifolium / Trailing Myoporum
- Rosmarinus officinalis 'Prostratus' / Rosemary
- Ceanothus horizontalis 'Yankee Point' / Yankee Point Ceanothus
- Cistus purpureus / Orchis Rockrose
- Muhlenbergia rigens / Deer Grass
- Muhlenbergia capillaris / Pink Muhly Grass
- Salvia sonomensis / Creeping Sage
- Salvia Greggii / Autumn Sage
- Carex tumicola / Berkeley sedge
- Hesperaloe parviflora / Red Yucca
- Helictotrichon sempervirens / Blue Oat Grass
- Lavandula angustifolia / English Lavender
- Abelia grandiflora 'Rose Creek' / Abelia

Front Yards



Trees

- Magnolia grandiflora 'Little Gem' / Little Gem
- Magnolia
- X Chitalpa tashkentensis / Chitalpa

Shrubs / Ground Cover

- Agave parryi / Parry's Agave
- Agave x 'Blue Glow' / Blue Glow Agave
- Rosmarinus officinalis 'Prostratus' / Rosemary
- Ceanothus horizontalis 'Yankee Point' / Yankee Point Ceanothus
- Cistus purpureus / Orchis Rockrose
- Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush
- Muhlenbergia rigens / Deer Grass
- Muhlenbergia capillaris / Pink Muhly Grass
- Salvia sonomensis / Creeping Sage
- Salvia Greggii / Autumn Sage
- Carex tumicola / Berkeley sedge
- Hesperaloe parviflora / Red Yucca
- Helictotrichon sempervirens / Blue Oat Grass
- Lavandula angustifolia / English Lavender
- Phormium tenax / New Zealand Flax
- Abelia grandiflora 'Rose Creek' / Abelia
- Teucrium chamaedrys / Germander
- Dianella revoluta 'Little Rev' / Little Rev Flax Lily
- Dietes grandiflora / Fortnight Lily
- Dymondia margaretae / Dymondia
- Pittosporum tenuifolium 'Silver Sheen' / Silver Sheen

*Salt Creek Trail Edge



Trees

- Plantanus racemosa / California Sycamore
- Quercus agrifolia / Coast live oak
- Heteromeles arbutifolia / Toyon

Shrubs / Ground Cover

- Baccharis pilularis 'pigeon point' / Dwarf Coyote Bush
- Ceanothus 'Concha' / Concha Ceanothus
- Ceanothus horizontalis 'Yankee Point' / Yankee Point Ceanothus
- Cistus purpurea / Orchis Rockrose
- Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush
- Mahonia pinnata / California Grape
- Muhlenbergia rigens / Deer Grass
- Pyracantha coccinea 'Lowboy' / Firethorn
- Rhus ovata / Sugar Bush
- Salvia sonomensis / Creeping Sage
- Carex tumicola / Berkeley sedge

*Per Design Guidelines

Note : Plant list contained herein is conceptual and is subject to change

*Perimeter Landscape (Valley-Wide Maintained)



Trees

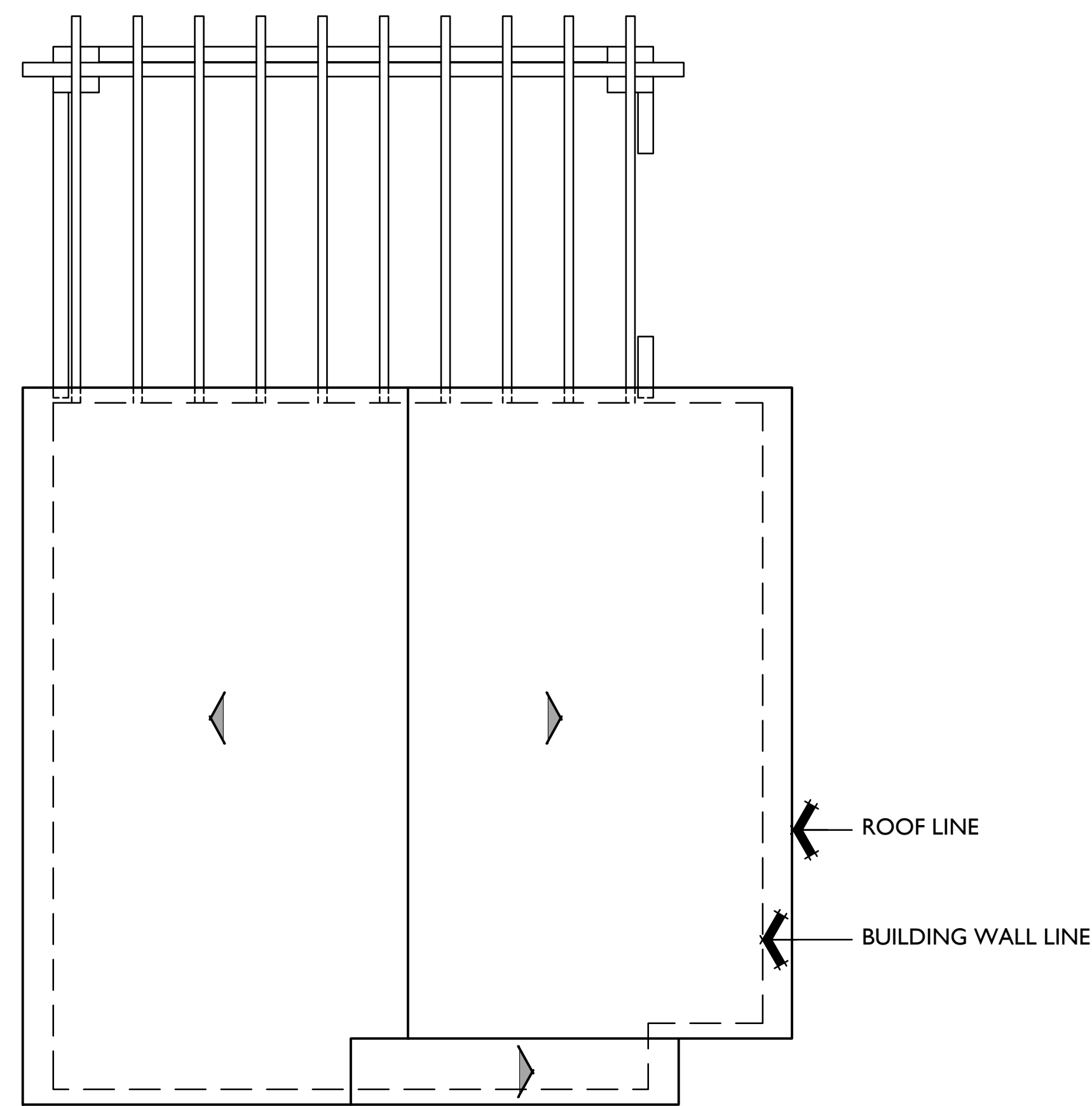
- Arbutus unedo / Arbutus Standard
- Olea europaea 'Swan Hill' TM / Swan Hills Olive

Shrubs / Ground Cover

- Abelia grandiflora / Glossy abelia
- Acacia redolens / N.C.N
- Berberis thunbergii / Japanese Barberry
- Buxus Species / Boxwood
- Callistemon species / Bottlerbrush
- Carex praegracilis / Clustered Field Sedge
- Carex spissa / San Diego Sedge
- Convolvulus cneorum / Morning Glory
- Dietes vegeta / Fortnigh Lily
- Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush
- Euonymus species / Evergreen Euonyms
- Hemerocallis hybrid / Evergreen Daylily (red, orange or burgundy)
- Helictotrichon sempervirens / Oat Grass
- Heteromeles arbutifolia / Toyon
- Juncus patens / Common Rush
- Lavandula stoechas / Spanish Lavender
- Ligustrum species / Privet
- Muhlenbergia rigens or regal mist / Pink Muhly or Capillaris
- Rosmarinus officinalis / Rosemary
- Salvia species / Sage

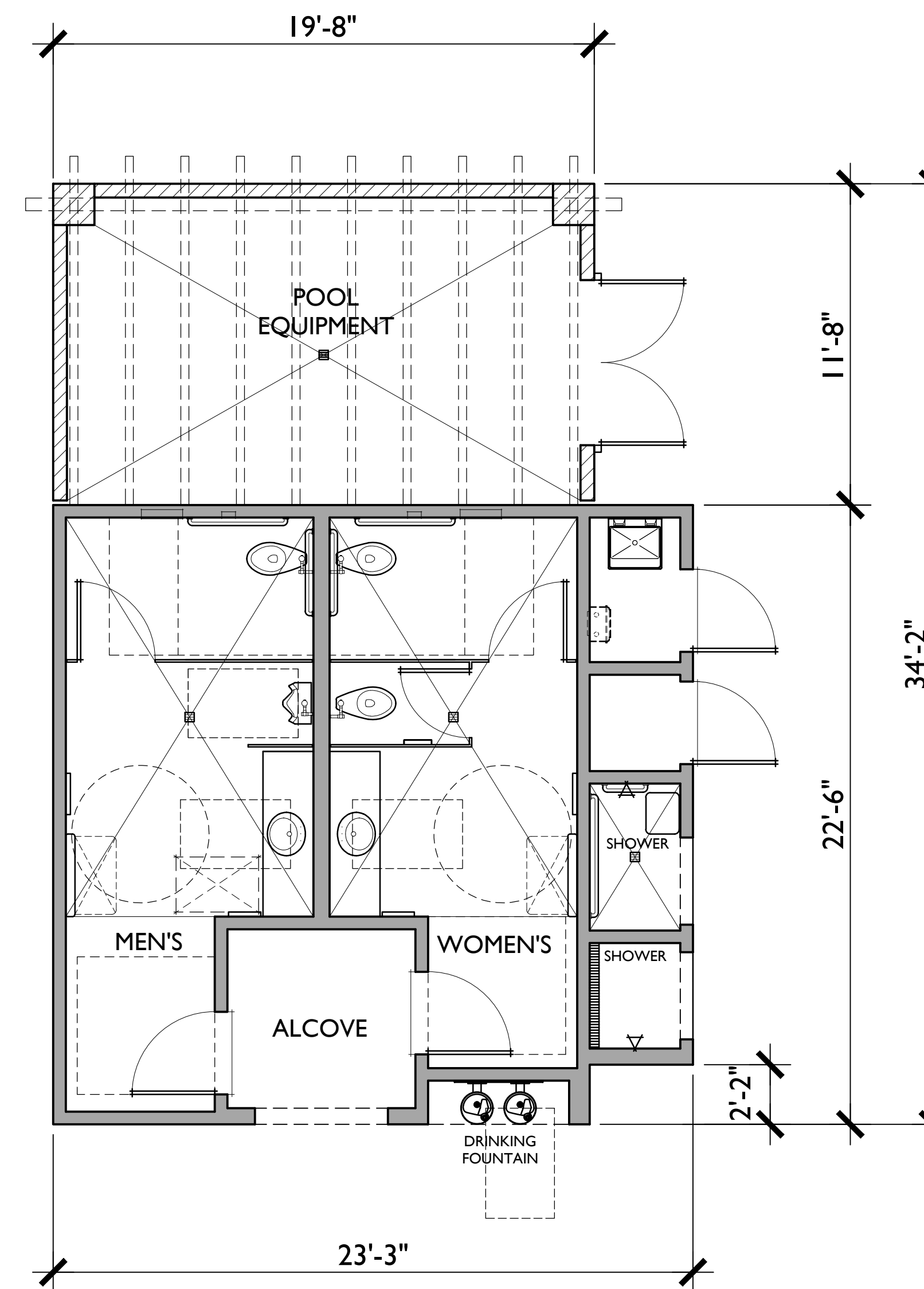
Plant Palette

VanDaele Development Corporation | Winchester Hills PA 18 | Riverside County | California



ROOF PLAN

PITCH: 4.5:12
 RAKE: 6"
 EAVE: 12"
 ROOF MATERIAL: CONCRETE FLAT TILE



FLOOR PLAN

POOL BUILDING
514 SQ. FT.

FLOOR AREA TABLE	
RESTROOM	391 SQ. FT.
MECH./ WH CLOSET	36 SQ. FT.
SHOWERS	39 SQ. FT.
ALCOVE	48 SQ. FT.
TOTAL	514 SQ. FT.
POOL EQUIPMENT	229 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

