

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 22, 2009

SUBJECT: NOTICE OF DECISION OF THE PLANNING COMMISSION REGARDING
REQUEST FOR EXTENSION OF TIME TO RECORD FINAL MAP FOR TENTATIVE TRACT
MAP NO. 33145.

ORIGINAL DATE OF APPROVAL: July 20, 2005

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision by the Planning Commission on April 15, 2009,
regarding the request for an Extension of Time to record a final map for the following:

FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 33145 -
Applicant: Peter Nedley - Third Supervisorial District - Winchester Zoning Area -
Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-
HDR) (8-14 Dwelling Units Per Acre), Low Density Residential (CD-LDR) (1/2 Acre Minimum)
and Open Space: Conservation (OS-C) - Location: Southerly of Newport Road, easterly of
Leon Road and northerly of Busby Road. - 34.16 Acres - Zoning: Specific Plan (S-P 293,
Planning Area 43) - The tentative tract map proposes a Schedule A subdivision of 34.16 acres
into 2 lots for condominium purposes with 378 residential units, 984 parking spaces and
common open space areas with a variety of recreational amenities. - **REQUEST:**
EXTENSION OF TIME TO JULY 20, 2009 - FIRST EXTENSION.

The decision of the Planning Commission considered final and no action by the Board of
Supervisors is required unless, within 10 days after the Notice of Decision appears on the Board
agenda, the applicant or an interested person files an appeal with the Clerk of the Board
accompanied by the fee set forth in Ordinance 671.

Ron Goldman
Planning Director

RG:db

Dep't Recomm.:	☐ Consent	☐ Policy
Per Exec. Ofc.:	☐ Consent	☐ Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

Agenda Item No.: 1.1
Area Plan: Harvest Valley/Winchester
Zoning Area: Winchester
Supervisory District: Third
Project Planner: Raymond Juarez

TENTATIVE TRACT MAP NO. 33145
FIRST EXTENSION OF TIME
Planning Commission: April 15, 2009
Applicant: Peter Nedley

COUNTY OF RIVERSIDE PLANNING DEPARTMENT PLANNING COMMISSION CONSENT CALENDAR STAFF REPORT

The applicant of the below listed tentative map has requested an extension of time to allow for recordation of a final map. The following will be presented to the Planning Commission as a consent calendar item. Unless specifically requested by the applicant at the time of consideration this item may not be discussed and is subject to action by the Commission under a single motion.

CEQA: The following map has conformed to the requirements of the California Environmental Quality Act. It has been determined that the individual map has one or more potentially significant environmental changes and may have a significant effect upon the environment.

GENERAL PLAN: Unless otherwise noted, the following map has been determined to be consistent with the General Plan and all of its elements.

ORDINANCE NO. 659: It has been determined that in order to ensure public health, safety and welfare, the map listed below will be required to pay all fees in accordance with Ordinance No. 659.

BACKGROUND

Upon approval of the tentative map, an approval letter was issued to the applicant, together final conditions of approval, indicating an approval date of September 13, 2005. The Planning Department established an expiration date 3 years after this approval date, which was based upon the Board's Receive and File action. However, the indicated approval date was incorrect. In accordance with Section 6.6 of County Ordinance No. 460, the correct approval date should have been based upon the Planning Commission's approval decision on July 20, 2005. As part of the approval of this Extension of Time request, the decision date, and therefore the expiration date, will be adjusted to correct this error. Therefore, the approval/decision date is now corrected to show a date of **July 20, 2005**.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of eight (8) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public. The County Transportation Department is recommending the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The Extension of Time applicant was informed of these recommended conditions of approval and has agreed to accept the conditions. Included in this staff report package is the correspondence from the Extension of Time applicant (dated 3/17/09) indicating the acceptance of the 15 conditions.

FURTHER PLANNING CONSIDERATIONS

EFFECT OF SB 1185: On July 15, 2008 Governor Schwarzenegger signed into law SB 1185, "which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps and allows local governments to approve an additional 12 month extension at their discretion".

Therefore, upon an approval action by the Planning Commission, a subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period without an appeal application, the tentative map's expiration date will become July 20, 2009 and will automatically gain benefit of the change to State law (SB 1185), and will, in fact, be extended until **July 20, 2010**. If a final map has not been recorded prior this date a first extension of time application for the approved tentative map must be filed.

ORIGINAL APPROVAL DATE: July 20, 2005

RECOMMENDATION:

APPROVAL, subject to all the previously approved and amended/added Conditions of Approval, (with the applicant's consent) of the FIRST EXTENSION OF TIME REQUEST to JULY 20, 2009 for:

FIRST EXTENSION OF TIME REQUEST FOR TENTATIVE TRACT MAP NO. 33145 - Applicant: Peter Nedley - Third Supervisorial District - Winchester Zoning Area - Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 Dwelling Units Per Acre), Low Density Residential (CD-LDR) (1/2 Acre Minimum) and Open Space: Conservation (OS-C) - Location: Southerly of Newport Road, easterly of Leon Road and northerly of Busby Road. - 34.16 Acres - Zoning: Specific Plan (S-P 293, Planning Area 43) - The tentative tract map proposes a Schedule A subdivision of 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces and common open space areas with a variety of recreational amenities - **REQUEST: EXTENSION OF TIME TO JULY 20, 2009 - FIRST EXTENSION.**

03/27/09
15:23

Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33145

Parcel: 461-190-076

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 21 MAP - VIABLE LANDSCAPING

RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."
EOT1

10.PLANNING. 22 MAP FRONT YARD LANDSCAPING

RECOMMND

This condition applies only to Schedule A-D tract maps. All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts.
EOT1

50. PRIOR TO MAP RECORDATION

TRANS DEPARTMENT

50.TRANS. 40 MAP - UTILITY PLAN EOT1

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33145

Parcel: 461-190-076

50. PRIOR TO MAP RECORDATION

50.TRANS. 41 MAP - GRAFFITI ABATEMENT EOT1 RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 42 MAP - TRAFFIC SIGNALS 2 EOT1 RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 26 MAP - PARKING/LANDSCAPING PLAN RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.
EOT1

80.PLANNING. 27 MAP - LANDSCAPING SECURITIES RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33145

Parcel: 461-190-076

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 27 MAP - LANDSCAPING SECURITIES (cont.) RECOMMND

filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.
EOT1

80.PLANNING. 28 MAP - LNDSCPE INSPECTION DEPOS RECOMMND

Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an HR case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.
EOT1

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 16 MAP - LNDSCP/IRRIG INSTALL INS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building

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Riverside County LMS
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TRACT MAP Tract #: TR33145

Parcel: 461-190-076

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 MAP - LNDSCP/IRRIG INSTALL INS (cont.) RECOMMND

and Safety. Costs associated with the Installation Inspection will be charged to the respective building permit.
EOT1

90.PLANNING. 17 MAP - SPECIMEN TREES REQUIRED RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.
EOT1

90.PLANNING. 18 MAP - COMPLY W/ LNDSCP/IRRIG RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.
EOT1

TRANS DEPARTMENT

90.TRANS. 6 MAP - UTILITY INSTALL EOT1 RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation

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Riverside County LMS
CONDITIONS OF APPROVAL

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TRACT MAP Tract #: TR33145

Parcel: 461-190-076

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - UTILITY INSTALL EOT1 (cont.) RECOMMND

as proof of completion.

90.TRANS. 7 MAP - LANDSCAPING EOT1 RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 8 MAP - GRAFFITI ABATEMENT EOT1 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 9 MAP - TRAFFIC SIGNAL 2 EOT1 RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

Griffin, Chantell

From: Dan Long [dan.long@landinterestsinc.com]
Sent: Tuesday, March 17, 2009 1:48 PM
To: Griffin, Chantell
Cc: Rush, Adam
Subject: Acceptance of Conditions, EOT TR 33145
Attachments: image001.jpg; Dan Long.vcf; Approval of 1st EOT Conditions of Approval 3.12.09.doc

Chantell,

Per your request, attached is an acceptance letter of the conditions of approval for the 1st EOT of Tract 33145. A hard copy will follow. Upon receipt of this letter, please contact me and let me know the next step in the process so we can inform our client and be prepared for any action necessary. If you have any questions, please call me anytime. My v-card is attached.

Regards,



Dan Long

Project Manager / Receiver

Tel: 949.716.3400 ext 16

Cell: 949.525-1227

Fax: 949.716-3404

Dan.Long@LandInterestsInc.com

15707 Rockfield Blvd., Suite 115

Irvine, CA 92618

www.LandInterestsInc.com



Please consider the environment before printing this e-mail

March 17, 2009

Adam Rush, Principal Planner
Riverside County Planning Department
4080 Lemon Street 9th Floor
Riverside, CA 92502

RE: Acceptance of Conditions for 1st EOT Tract 33145

Dear Mr. Rush,

Per your request, this letter shall serve as formal acceptance of the conditions of approval imposed as part of the 1st Extension of Time for Tract Map 33145. We hereby accept the following conditions:

General Conditions

- 10. Planning 21 Viable landscaping
- 10. Planning 22 Front Yard Landscaping
- Prior to Map Recordation
- 50 Trans. 40 Utility Plan EOT1
- 50 Trans. 41 Graffiti Abatement EOT1
- 50 Trans. 42 Traffic Signals 2 EOT1
- Prior to Building Permit Issuance
- 80 Planning 26 Parking/Landscape Plan
- 80 Planning 27 Landscaping Securities
- 80 Planning 28 Landscape Inspection Deposit
- Prior to Final Inspection
- 90 Planning 16 Landscape/Irrigation Installation Inspection
- 90 Planning 17 Speciman Trees Required
- 90 Planning 18 Comply with Landscaping/Irrigation
- 90 Trans. 6 Utility Install EOT1
- 90 Trans 7 Map – Landscaping EOT1
- 90 Trans. 8 Map – Graffiti Abatement EOT1
- 90 Trans. 9 Map – Traffic Signal 2 EOT1

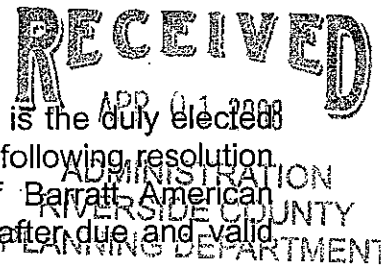
Thank you for your interest in working with Bank of America, and please contact me at (714) 734-1280 with questions.

Regards,



Derek Hanson, Asset Manager

CERTIFICATE OF SECRETARY



The undersigned, Donna M. Rowley, hereby certifies that she is the duly elected and acting Secretary of Barratt American Incorporated, and that the following resolution was adopted at a regular meeting of the Board of Directors of Barratt American Incorporated, a Delaware corporation (the "Corporation") was held, after due and valid notice thereof, on October 4, 2006.

Resignation of Officer: The following officer resigned his position effective August 31, 2006: G. Jack Becker/Vice President/President San Diego Division.

Election of Officers: The following resolution electing the officers to serve for the ensuing year or until their successors are elected is hereby adopted.

RESOLVED, that the following officers are elected to serve during the ensuing year or until their successors are duly elected:

Michael Pattinson	Chairman/Chief Executive Officer
Stephen R. Reid	Senior Vice President/Chief Financial Officer
J. Michael Armstrong	Senior Vice President/General Counsel
Robert C. Cummings	Vice President/President San Diego Division
Robert Laing	Vice President/President Barratt Land Division
D. Larry Clemens	Vice President/President Barratt Urban Development
Lou Ochoa	Vice President/President Inland Empire Division
Walter Fritz	Vice President
Donna Rowley	Secretary
Troy Wacker	Assistant Secretary
Michael Gundersen	Assistant Secretary
Jeffrey H. Pitzer	Assistant Secretary

RESOLVED FURTHER, that Michael Pattinson, CEO of this Corporation, Stephen R. Reid, Senior Vice President, J. Michael Armstrong, Senior Vice President of the Corporation, Robert C. Cummings, Vice President of the Corporation, Robert Laing, Vice President of the Corporation, D. Larry Clemens and Lou Ochoa, Vice President of the Corporation and each of them, shall hereby be, and they hereby are, authorized to act as the agent of this Corporation to carry on the business of this Corporation with authority to execute, acknowledge and deliver any and all deeds, agreements, assignments, escrow instructions, bonds, documents of conveyance or other corporation documents on behalf of this Corporation for the sale of improved property, including without limitation, documents required in connection with the closings of sales under FHA projects, questionnaires, amendments and exhibits thereto required by the Department of Real Estate of the State of California and all documents, declarations and agreements required by federal, state and local governmental authorities and this Corporation shall be bound

by any such documents so executed.

RECEIVED
APR 01 2008
PLANNING DEPARTMENT

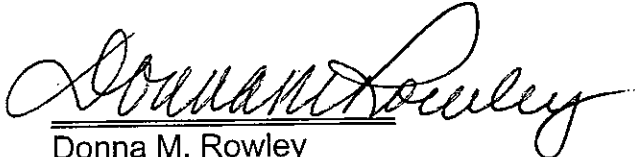
RESOLVED FURTHER, that Michael Pattinson, CEO of this Corporation, Stephen R. Reid, Senior Vice President and J. Michael Armstrong, Senior Vice President of the Corporation and each of them, shall hereby be, and they hereby are, authorized to act as the agent of this Corporation to carry on the business of this Corporation with authority to execute, acknowledge and deliver any and all deeds, agreements, assignments, escrow instructions, documents of conveyance or other corporation documents on behalf of this Corporation, including without limitation, documents related to the purchase and/or sale of bulk land.

RESOLVED FURTHER, that Donna Rowley, Secretary of this Corporation be, and each of them hereby is, authorized to execute, acknowledge and deliver on behalf of this Corporation any documents which require the signature or acknowledgement of the Secretary of this Corporation.

RESOLVED FURTHER, that Michael Pattinson, CEO of this Corporation, Stephen R. Reid, Senior Vice President of this Corporation and J. Michael Armstrong, Senior Vice President of the Corporation, be, and each of them hereby is, authorized to act as a Committee of this Board with respect to the banking activities of this Corporation, and to authorize, either acting alone or together, on behalf of this Board, the execution, delivery and performance by the officers of this Corporation of all documents relating to the banking and borrowing activities of this Corporation.

The foregoing resolutions have not been amended, modified or rescinded, and as of the date hereof are in full force and effect.

In Witness, whereof, the undersigned has executed this Certificate this 4th day of October, 2006.


Donna M. Rowley
Secretary

Tentative Tract Map & Parcel Map

Extension of Time – Environmental Determination

Project Case Number: TR 33145

Original E.A. Number: 39904

Extension of Time No.: FIRST

Original Approval Date: July 20, 2005

Project Location: Southerly of Newport Road, easterly of Leon Road and northerly of Busby Road.

Description of Land Division: The tentative tract map proposes a Schedule A subdivision of 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces and common open space areas with a variety of recreational amenities.

On March 27, 2009 this land division and its original environmental assessment/environmental impact report were reviewed to determine whether any significant or potentially significant changes in the land division, its environmental effects or the circumstances affecting the proposed development had occurred. As a result of this evaluation, the following determination has been made:

☐	I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
☒	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
☐	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
☐	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: _____
Raymond Juarez, Planner IV

Date: 3/27/09
For Ron Goldman, Planning Director

6/27/2008

Y:\Planning Case Files-Riverside office\TR33145\1ST EOT EA Determination Form for Land Divisions.doc

RIVERSIDE COUNTY

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39904

Project Case Type (s) and Number(s): TR33145

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Russell Brady, Project Planner

Telephone Number: (951) 955-1888

Applicant's Name: Sierra Linda Development

Applicant's Address: 219 Meadow Vista
Encinitas, CA 92024

I. PROJECT INFORMATION

A. Project Description:

Tentative Tract Map No. 33145 is a Schedule "A" map proposing to subdivide 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas with a variety of recreational amenities.

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

C. Total Project Area: 34.16

Residential Acres: 34.16	Lots: 2	Units: 378	Projected Number of Residents: 1134
Commercial Acres: 0	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: 0	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: 0			

D. Assessor's Parcel No(s): 461-190-064, 461-190-069

E. Street References: The project is located south of Newport Road, east of Leon Road, west of Beeler Road, and north of Busby Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 32, Township 5 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is located in the Winchester / Harvest Valley Area Plan of

Western Riverside County. The project is located within the Winchester Hills Specific Plan (SP 293). Currently the surrounding area is primarily vacant with some scattered single family residences. The surrounding area is primarily flat with large hills located to the further to the south. Several tentative maps are in process for subdivision and development of the Specific Plan and the surrounding area, which will convert the area to a largely rural area to a developed higher density community.

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

A. Area Plan Map Information

1. **Area Plan:** Harvest Valley / Winchester
2. **Area Plan Land Use:** High Density Residential
3. **Area Plan Policy Area, if any:** Highway 79 Policy Area

B. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Winchester Hills (SP 293)
2. **Specific Plan Planning Area, and Policies, if any:** Planning Area 43

C. Existing Zoning: SP 293 PA 43

D. Proposed Zoning, if any: N/A

E. Adjacent and Surrounding Zoning: Specific Plan 293 PAs 42, 44, 46, 38a, 39, and 38b.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☒ Aesthetics	☐ Hazards & Hazardous Materials	☒ Public Services
☐ Agriculture Resources	☐ Hydrology/Water Quality	☒ Recreation
☐ Air Quality	☐ Land Use/Planning	☐ Transportation/Traffic
☒ Biological Resources	☐ Mineral Resources	☐ Utilities/Service Systems
☒ Cultural Resources	☒ Noise	☐ Other
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

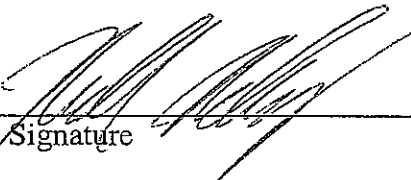
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- | |
|---|
| ☐ I find that although the proposed project could have a significant effect on the environment NOTHING FURTHER IS REQUIRED because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project. |
| ☐ 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.



Russell Brady
Printed Name

6/27/05

Date

For Robert C. Johnson, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: RCIP Figure C-9 "Scenic Highways"

Findings of Fact: The project is not located near any designated scenic highway or other scenic resource. No scenic resources are present on the project area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

2. Mt. Palomar Observatory	☐	☒	☐	☐
Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS data base, Ord. No. 655

Findings of Fact: The project site is located 26.94 miles away from Mt. Palomar Observatory and is subject to lighting restrictions. All proposed outdoor lighting shall be in conformance with County Ordinance 655

Mitigation: A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. COA. (50.PLANNING.25)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check Process.

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?

☐	☐	☒	☐
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b) Expose residential property to unacceptable light levels?

☐	☐	☒	☐
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Source: Site Visit, Project Description

Findings of Fact: The proposed residential land use will necessitate the installation of outdoor lighting for the maintenance of public safety and security. The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While the proposed development will increase the number and distribution of light sources in the vicinity of the project impacts related to this issue will be less than significant level, due to adherence to County lighting standards.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	☐	☐	☒	☐
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☐	☒
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?	☐	☐	☒	☐

Source RCIP Figure OS-2 "Agricultural Resources", GIS database and Project Materials.

Findings of Fact: The proposed subdivision is located on property designated by the 1990 census as prime farmland but is not located within an agricultural preserve. The impacts of converting this property and surrounding properties from agricultural to residential uses are included in a Certified Environmental Impact Report previously prepared for the Riverside County Integrated Project. The General Plan determined that the loss of Prime unique and Statewide important farmland remains a significant unavoidable impact. The project is within the boundaries of land designated as Prime, Unique, or Statewide Important farmland (designated farmland)-as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program)-the project will contribute to the cumulative loss of farmland in the County. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2004. The project is not located within 300 feet of any agriculturally zoned parcel and will not conflict with any existing agricultural use or a Williamson Act contract.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☐	☐	☐	☒
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☐	☐	☒	☐
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, EIR No. 380.

Findings of Fact: The project will not conflict with or obstruct implementation of the applicable air quality plans. The project, proposing 378 single family residential units, has the potential for increasing pollution within the area. This issue was addressed in EIR No. 380 prepared for the Specific Plan. The EIR proposed a variety of mitigation measures to be applied across the specific plan including grading techniques to minimize dust pollution during grading activities, design for pedestrians and bicycles to minimize vehicle trips within the community, establish bus routes and stops to provide greater transportation alternatives, and carpooling for the commercial and industrial areas of the Specific Plan. The EIR determined that with these mitigation measures in place there would be a less than significant effect on air quality. This project has been designed to incorporate pedestrian and bicycle activity to minimize automobile use for short trips within the local area. The project has also been conditioned for dust control during grading activities. (COA 10. BS GRADE.09)

Mitigation: No mitigation required.

Monitoring: No monitoring required.

BIOLOGICAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Wildlife & Vegetation	☐	☐	☒	☐
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or 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, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☒	☐
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: Riverside County Biologist Comments, PDB No. 2836 and 3372

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project area is not within a Multi-Species Habitat Conservation Plan (MSHCP) criteria cell and as such no conservation for the planned wildlife corridor is required. Two biological reports were prepared for a previously approved project (TR30807) that overlaid the same parcels as TR33145. These surveys were prepared to identify if any Quino checkerspot butterflies exist on the site. The reports concluded that none existed on the site. Pursuant to the MSHCP this project is required to perform pre grading surveys.

Mitigation: The project has been conditioned to perform a burrowing owl survey 30 days prior to grading and a California Gnatcatcher nesting survey for any grading permit issued between March 1 and August 15. (COA 60.EPD.01, 60.EPD.02)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check Process and the Environmental Programs Department.

CULTURAL RESOURCES Would the project

7. Historic Resources	☐	☐	☒	☐
a) Alter or destroy an historic site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source: RCIP Figure OS-7 "Historic Resources", site visit, Project Application Materials, PDA No. 3167 and 3515

Findings of Fact: A cultural resources report was prepared for the previous overlying project (TR30807) project by CRM Tech. dated April 25, 2003. The report did not find any historical resources to exist on the site. A follow up study was prepared for TR33145 and confirmed the same results.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

8. Archaeological Resources	☐	☒	☐	☐
a) Alter or destroy an archaeological site.	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including	☐	☒	☐	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
those interred outside of formal cemeteries?				
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: RCIP Figure OS-6 "Archaeological Sensitivity", Project Application Materials, PDA No. 3167 and 3515

Findings of Fact: A cultural resources report was prepared for the previous overlying project (TR30807) project by CRM Tech. dated April 25, 2003. The report concluded that ten archaeological resources, primarily bedrock milling features, were located on the site. TR33145, a smaller part of TR30807, contained none of the resources within its boundaries. The follow up report confirmed these findings and stated that the potential for uncovering resources during grading was moderate to high.

Mitigation: The project has been conditioned to retain a qualified archaeologist for consultation during grading activities and for a tribal monitor to be present during grading. (COA 60.PLANNING.01 and 60.PLANNING.24)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check Process.

9. Paleontological Resources	☐	☒	☐	☐
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				

Source: RCIP Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The project site is located within a High B paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is moderate to high.

Mitigation: The project has been conditioned to retain a qualified paleontologist for consultation during grading activities. COA (60.PLANNING.02)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check Process.

GEOLOGY AND SOILS

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Land Use Suitability Ratings

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked.

NA - Not Applicable

S - Generally Suitable

PS - Provisionally Suitable

U - Generally Unsuitable

R - Restricted

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

☐	☐	☐	☒
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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?

A-P Zones NA ☒ PS ☐ U ☐ R ☐

CFH Zones NA ☒ PS ☐ U ☐ R ☐

Source: RCIP Figure S-2 "Earthquake Fault Study Zones", Geologist Comments, GEO No. 1141

Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone. The Riverside County Geologist has reviewed the project proposal and has deemed it designed to protect the public health, safety, and welfare.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

11. Liquefaction Potential Zone

☐	☒	☐	☐
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Seismic-related ground failure, including liquefaction?

NA ☐ S ☒ PS ☐ U ☐ R ☐

Source: RCIP Figure S-3 "Generalized Liquefaction", GEO No. 1141

Findings of Fact: County Geologic Report (GEO) No. 1141 was prepared for TR30807 by EnGEN Corporation, dated December 12, 2001. From borings conducted on the site the report found that there is a slight to low potential for liquefaction to occur on the project site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: The report concluded that the removal of older alluvium to bedrock or to a depth of 5 feet below the existing grade will mitigate the potential for liquefaction to less than significant. (COA 10.PLANNING.03)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check Process.

12. Ground-shaking Zone

Strong seismic ground shaking?

NA ☐ S ☒ PS ☐ U ☐ R ☐

Source: RCIP Figure S-18 "Inventory of Hazardous Materials"

Findings of Fact: There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. Uniform Building Code (UBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As UBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: None

Monitoring: None

13. Landslide Risk

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?

NA ☒ S ☐ PS ☐ U ☐ R ☐

Source: On-site Inspection, RCIP Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact: The project site is located in an area that is relatively flat. Minimum elevation on the site is 1447 ft. and maximum elevation is 1473 ft. across the 34.16-acre site.

Mitigation: None.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None

14. Ground Subsidence

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

Source: Resolution No. 94-125, RCIP Figure S-7 "Documented Subsidence Areas"

Findings of Fact: The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. Uniform Building Code (UBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As UBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

15. Other Geologic Hazards

☐	☐	☐	☒
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Such as seiche, mudflow or volcanic hazard?

Source: Site visit, Project Application, GEO No. 1141

Findings of Fact: The County Geological Report (GEO No. 1141) did not find any evidence that the project site is subject to any further geological hazard such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Would the project:

16. Slopes

☐	☐	☒	☐
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a) Change topography or ground surface relief features?

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

☐	☐	☐	☒
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c) Result in grading that affects or negates subsurface sewage disposal systems?

☐	☐	☐	☒
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Source: Riv. Co. 800 Scale Slope Maps

Findings of Fact: The project area is relatively flat and will not require an extensive amount of grading. Grading will not negate or affect subsurface sewage disposal systems. Furthermore, the design and safety of proposed slopes has been reviewed the Building and Safety-Grading Division, the Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

Mitigation: None

Monitoring: None

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?

☐	☐	☒	☐
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b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

☐	☐	☐	☒
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit

Findings of Fact: The Riverside County Geologist and the Building and Safety Department-Grading Division have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding soils that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. The project proposal will result in the loss of topsoil but at less than significant levels.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

18. Erosion

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

☐	☐	☒	☐
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b) Result in any increase in water erosion either on or off site?

☐	☐	☒	☐
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact: The Riverside County Flood Control department has reviewed and deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Mitigation: None

Monitoring: None

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

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

Source: RCIP Figure S-8 "Wind Erosion Susceptibility Map", Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site lies within an area of high wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping.

Mitigation: This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval. COA (10.BS GRADE.09)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check Process.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

☐	☐	☒	☐
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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

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Project materials, GEO No. 1384

Findings of Fact: The project does not 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. It will also not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project will have no impact on emitting, or handling hazardous waste within one-quarter of an existing or proposed school. The project is not located on a list of hazardous materials sites.

The proposed subdivision will not create or require the transport of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc; but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard. Therefore, hazard material impacts are less than significant.

The Department of Environment Health-Hazardous Materials Division has reviewed the project and deemed the project proposal to be designed to protect the health, safety, and general welfare of the public.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Airports	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: RCIP Figure S-19 "Airport Locations"

Findings of Fact: The project site is not located within the vicinity of any public or private airport.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

22. Hazardous Fire Area	☐	☐	☐	☒
Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

Source: RCIP Figure S-11 "Wildfire Susceptibility", Riverside GIS

Findings of Fact: The project site is not located within a high fire area. Furthermore, the Riverside County Fire Department has reviewed the project and deemed the project proposal to be designed to protect the health, safety, and general welfare of the public.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

☐ ☐ ☒ ☐

b) Violate any water quality standards or waste discharge requirements?

☐ ☐ ☒ ☐

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

☐ ☐ ☒ ☐

d) 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?

☐ ☐ ☒ ☐

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐ ☐ ☐ ☒

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐ ☐ ☐ ☒

g) Otherwise substantially degrade water quality?

☐ ☐ ☒ ☐

Source: Riverside County Flood Control District Flood Hazard Report.

Findings of Fact: The project is not located within a 100- or 500-year flood zone. The Riverside County Flood Control District has reviewed and deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Compliance with the NPDES and BMP's will ensure water quality impacts created by the project proposal are reduced to a level of less than significant. All projects are subject to these requirements, which are not considered mitigation for CEQA implementation purposes.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project proposes to drain the project via the storm drain system proposed by the Specific Plan master drainage plan to Salt Creek to the north. The project is located within the boundaries of the Salt Creek Channel, Winchester/North Hemet Area Drainage Plan for which drainage fees have been established. (COA 10.FLOOD RI.02)

Mitigation: No mitigation required.

Monitoring: No monitoring required.

24. Floodplains

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

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☒	☐
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☒	☐

Source: RCIP Figure S-9 "100- and 500-Year Flood Hazard Zones", Figure S-10 "Dam Failure Inundation Zone". Riverside County Flood Control District Flood Hazard Report

Findings of Fact: The project will alter the existing pattern of drainage on the site at a less than significant level and will direct onsite flow into drainage facilities. The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site, but at a less than significant level. The project area is not located within a dam inundation area. The project will affect the amount of surface water in the flood control facilities served by this project due to the expedited flow of water off the site, but at a less than significant level.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING Would the project				
25. Land Use	☐	☐	☒	☐
a) Result in a substantial alteration of the present or planned land use of an area?	☐	☐	☒	☐
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source: RCIP, GIS, Project Materials

Findings of Fact: The proposed use is compliant with the current land use of High Density Residential (HDR) designation in the Harvest Valley/Winchester Area Plan. The project site is not located within a city sphere of influence.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

26. Planning	☐	☐	☐	☒
a) Be consistent with the site's existing or proposed zoning?	☐	☐	☐	☒
b) Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☐	☒
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☒	☐

Source: RCIP Land Use Element, Staff review, GIS

Findings of Fact: The tentative tract map is consistent with the existing zoning of SP 293 PA 43 and RCIP land use designations of High Density Residential (HDR). The surrounding area is primarily vacant, therefore would be compatible with the surrounding land uses or not disrupt an existing community. Less than significant impacts to established communities would occur, as the proposal is consistent with the surrounding existing densities in the vicinity.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project is located within the Highway 79 Policy Area, which dictates that proposed residential projects must have a reduced density of 9% less than the midpoint of the allowable density range. This project site was designated as a remainder parcel as part of Tentative Tract Map No. 30807 (TR30807). TR30807 proposed 584 residential lots which was 172 units below the allowable density per the Highway 79 Policy Area. TR33145 proposes 378 units, which alone is 63 units over the allowable number of units. The Planning Department has allowed that the unrealized allowed units from TR30807 be transferred to TR33145 to make it compliant with the Highway 79 Policy area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

27. Mineral Resources

a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

☐ ☐ ☐ ☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐ ☐ ☐ ☒

Source: RCIP Figure OS-5 "Mineral Resources"

Findings of Fact: The project site is located in an area where the available geologic information shows that mineral deposits are likely to exist, however the significance has not been determined. No abandoned, existing, or proposed quarries or mines are within the immediate project vicinity and current RCIP land uses preclude mining in the area.

Mitigation: None

Monitoring: None

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

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

28. Airport Noise

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: RCIP Figure S-19 "Airport Locations", County of Riverside Airport Facilities Map

Findings of Fact: The proposed project is not located within the vicinity of any public or private airports.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2002 Edition, Site Visit

Findings of Fact: There are no railroad tracks in the vicinity of this project site.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

30. Highway Noise

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NA ☐ A ☒ B ☐ C ☐ D ☐				

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact: The proposed project is not located near any highways that may affect this project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

31. Other Noise	☐	☐	☐	☒
NA ☒ A ☐ B ☐ C ☐ D ☐				

Source: Project description and materials

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

32. Noise Effects on or by the Project	☐	☐	☒	☐
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒

Source: Project materials and description, acoustical study.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels.

The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazards, the maximum capacity design standard (average daily trips) for highways and major roads shall be used for determining the maximum future noise level." An average daily traffic (ADT) capacity of 43,100 is assumed for Newport Road as a "Urban Arterial" (6 lanes) and an average daily traffic (ADT) capacity of 10,400 is assumed for "Loop Street" as a "Collector" roadway (2 lanes) as quoted from the "Harvest Valley/Winchester Area Plan Circulation Map (Figure 8 dated 10/7/2003). The project will be impacted from mobile vehicle noise generation from these two sources. It is estimated that 92% of all noise impacts will result from automobile traffic, 3% will result from Medium Truck traffic, and 5% will result from Heavy Truck traffic. The maximum traffic speed from both sources is 40 MPH and the distance from the center of Newport Road to the nearest building face is estimated to be 95 feet, from "Loop Street" is estimated to be 50 feet. A "hard site" assumption was conducted to model the impacts and effects of noise from these two producers at the project site. The standard residential design with windows closed provides a 20 dB attenuation. Interior calculations were based on a five (5') foot-receptor elevation inside the dwelling in the room nearest to the noise source and 14 feet above the pad for the second floor in the middle of the room nearest to the noise source.

Mitigation: The project will be required to construct an eight-foot (8') (noise barrier) masonry block wall or combination berm and block/privacy wall at the northern boundary facing Newport Road. These walls shall be erected so that the top of each wall extends at least eight (8) feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least eight (8) feet above the highest point between the homes and the road. In order to adequately address the unmitigated impacts to residential second stories, the developer must submit an additional acoustical study to be reviewed by the Department of Public Health-Industrial Hygiene Division specifically addressing mitigation measures to reduce the noise effects upon second stories of all residential buildings to below 45 Ldb. Mitigation measures shall include, but not be limited to "noise resistant windows", "increase insulation" and/or any additional measures as approved by the Department of Public Health-Industrial Hygiene Division (COA.80.PLANNING.22 and 90.PLANNING.01).

Monitoring: The conditions of approval will be monitored by the Department of Building and Safety Permit Review Process and the Department of Public Health-Industrial Hygiene Division.

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

Source: Project description and materials, GIS

Findings of Fact: There are no existing habitable residences on the site, thus the project will not displace existing housing. The site is not located in a County redevelopment area. The project could encourage additional residential development in the area, but the development would have to be consistent with the land uses designated by the General Plan, therefore, the project would not cumulatively exceed regional or local population projections.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

34. Fire Services	☐	☒	☐	☐
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Source: RCIP Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any significant affects will be mitigated by the payment of fees to the County of Riverside.

Mitigation: This project will be conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. (COA.10.PLANNING.18).

Monitoring: Riverside County's Building and Safety Department as well as the Fire Department will monitor that fire service cost mitigation is accomplished through the permitting process.

35. Sheriff Services	☐	☒	☐	☐
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Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services needed in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department.

Mitigation: This project will be conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to sheriff services. (COA.10.PLANNING.18).

Monitoring: Riverside County's Building and Safety Department as well as the Sheriff's Department will monitor that sheriff service cost mitigation is accomplished through the permitting process.

36. Schools	☐	☒	☐	☐
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Source: Hemet Unified School District

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project will have an incremental impact on the need for school services. The proposed project is located within the Hemet Unified School District. Impacts to school services will be mitigated in accordance with state law.

Mitigation: This project will be conditioned to pay School Mitigation Impact fees in order to mitigate the potential impacts on school services.
(COA 80.PLANNING.02).

Monitoring: The conditions of approval are monitored through the Department of Building and Safety Permit Review Process.

37. Libraries	☐	☒	☐	☐
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Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities.

Mitigation: This project will be conditioned to comply with County Ordinance No. 659 in order to mitigate the potential impacts to library services. (COA 10.PLANNING.18)

Monitoring: Riverside County's Building and Safety Department and the County Library System will monitor that library services cost mitigation is accomplished through the permitting process.

38. Health Services	☐	☐	☒	☐
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Source: RCIP

Findings of Fact: The use of the proposed 34.16-acre parcel would cause an incremental impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. As such, no mitigation is necessary.

Mitigation: None required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: None required.

RECREATION

39. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

☐ ☐ ☒ ☐

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐ ☐ ☒ ☐

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

☐ ☐ ☒ ☐

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact: The project does include recreational facilities for residents of the project. The project is expected to incrementally increase the use of surrounding parks and recreational areas. The project has been conditioned to construct certain parks within the Specific Plan at certain building permits being issued in order to guarantee the proper acreage of parks is provided for the Specific Plan. The project will be required to pay Quimby fees. Since Quimby Fee payment or parkland dedication is standard on all residential development it is not considered mitigation for CEQA implementation services. (COA 50.PLANNING.13, 90.PLANNING.06, 100.PLANNING.01, 100.PLANNING.02, 100.PLANNING.03, 100.PLANNING.04, 100.PLANNING.05, 100.PLANNING.06, 100.PLANNING.07, 100.PLANNING.08, 100.PLANNING.09,)

Mitigation: None

Monitoring: None

40. Recreational Trails

☐ ☐ ☒ ☐

Source: Riv. Co. 800 Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: No designated trails are located within the project or adjacent to the project site.

Mitigation: None

Monitoring: None

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

☐ ☐ ☒ ☐

b) Result in inadequate parking capacity?

☐ ☐ ☒ ☐

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

☐ ☐ ☒ ☐

d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐ ☐ ☐ ☒

e) Alter waterborne, rail or air traffic?

☐ ☐ ☐ ☒

f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

☐ ☐ ☐ ☒

g) Cause an effect upon, or a need for new or altered maintenance of roads?

☐ ☐ ☒ ☐

h) Cause an effect upon circulation during the project's construction?

☐ ☐ ☒ ☐

i) Result in inadequate emergency access or access to nearby uses?

☐ ☐ ☒ ☐

j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

☐ ☐ ☒ ☐

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project will generate traffic to the area and regional transportation system. Newport Road is designated by the County General Plan as an Urban Arterial (152' right-of-way, four lanes). As an Urban Arterial, Newport Road is designed to carry 48,500 average daily trips (ADT) as a Service Level D roadway. "Loop Street" is designated by the County General Plan as a Collector (83' right-of-way, two lanes). As a Collector, "Loop Street" is designed to carry 11,700 average daily trips (ADT) as a Service Level D roadway. Newport Road and "Loop Street" will have the capacity to handle the vehicles generated by the project without impacting the service level of the roadway. There may be temporary traffic delays during street improvements for Newport Road and "Loop Street", but the delays will cease upon completion of construction. The project is not anticipated to have any significant traffic or circulation impacts. The project has been conditioned for dedication and improvements to Newport Road and "Loop Street", which are standard to all schedule "A" tract maps as established by Ordinance 460. These standard requirements are not considered mitigation for CEQA implementation purposes. The Riverside County Transportation Department did require a Traffic Study for the project proposal and deemed the project as designed to protect public health, safety, and welfare. Adequate parking will be provided on-site as required by the parking code for residential use.

Mitigation: None required.

Monitoring: None required

42. Bike Trails	☐	☐	☐	☒
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Source: RCIP

Findings of Fact: The project is not located near a bike trail.

Mitigation: None required.

Monitoring: None required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water	☐	☐	☒	☐
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☒	☐
b) Have sufficient water supplies available to	☐	☐	☒	☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review, Staff Review, application materials, Eastern Municipal Water District (EMWD)

Findings of Fact: The project will be served by Eastern Municipal Water District with existing water facilities pursuant to the arrangement of financial agreements. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: None

Monitoring: None

44. Sewer

☐ ☐ ☒ ☐

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

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

☐ ☐ ☒ ☐

Source: Department of Environmental Health Review, Eastern Municipal Water District.

Findings of Fact: Eastern Municipal Water District (EMWD) will serve the project with existing sewer facilities pursuant to the arrangement of financial agreements. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

Mitigation: None

Monitoring: None

45. Solid Waste

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	☐	☐	☒	☐

Source: RCIP, Riverside County Waste Management

Findings of Fact: The project will be served by Riverside County Waste Management Department with solid waste removal pursuant to the arrangement of financial agreements. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

46. Utilities

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

a) Electricity?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☒	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☐	☐	☒	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☒	☐

Source: RCIP

Findings of Fact: Letters to the applicable servicing entities did not elicit any responses indicating that the proposed project would require substantial new facilities or expand facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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OTHER

47. Other: ☐ ☐ ☐ ☐

Source: Staff Review

Findings of Fact: No other impacts have been identified.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

OTHER

48. Other: ☐ ☐ ☐ ☐

Source: Staff review.

Findings of Fact: No other impacts have been identified.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

OTHER

49. Other: ☐ ☐ ☐ ☐

Source: Staff review.

Findings of Fact: No other impacts have been identified.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Application materials

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

51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

☐ ☐ ☐ ☒

Source: Staff review, Project application

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

☐ ☐ ☐ ☒

Source: Staff review, project application

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

53. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

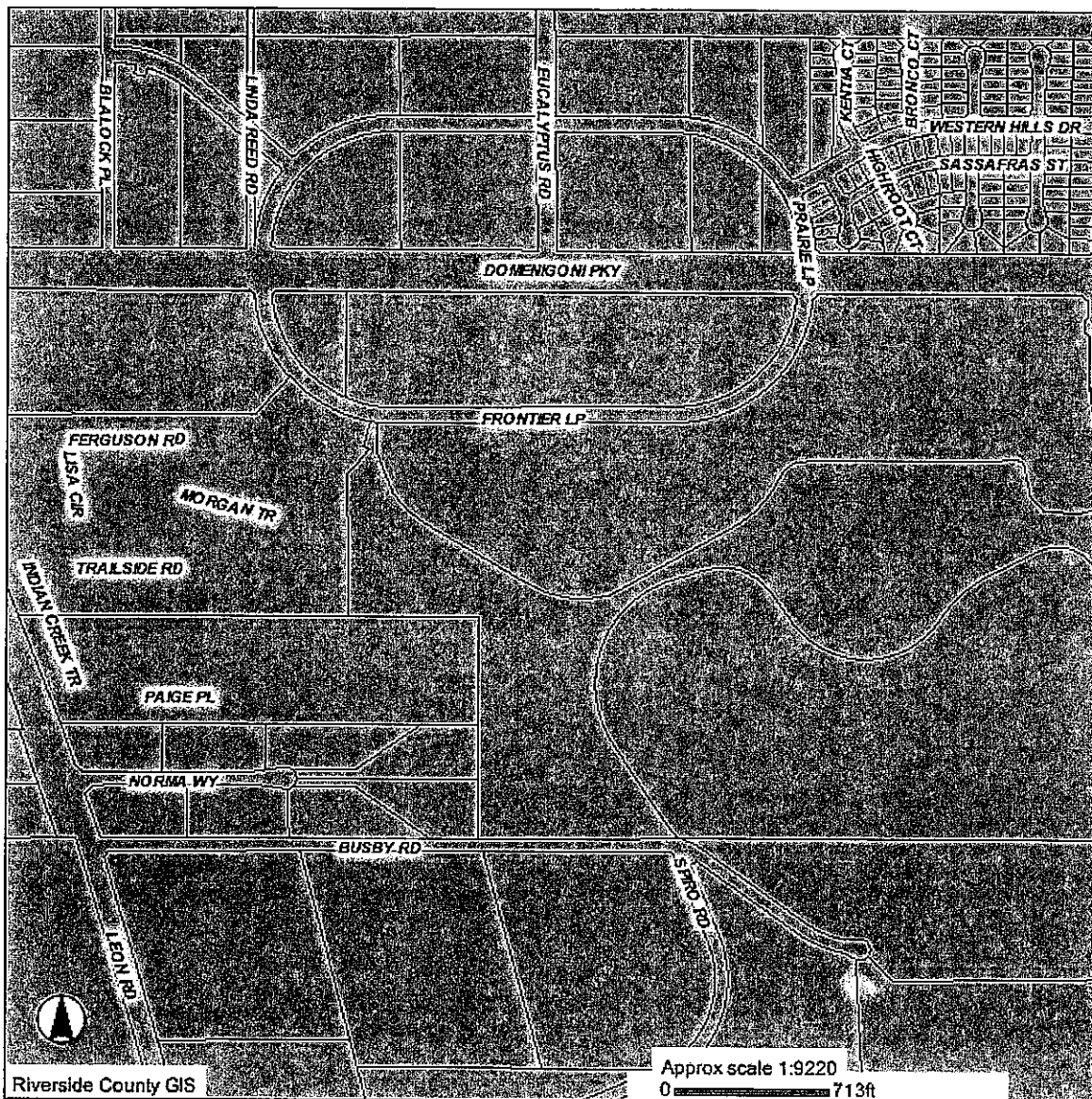
RCIP: Riverside County Integrated Project

EIR No. 380 for SP 293

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

Location:	Address:
Planning	County of Riverside Planning Department 4080 Lemon Street Riverside, CA 92502

AREA PLAN- TR33145



AREA PLAN

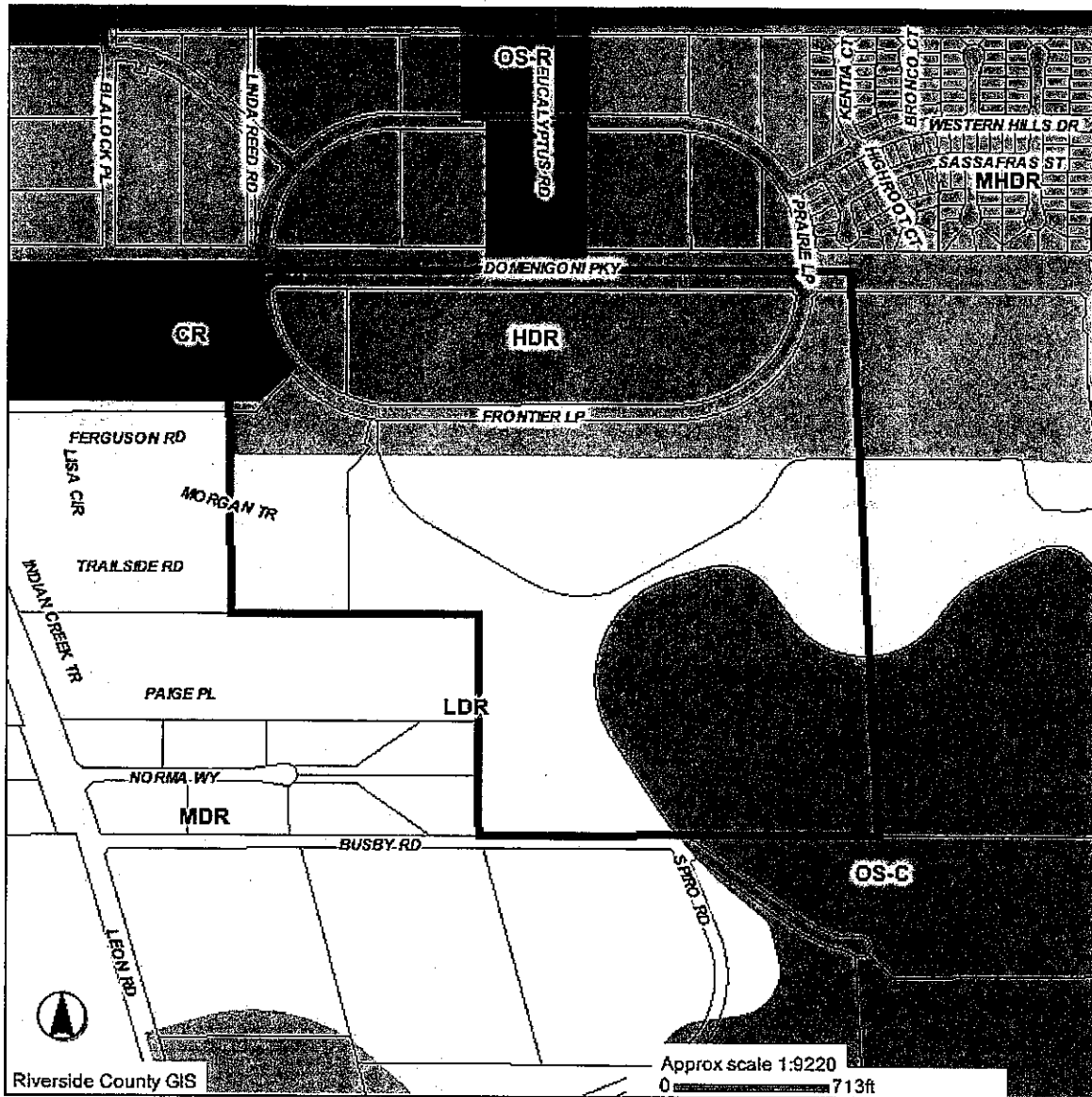


IMPORTANT

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LANDUSE- TR33145



LANDUSE

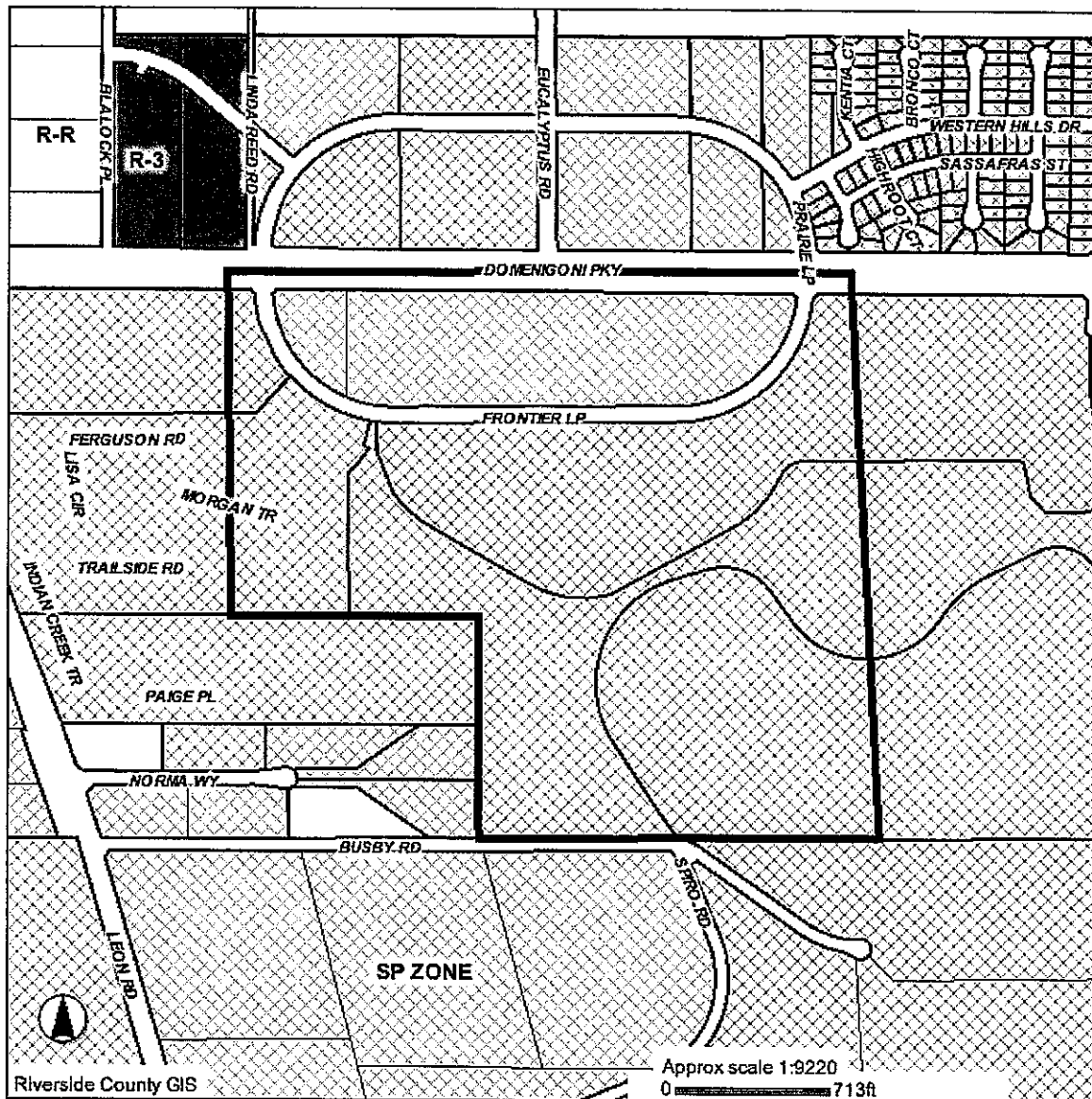
PARCELS	CR - COMMERCIAL RETAIL	HDR - HIGH DENSITY RESIDENTIAL	LDR - LOW DENSITY RESIDENTIAL
MDR - MEDIUM DENSITY RESIDENTIAL	MHDR - MEDIUM HIGH DENSITY RESIDENTIAL	OS-C - CONSERVATION	OS-R - OPEN SPACE RECREATION
CITIES	CITY BOUNDARY		

IMPORTANT

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ZONING - TR33145



ZONING

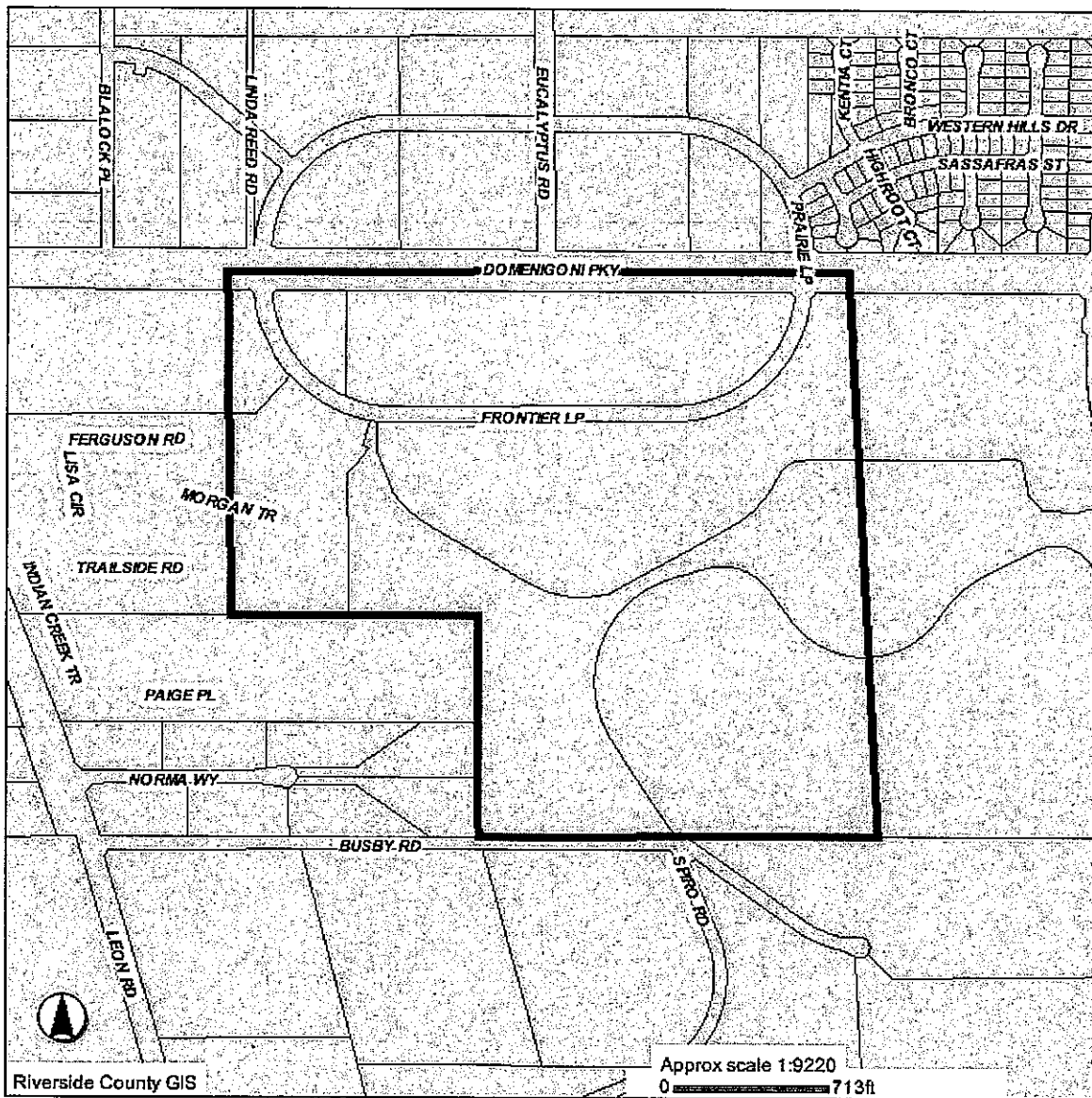
 PARCELS	 ZONING BOUNDARY	 R-3	 R-R
 SP ZONE	 CITY BOUNDARY		

IMPORTANT

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ZONING DISTRICTS- TR33145



ZONING DISTRICTS

 PARCELS

 WINCHESTER AREA

 CITY BOUNDARY

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

REPORT PRINTED ON...Wed May 14 11:17:44 2008

BARRATT
AMERICAN

PLAN 1

2 Bed / 2.5 Bath
1,392 S.F.

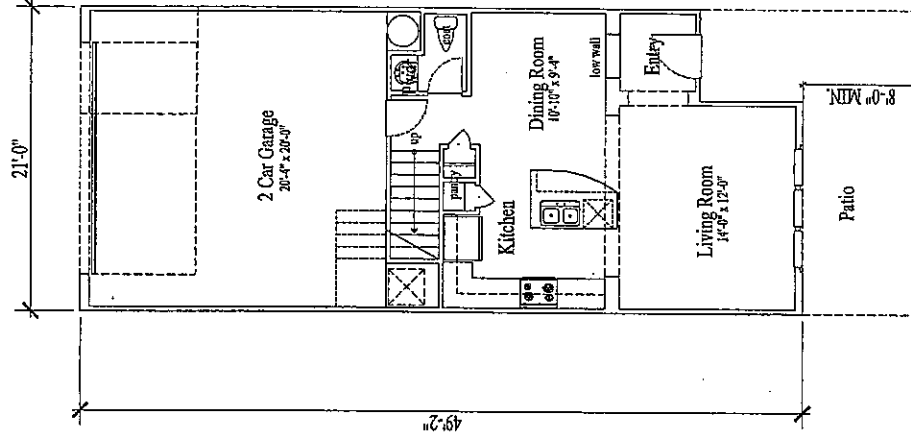
Scale: 1/4" = 1'-0"

Meeker + Partners

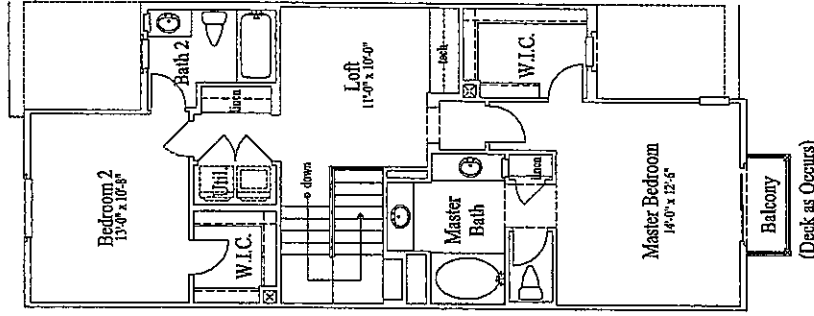
1001 17th Street, Suite 100
San Francisco, CA 94103
415.774.1100
www.meekerpartners.com

04043 M APRIL 29 05

AI



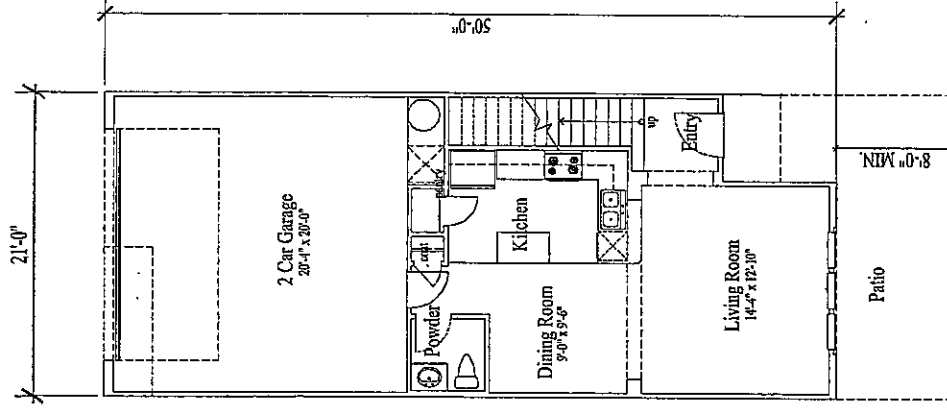
FIRST FLOOR



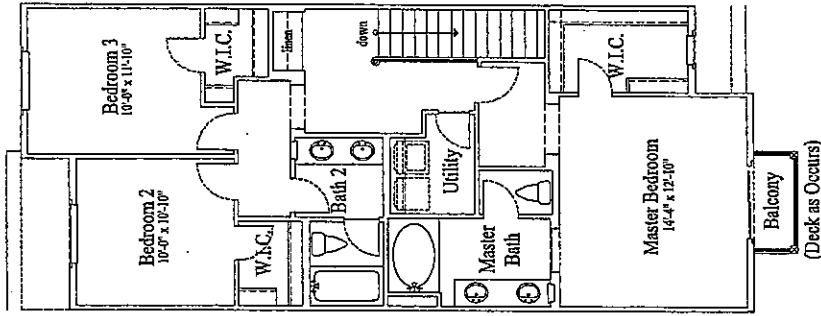
SECOND FLOOR

MENIFFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA



FIRST FLOOR



SECOND FLOOR

MENIFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA

BARRATT
AMERICAN

PLAN 3

3 Bed / 2.5 Bath
1,619 S.F.

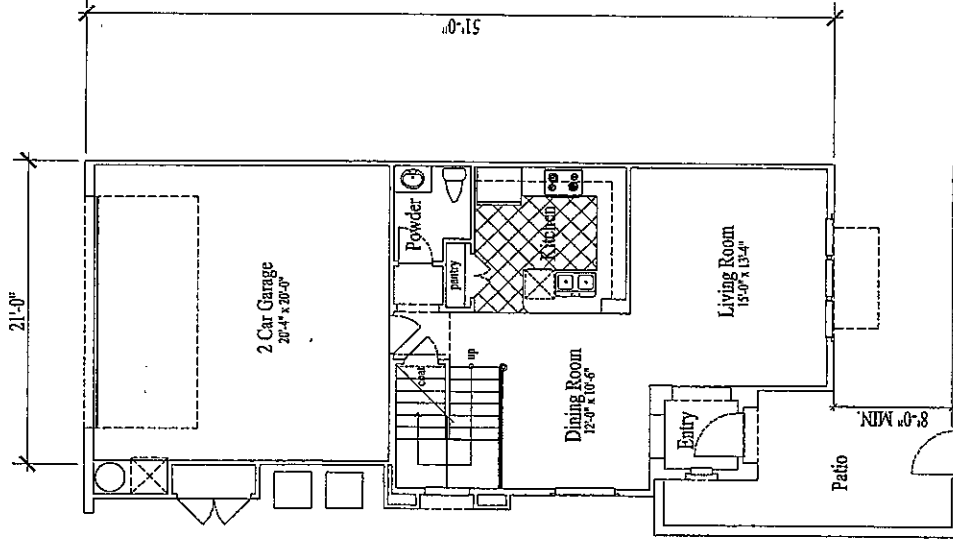
Scale: 1/4" = 1'-0"

Menke + Partners

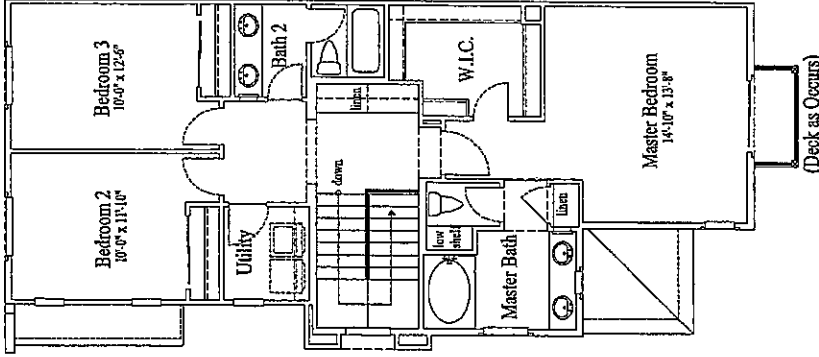
Architectural Firm
10000 E. 1st Ave., Suite 200
Denver, CO 80231
(303) 733-1111
www.menke.com

04043 M APRIL 29/05

A3



FIRST FLOOR



SECOND FLOOR

MENIFFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA

BARRATT
AMERICAN

PLAN 4

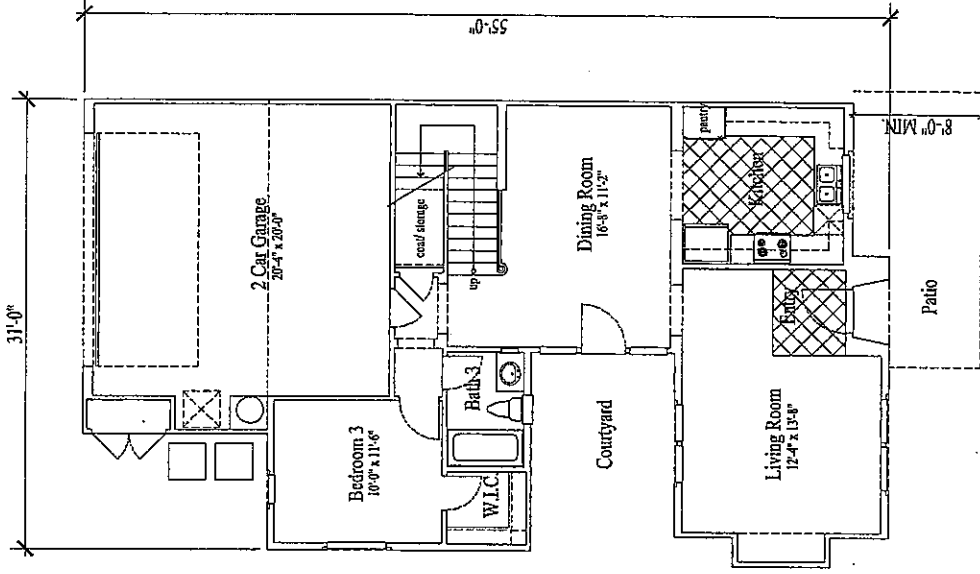
3 Bedroom/3 Bath
1,825 S.F.

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

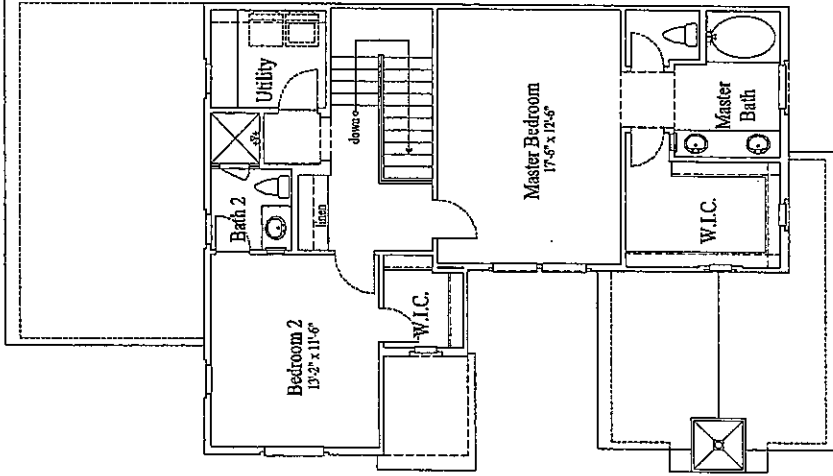
Marks + Partners
ARCHITECTS
10000 WILSON BLVD., SUITE 100
DALLAS, TEXAS 75243
(214) 343-1000
WWW.MARKSPARTNERS.COM

64043 M APRIL 29, 05

A4



FIRST FLOOR



SECOND FLOOR

MENIFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA

BARRATT
AMERICAN

BUILDING A
TOWNHOUSE
FLOOR PLANS

Scale: 1/8" = 1'-0"

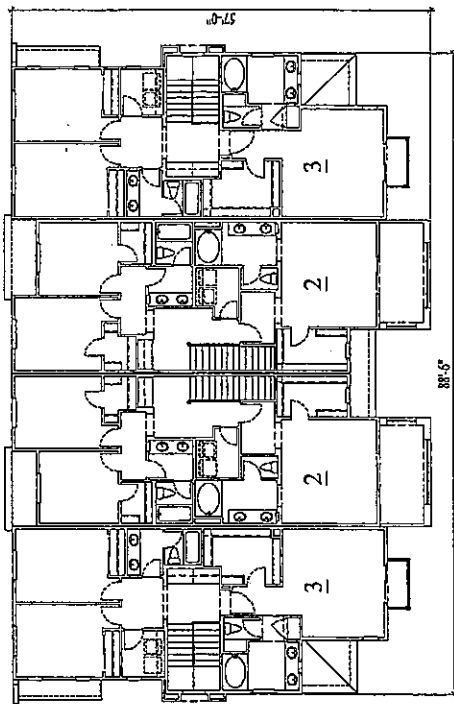
Muske + Partners

5001 W. 10th Street, Suite 200
Los Angeles, CA 90024
Tel: (213) 480-1000
Fax: (213) 480-1001

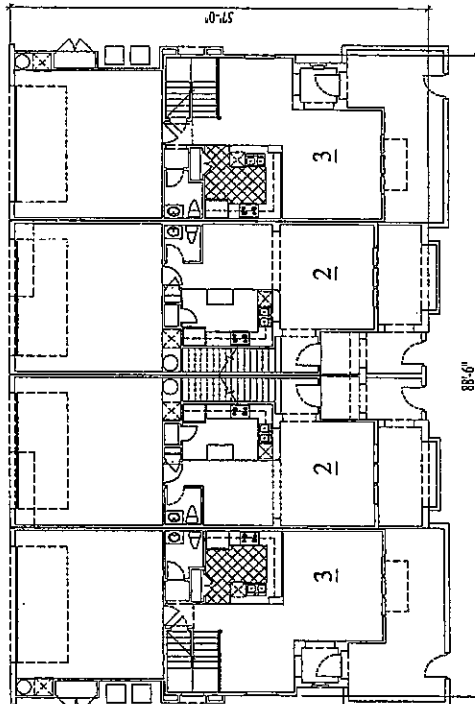
04043 M APRIL 29/05

A5

SECOND FLOOR



FIRST FLOOR



MENIFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA

Material Key:

- ① Concrete S/Tile Roof
- ② 7/8" Concrete Plaster with Light Lace Finish
- ③ Stucco on Faux Trim
- ④ Dovetailed Shutters
- ⑤ Wrought Iron Railing
- ⑥ Wood Post
- ⑦ Wood Post Shaft
- ⑧ Sectional Garage Door
- ⑨ Stone Veneer

* Refer to "Style Details" sheet A17 for additional information

BARRATT
AMERICAN

BUILDING A
TOWNHOUSE
ELEVATIONS

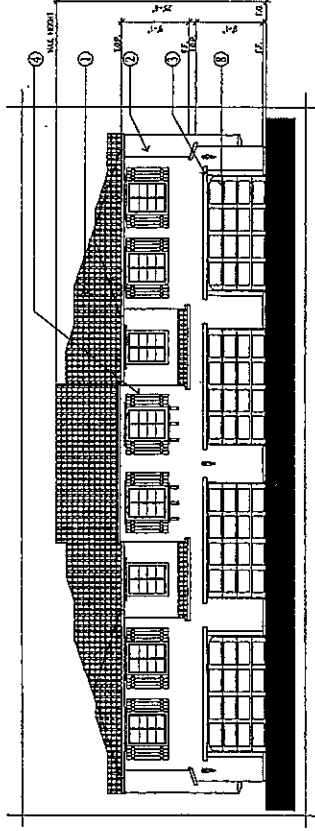
Scale: 1/8" = 1'-0"

Meeker + Partners

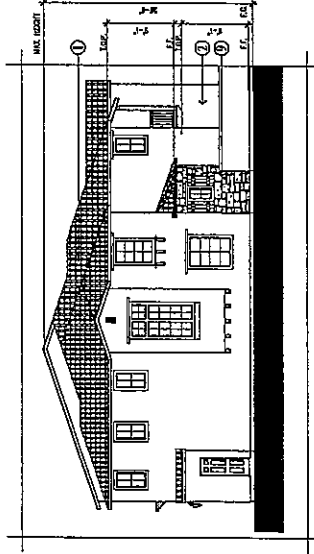
MEERK + PARTNERS
ARCHITECTS
1000 AVENUE 44
SANTA ANA, CALIFORNIA 92701
(714) 241-1111

0403 M APRIL 29, 05

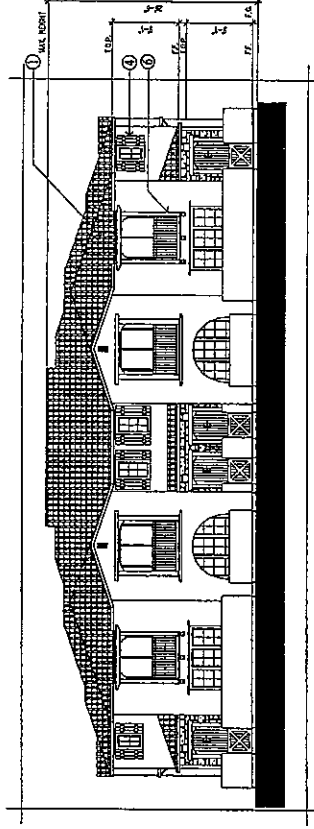
A6



Garage Elevation



End Elevation (Typical)



Front Elevation

MENIFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA

BARRATT
AMERICAN

BUILDING B
TOWNHOUSE
FLOOR PLANS

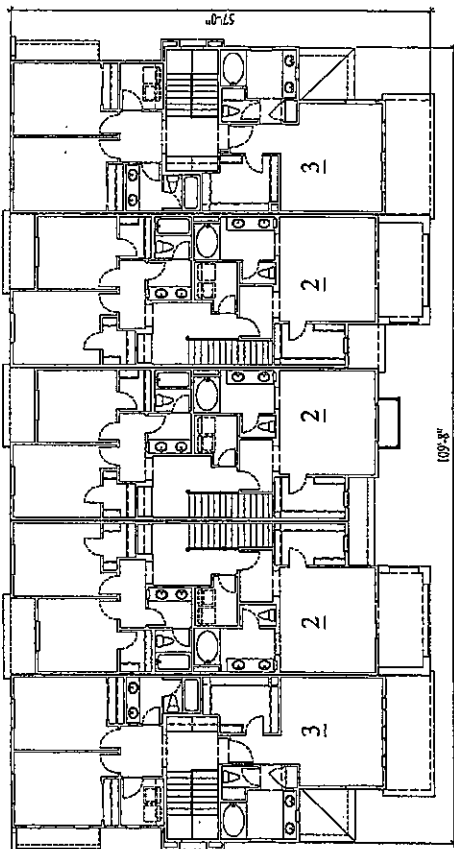
Scale: 1/8" = 1'-0"

Meeks + Partners

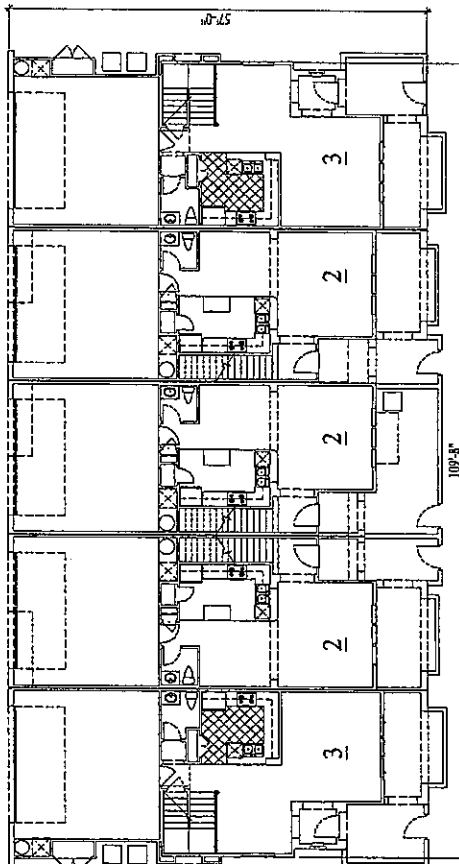
DATE OF THIS PLAN, AND THE
DATE OF THE PREVIOUS EDITION
SHOWN IN THE TITLE BLOCK
04043 M APRIL 29/05

A7

SECOND FLOOR



FIRST FLOOR



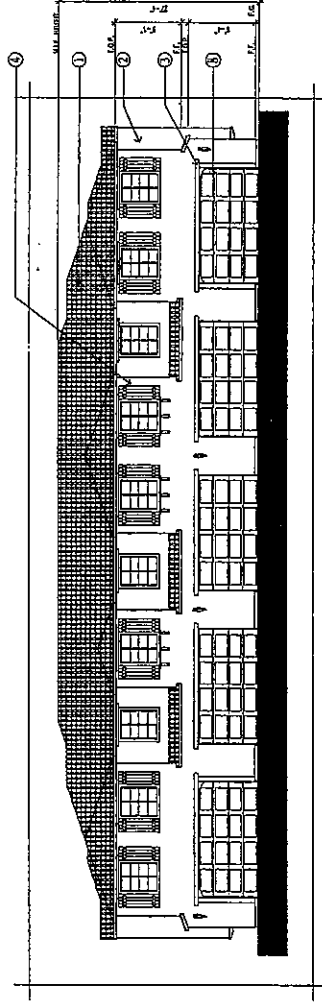
MENIFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA

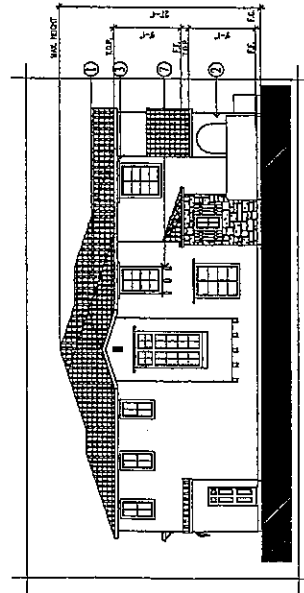
Material Key:

- ① Concrete 3" Tile Roof
- ② 7/8" Concrete Plaster with
Light Lace Finish
- ③ Stucco on Foam Trim
- ④ Decorative Shutters
- ⑤ Wrought Iron Railing
- ⑥ Wood Post
- ⑦ Wood Pail Shelf
- ⑧ Sectional Garage Door
- ⑨ Stone Veneer

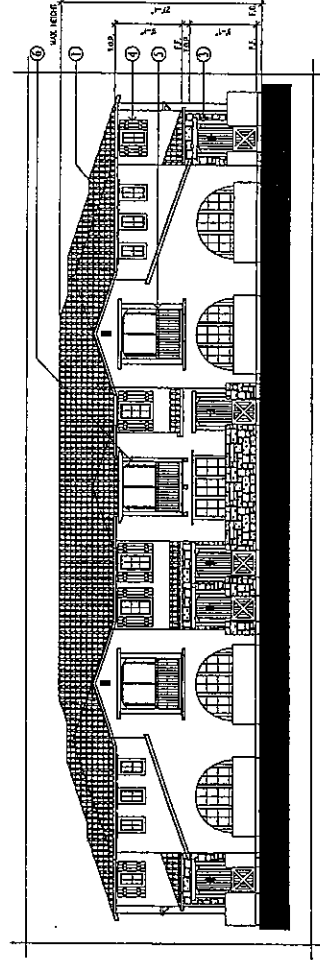
* Refer to "Style Details" sheet A17
for additional information



Garage Elevation



End Elevation (Typical)



Front Elevation

**BUILDING B
TOWNHOUSE
ELEVATIONS**

Scale: 1/8" = 1'-0"

MENIFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA

Meeks + Partners

1001 W. 9TH STREET, SUITE 200
P.O. BOX 10000, RIVERSIDE, CA 92506
PH: (951) 514-1000 FAX: (951) 514-1001
WWW.MEKS.COM

64043 M APRIL 29, 05

BARRATT
AMERICAN

BUILDING C
TOWNHOUSE
FLOOR PLANS

Scale: 1/8" = 1'-0"

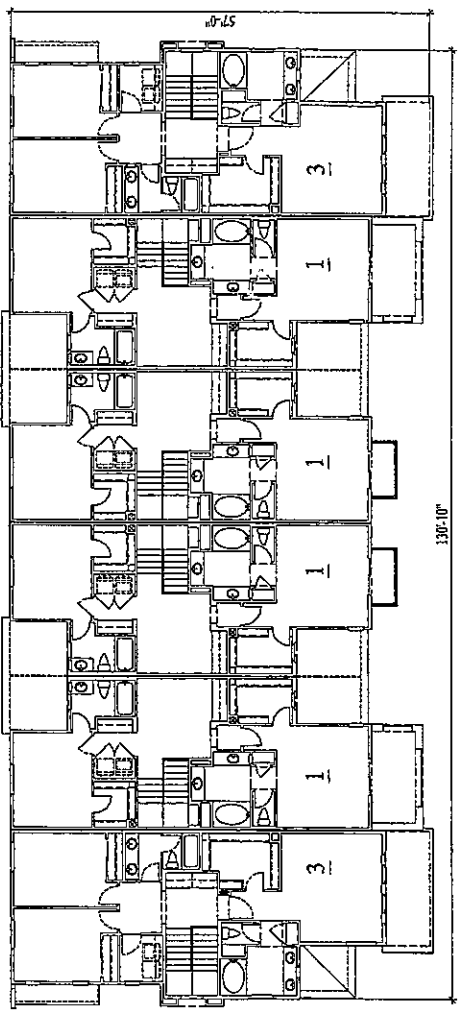
Meeks + Partners

These drawings were prepared by Meeks + Partners, a professional architectural firm, for the purpose of illustrating the proposed design of the project.

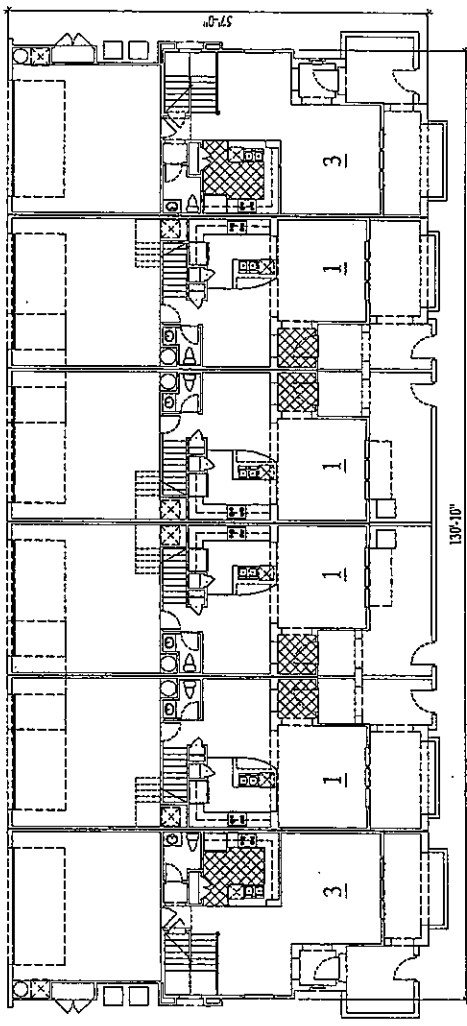
04043 M APRIL 29, 05

A9

SECOND FLOOR



FIRST FLOOR



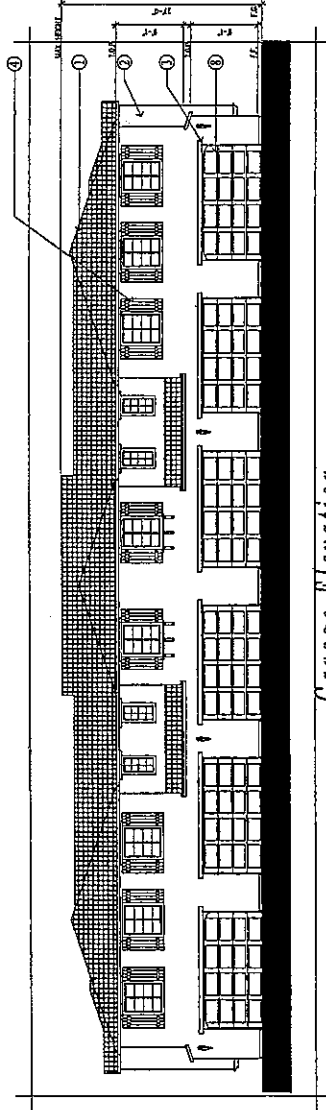
MENIFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA

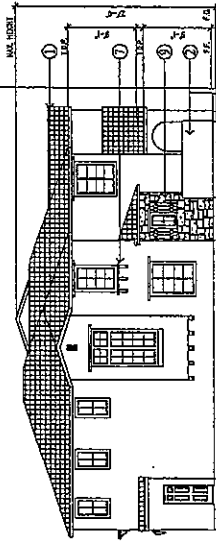
Material Key:

- ① Concrete 'S' Tile Roof
- ② 7/8" Cement Plaster with Light Lace Finish
- ③ Shingles on Tensar Trim
- ④ Decorative Shutters
- ⑤ Wrought Iron Railing
- ⑥ Wood Post
- ⑦ Wood Post Shelf
- ⑧ Sectional Garage Door
- ⑨ Stone Veneer

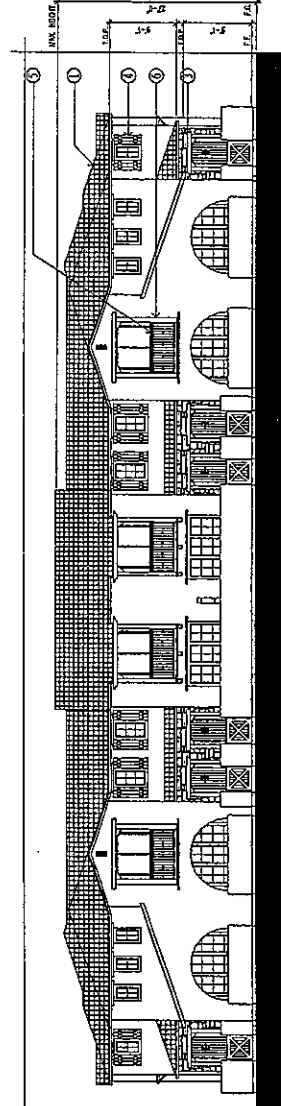
* Refer to "Style Details" sheet A17 for additional information



Garage Elevation



End Elevation (Typical)



Front Elevation

**BARRATT
AMERICAN**

**BUILDING C
TOWNHOUSE
ELEVATIONS**

Scale: 1/8" = 1'-0"

Rebels + Partners

10000 10th Street, Suite 100
Riverside, CA 92504
Tel: 951.514.1000
Fax: 951.514.1001
www.rebels.com

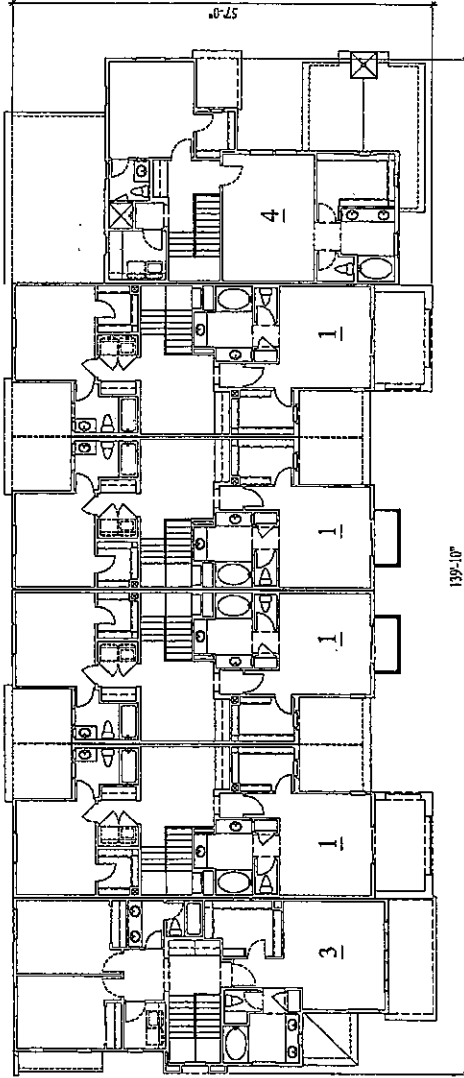
04043 M APRIL 29.05

A10

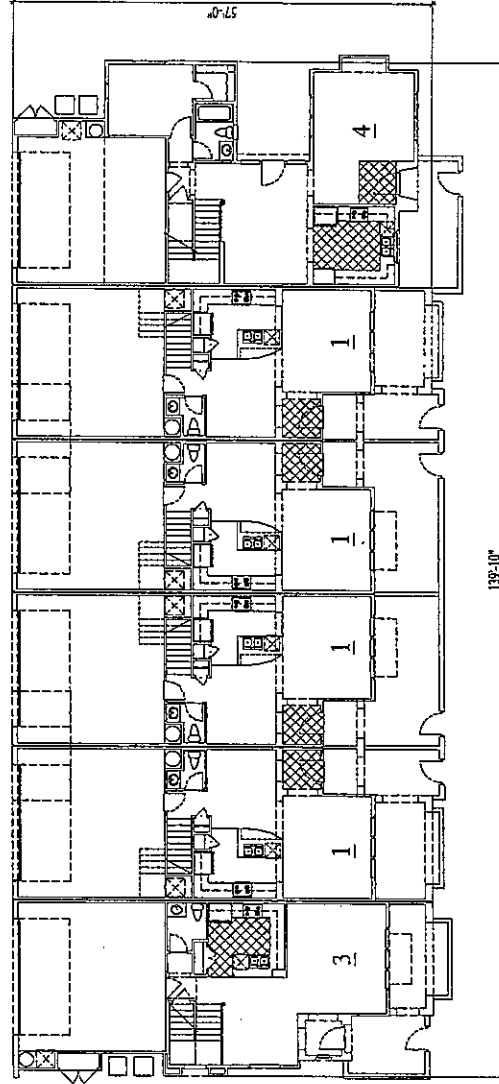
MENIFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA

SECOND FLOOR



FIRST FLOOR



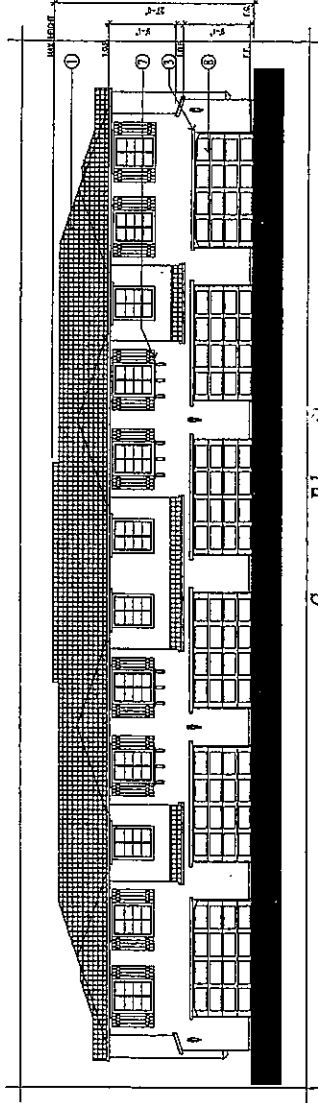
MENIFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA

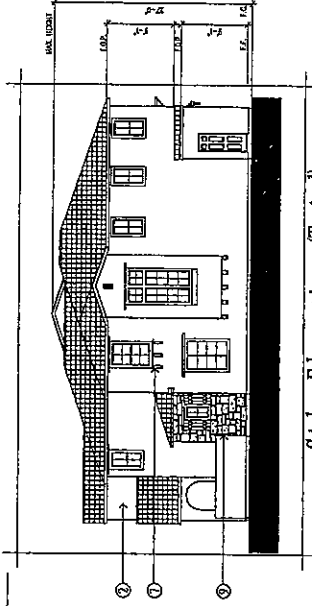
Material Key:

- ① Concrete "T" Tile Roof
- ② 7/8" Concrete Plaster with Light Lace Finish
- ③ Stucco on Foam Trim
- ④ Decorative Shutters
- ⑤ Wrought Iron Railing
- ⑥ Wood Post
- ⑦ Wood Post Shaft
- ⑧ Sectional Garage Door
- ⑨ Stone Veneer

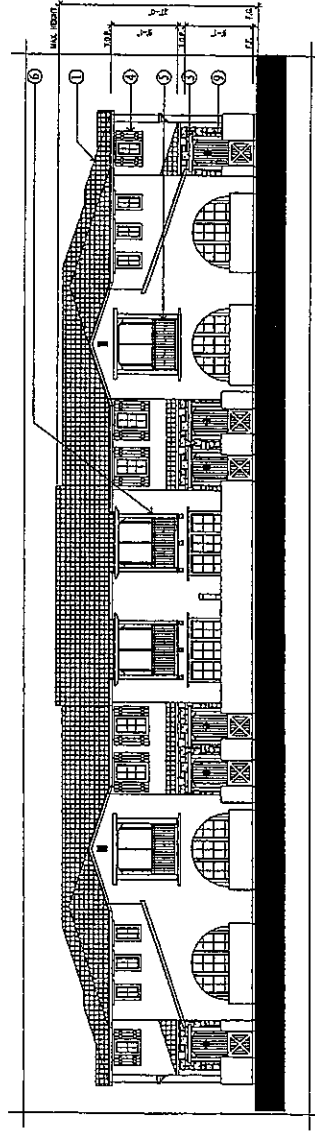
* Refer to "Style Details" sheet A17 for additional information



Garage Elevation



Side Elevation (Typical)



Front Elevation

**BARRATT
AMERICAN**

**BUILDING D
TOWNHOUSE
ELEVATIONS**

Scale: 1/8" = 1'-0"

Meeks + Partners

10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: 310.274.1111
Fax: 310.274.1112
www.meeks.com

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A12

MENIFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA

BARRATT
AMERICAN

BUILDING E
TOWNHOUSE
FLOOR PLANS

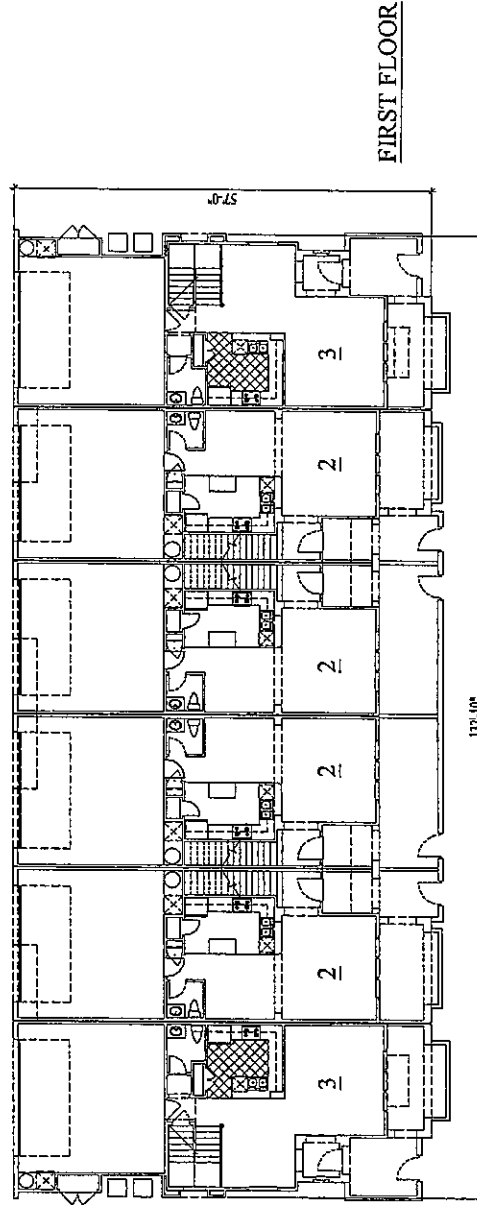
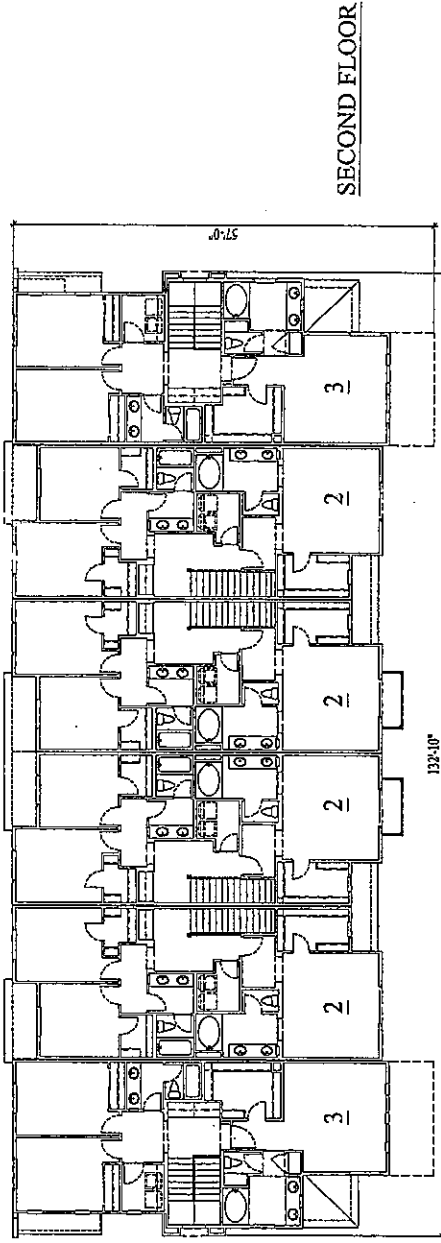
Scale: 1/8" = 1'-0"

Meeks + Partners

1001 W. 10TH AVE., SUITE 200
DENVER, CO 80202
TEL: 303.733.1111
WWW.MEKS.COM

060414 APRIL 29, 05

A13



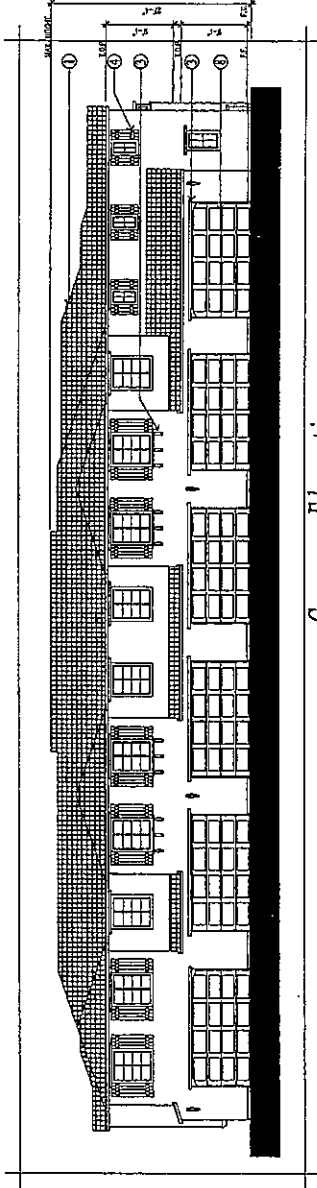
MENIFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA

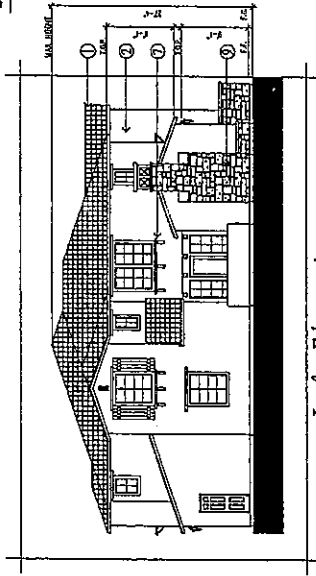
Material Key:

- ① Concrete Tilt-Up Roof
- ② 75" Cement Plaster with Light Lace Finish
- ③ Shingles on Foam Tins
- ④ Decorative Shutters
- ⑤ Wrought Iron Railing
- ⑥ Wood Post
- ⑦ Wood Pat Shelf
- ⑧ Sectional Garage Door
- ⑨ Stone Veneer

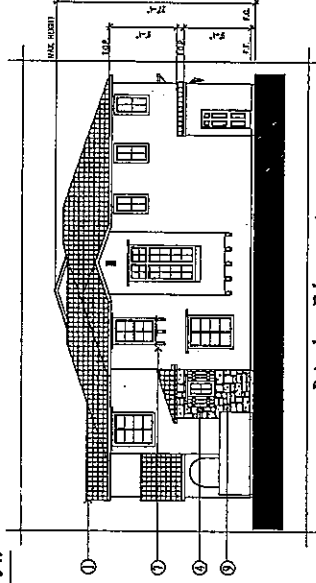
* Refer to "Style Details" sheet A17 for additional information



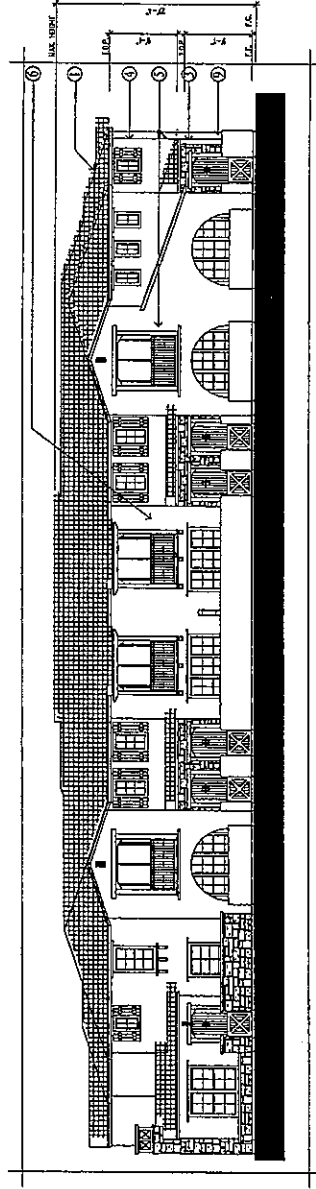
Garage Elevation



Left Elevation



Right Elevation



Front Elevation

BARRATT
AMERICAN

BUILDING E
TOWNHOUSE
ELEVATIONS

Scale: 1/8" = 1'-0"

Shankle + Partners

SHANKLE + PARTNERS
ARCHITECTS
1000 W. 10TH STREET, SUITE 100
RIVERSIDE, CALIFORNIA 92507
(951) 514-1000

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A14

MENIFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA

Architectural floor plan of the second floor. The plan shows a symmetrical layout with a central corridor and multiple rooms. Rooms are numbered: 1 (large rooms on the left and right), 2 (smaller rooms in the center), 3 (rooms at the far left and right ends), and 4 (rooms near the center). The plan includes stairs, elevators, and various fixtures like sinks and toilets. Dimensions are given: 55'-0" for the width and 139'-10" for the length. The text "SECOND FLOOR" is written vertically on the right side.

Architectural floor plan of the First Floor of the National Academy of Sciences building. The plan shows a symmetrical layout with a central corridor and multiple rooms. Rooms are labeled with numbers: 1, 2, 3, and 4. The plan includes a north arrow pointing towards the top right. The overall dimensions are 135'-0" by 57'-0".

**BUILDING F
TOWNHOUSE
FLOOR PLANS**

MENIFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA

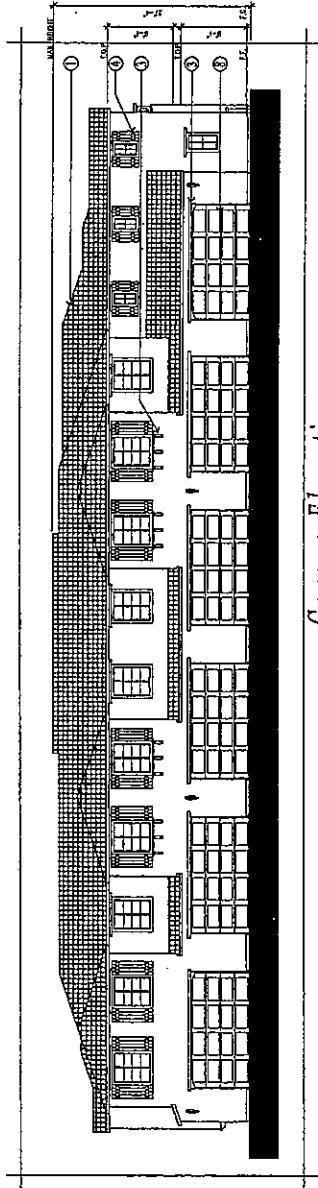
Moore + Partners
10000 Wilshire Blvd., Suite 200
Beverly Hills, CA 90210
Tel: 310.277.1000
Fax: 310.277.1001
www.moorepartners.com

D4043 M APRIL 29.05

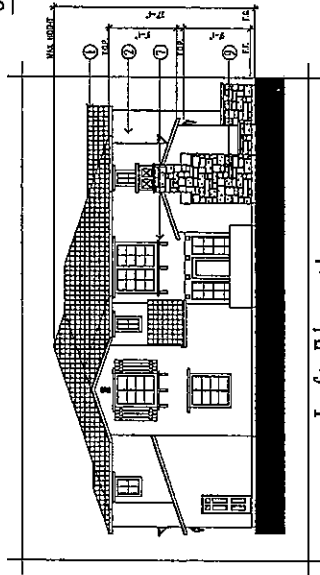
Material Key:

- ① Concrete S's Tile Roof
- ② 1/8" Concrete Plaster with Light Lace Finish
- ③ Stucco on Foam Ties
- ④ Decorative Shutters
- ⑤ Wrought Iron Railing
- ⑥ Wood Post
- ⑦ Wood Post Shelf
- ⑧ Sectional Garage Door
- ⑨ Stone Veneer

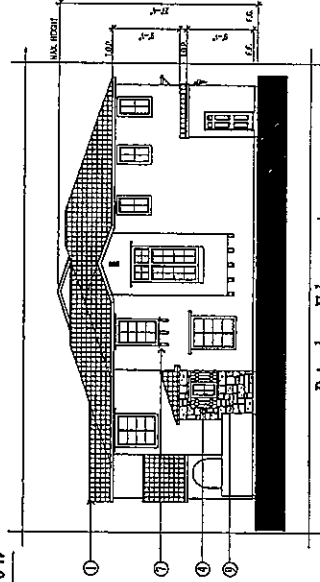
* Refer to "Style Details" sheet A17 for additional information



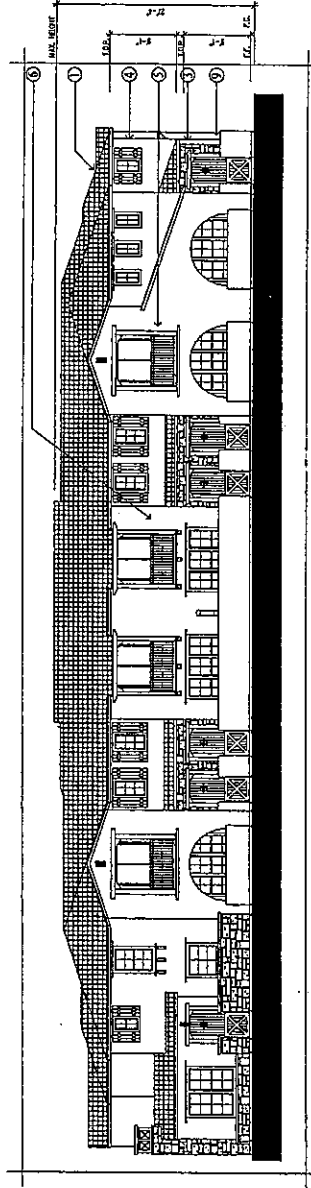
Garage Elevation



Left Elevation



Right Elevation



Front Elevation

BARRATT
AMERICAN

BUILDING F
TOWNHOUSE
ELEVATIONS

Scale: 1/8" = 1'-0"

Meeks + Partners

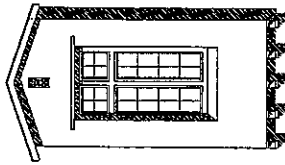
MECKS + PARTNERS, INC.
ARCHITECTS
1000 N. GATE
SUITE 100
RIVERSIDE, CALIFORNIA 92507
(951) 514-1100
WWW.MECKSPARTNERS.COM

04043 M APRIL 29 05

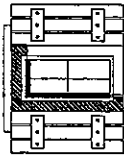
A16

MENIFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA



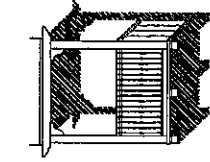
DEEP RECESSED VINYL
WINDOW WITH STUCCO
COVERED HEADER TRIM
AND CORBELS



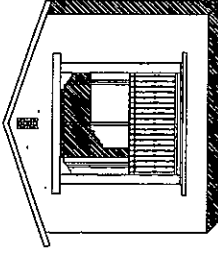
RECESSED VINYL WINDOW
WITH STUCCO COVERED
FOAM HEADER AND
DECORATIVE WOOD
SHUTTERS



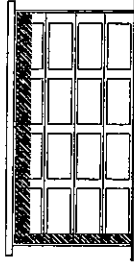
FALSE CHIMNEY CAP WITH
METAL GRILLE
STONE VENEER @ CHIMNEY
BASE (COBBLESTONE BY
ELDORADO STONE)



WOOD POST, BEAM AND BRACE
@ DECK WITH DECORATIVE
WROUGHT IRON RAILING



VINYL SLIDING DOOR



SECTIONAL VINYL GARAGE
DOOR WITH FOAM
HEADER TRIM (TRADITIONAL
#2 LONG PANEL BY JELD-WEN)

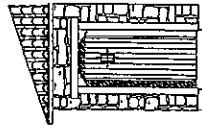
A

B

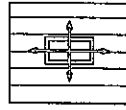
C

D

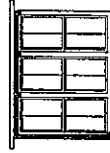
E



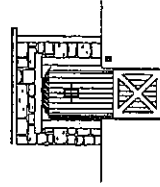
FIBER GLASS ENTRY DOOR
WITH SPEAKEASY WITH GRILLE
(STYLE A 1301 BY JELD-WEN)
WOOD POST AND BEAM ENTRY
WITH STONE VENEER
(ELDORADO STONE)



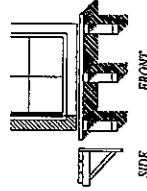
SPEAKEASY WITH GRILLE
(DECORATIVE METAL
ACCENTS BY JELD-WEN)



RECESSED VINYL WINDOW
WITH STUCCO COVERED
FOAM HEADER



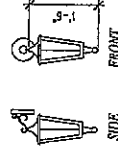
DECORATIVE WOOD GATE
@ ENTRY PATIO
WITH DOOR CHIME BUTTON
ON WALL



WOOD POT SHELF



PLASTIC GABLE ROOF
TRIM (TYPON)



FLUORESCENT LIGHT FIXTURE
(EVERGREEN LIGHTING)

F

G

H

I

J

K

L

STYLE DETAILS
SPANISH

Scale: 1/8" = 1'-0"

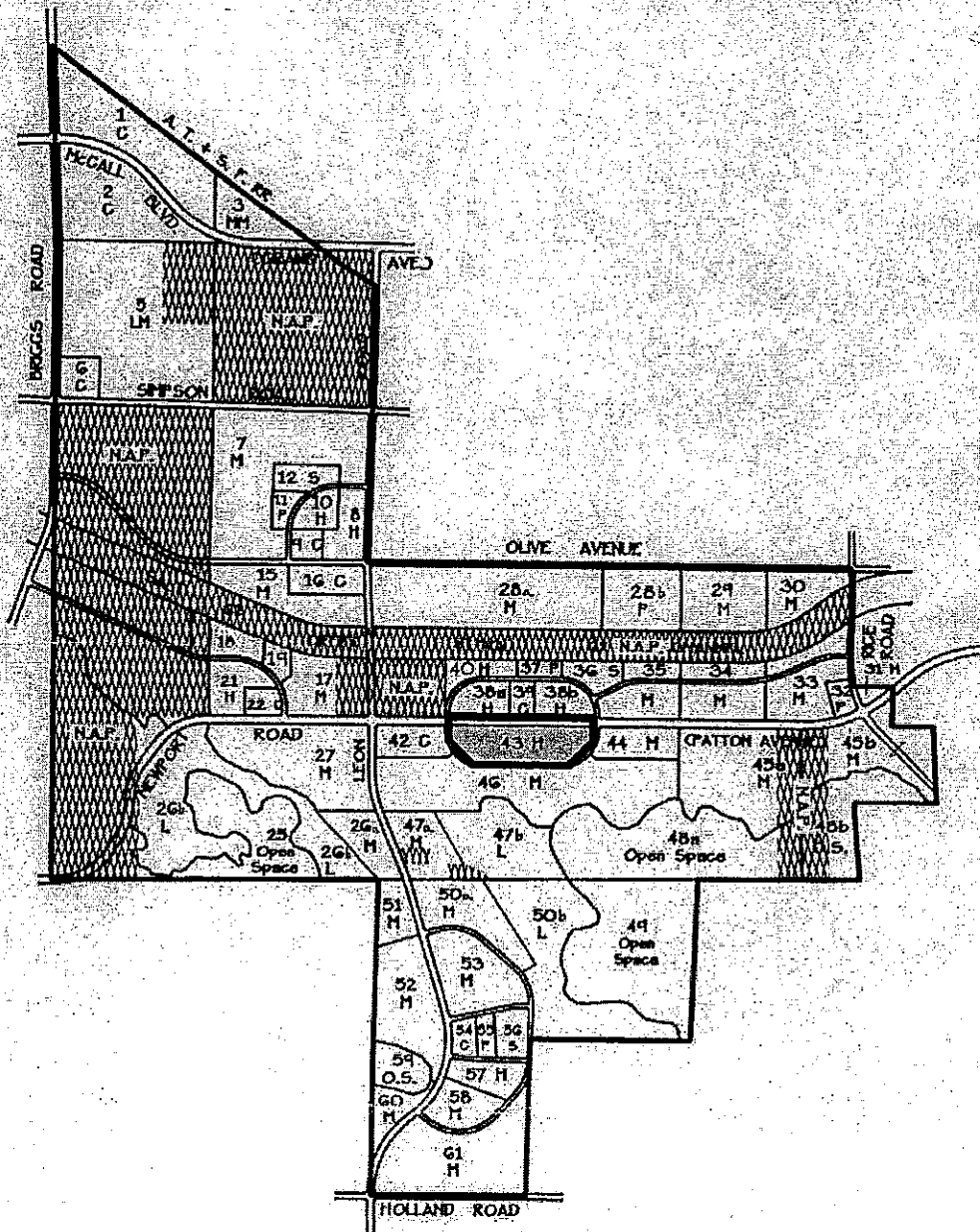
Meeks + Partners

THIS SET OF DRAWINGS, SPECIFICATIONS, AND SCHEDULES SHALL BE THE SOLE RESPONSIBILITY OF THE ARCHITECT AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF MEER & PARTNERS

040431M APRIL 29, 05

MENIFEE CONDOMINIUMS

COUNTY OF RIVERSIDE, CALIFORNIA



WINCHESTER HILLS SPECIFIC PLAN

DECEMBER 1995

LAND USE PLAN

Lehr + Associates Inc

SP 293

Figure IV-1

03/27/09
15:23

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR33145

Parcel: 461-190-076

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPA - Amendment Description INEFFECT

Specific Plan Amendment No. 293, Amendment No. 2 proposes to change Planning Area 15 by decreasing the DU's by 80 and decreasing the acreage by 12.02 acres; changing Planning Area 16 by adding 113 DU's and increasing the acreage by 14.11 acres; changing Planning Area 17 by decreasing the number of DU's by 65 and decreasing the acreage by 2.41 acres; changing Planning Area 18 from a 10 acre School site to 270 DU's on 15 acres; changing Planning Area 19 from a 5 acre Park site to a 10 acre School site; changing Planning Area 21 from 192 DU's on 16 acres to a 5 acre Park site; changing Planning Area 22 by increasing the commercial acreage by 11.93 acres; and increasing the acreage for circulation and roads by 3.6 acres. The total acreage for the SP 293 will remain 126.75 acres and the total number of DU's has been decreased by 53. The project is located within Planning Areas 15, 16, 17, 18, 19, 21, and 22 of Specific Plan No. 293 (Winchester Hills).

10. EVERY. 2 SPA - Replace all previous INEFFECT

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

10. EVERY. 3 SP - Hold Harmless INEFFECT

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such

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10. GENERAL CONDITIONS

10. EVERY. 3 SP - Hold Harmless (cont.) INEFFECT

claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 4 SP - Definitions INEFFECT

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

SPECIFIC PLAN = Specific Plan No.293, Amendment No. 2.

CHANGE OF ZONE = Change of Zone No. 6673.

GPA = Comprehensive General Plan Amendment No. 617.

EIR = Environmental Impact Report No. 380.

10. EVERY. 5 SP - SP Document INEFFECT

Specific Plan No. 293, Amendment No. 2 shall consist of the following:

a. Specific Plan Document, which must include, but not be limited to, the following items:

1. Board of Supervisors Specific Plan Resolution and all resolutions for prior amendments to the Specific Plan.
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance Text.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

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

1. Mitigation Reporting/Monitoring Program (M/M).
2. Agency Notice of Preparation (NOP).
3. Draft EIR
4. Agency Notice of Completion (NOC).

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10. GENERAL CONDITIONS

10. EVERY. 5 SP - SP Document (cont.) INEFFECT

- 5. Comments on the NOC.
- 6. Final EIR, including the responses to comments on the NOC.
- 7. Technical Appendices

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

10. EVERY. 6 SP - Ordinance Requirements INEFFECT

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

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

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

10. EVERY. 8 MAP - DEFINITIONS INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33145 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33145, Amended No. 2, dated 6/17/05.

APPROVED ELEVATIONS = Tentative Tract Map No. 33145, exhibits B-1, B-2, B-3, B-4, B-5, and B-6 dated 6/13/05.

APPROVED FLOORPLANS = Tentative Tract Map No. 33145, exhibits C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10, dated 6/13/05.

APPROVED MATERIALS = Tentative Tract Map No. 33145,

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10. GENERAL CONDITIONS

10. EVERY. 8 MAP - DEFINITIONS (cont.) INEFFECT

exhibit M, dated 6/13/05.

CONCEPTUAL LANDSCAPING = Tentative Tract Map No. 33145,
exhibit L-1 and L-2, dated 6/13/05.

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

10. EVERY. 9 MAP - PROJECT DESCRIPTION INEFFECT

The land division hereby permitted is to subdivide 34.16
acres into 2 lots for condominium purposes with 378
residential units, 984 parking spaces, and common open
space areas for a variety of recreational amenities.

10. EVERY. 10 MAP - HOLD HARMLESS INEFFECT

The land divider or any successor-in-interest shall defend,
indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim,
action, or proceeding against the COUNTY, its agents,
officers, or employees to attack, set aside, void, or annul
an approval of the COUNTY, its advisory agencies, appeal
boards, or legislative body concerning the TENTATIVE MAP,
which action is brought within the time period provided
for in California Government Code, Section 66499.37. The
COUNTY will promptly notify the land divider of any such
claim, action, or proceeding against the COUNTY and will
cooperate fully in the defense. If the COUNTY fails to
promptly notify the land divider of any such claim, action,
or proceeding or fails to cooperate fully in the defense,
the land divider shall not, thereafter, be responsible to
defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 11 MAP - 90 DAYS TO PROTEST INEFFECT

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.

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

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

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

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

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

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

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

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

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

10.BS GRADE. 6 MAP-GIN INTRODUCTION INEFFECT

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

10.BS GRADE. 7 MAP-G1.2 OBEY ALL GDG REGS INEFFECT

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior

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10. GENERAL CONDITIONS

10.BS GRADE. 7 MAP-G1.2 OBEY ALL GDG REGS (cont.) INEFFECT

to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE. 8 MAP-G1.3 DISTURBS NEED G/PMT INEFFECT

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

10.BS GRADE. 9 MAP-G1.6 DUST CONTROL INEFFECT

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 11 MAP-G2.8MINIMUM DRNAGE GRAD INEFFECT

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 15 MAP-G2.22 PVT RD GDG PMT INEFFECT

Constructing a private road requires a grading permit.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - COMMENTS ON A2 INEFFECT

The Department of Environmental Health (DEH) has received and reviewed the Amended 2 dated 11-7-02 and has no objections.

The overall DU's has been decreased by 53 units.

The areas described on the landscape, open space and recreation master plans, DEH will highly encourage the use of recycled water from EMWD.

The Tracts PRIOR to their submittal for regular processing with the Department of Planning will be required to obtain a SAN 53 from DEH.

EMWD sewer lines will not be allowed to cross SALT CREEK CHANNEL unless RWQCB clearance is obtained PRIOR TO THE 1st LDC meeting on that specific tract.

Restroom facilities shall be connected ONLY TO SANITARY SEWER.

Food Facilities (Snack Bars etc) built for community sports shall comply with food plan check standards for food facilities.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 SP - SCREEN CHECK 2 COMMENTS

INEFFECT

The project lies within the Eastern Municipal Water District (EMWD) jurisdiction and the document book has indicated that water, sewer and reclaimed water service can be made readily available to the site. (V-13)

If this is the case, the document book should list the areas that reclaimed water is to be used i.e. the landscaped, schools, parksite and greenbelt locations etc. The document book listed dry farming as an activity presently being done on this site. (V-50) have biosolid applications been done by the farmers in the last three years?

Biosolids clearances similar to Tracts 29704 and 30069 shall be required.

FIRE DEPARTMENT

10.FIRE. 1 SP-#71-ADVERSE IMPACTS

INEFFECT

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

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

INEFFECT

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

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

INEFFECT

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the

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10. GENERAL CONDITIONS

10.FIRE. 3 SP-#95-HAZ FIRE AREA (cont.) INEFFECT

Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 4 SP-#96-ROOFING MATERIAL INEFFECT

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

10.FIRE. 5 SP-#97-OPEN SPACE INEFFECT

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

10.FIRE. 6 SP-#100-FIRE STATION INEFFECT

Based on national fire standards, one new fire station and/or engine company could be required for every 2,000 new dwelling units, or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 1 fire station may be needed to meet anticipated service demands, given project densities.

10.FIRE. 7 SP-#101-DISCL/FLAG LOT INEFFECT

1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.

3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the

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10. GENERAL CONDITIONS

10.FIRE. 7 SP-#101-DISCL/FLAG LOT (cont.) INEFFECT

transferee that this project lies within a VERY HIGH
FIRE HAZARD area.

10.FIRE. 8 SP-#47 SECONDARY ACCESS INEFFECT

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

10.FIRE. 9 USE-#50-BLUE DOT REFLECTOR INEFFECT

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

10.FIRE. 10 USE-#23-MIN REQ FIRE FLOW INEFFECT

Minimum required fire flow shall be 1500 GPM for a 2 hour
duration at 20 PSI residual operating pressure, which must
be available before any combustible material is placed on
the job site. Fire flow is based on type VN construction
per the 2001 CBC and Building(s) having a fire sprinkler
system.

10.FIRE. 11 USE-#19-ON/OFF LOOPED HYD INEFFECT

A combination of on-site and off-site super fire hydrants,
on a looped system (6"x4"x 2-2 1/2"), will be located not
less than 25 feet or more than 165 feet from any portion of
the building as measured along approved vehicular travel
ways. The required fire flow shall be available from any
adjacent hydrants(s) in the system.

10.FIRE. 12 USE-#89-RAPID HAZMAT BOX INEFFECT

Rapid entry Hazardous Material data and key storage cabinet
shall be installed on the outside of the building. Plans
shall be submitted to the Riverside County Fire Department
for approval prior to installation.

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10. GENERAL CONDITIONS

10.FIRE. 13 USE-#25-GATE ENTRANCES INEFFECT

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

10.FIRE. 14 USE-#88A-AUTO/MAN GATES INEFFECT

Gate(s) shall be automatic operated, minimum 24 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. (current plan check deposit base fee is \$126.00)

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD CONTROL HAZARD REPORT INEFFECT

This is a proposal to develop 2,063 acres with 5,991 dwelling units, commercial and industrial uses, schools and parks. The site is west of the town of Winchester, generally bounded on the west by Briggs Road, on the north by the Southern Pacific Railroad, on the east by Rice Road, and on the south by Holland Road. Amendment No.2 proposes to increase the commercial acreage by 12 acres and to decrease the dwelling units by 53 units.

The topography of the site consists of a wide flat alluvial valley in the north that is traversed by Salt Creek; steep, rocky hills in the middle; and another alluvial valley in the south.

A large portion of the northern alluvial valley is within the 100-year Zone "A" floodplain limits for Salt Creek as delineated on Panel Nos. 060245 2085 and 060245 2125 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The southern alluvial valley is subject to storm flows from the hills in the middle of the site.

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10. GENERAL CONDITIONS

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

The District has already constructed interim improvements for Salt Creek Channel through the property. The interim channel section is constructed at the ultimate flow line elevation but needs to be made wider to have the proper hydraulic capacity. The ultimate channel section would have a 230-foot bottom width and 14:1 side-slopes and would fit inside the existing District right of way.

The applicant has proposed a drainage plan that would improve Salt Creek Channel through the project. The ultimate Salt Creek Channel is constructed upstream of Rice Road to Highway 79 by the District and upstream of Highway 79 by Metropolitan Water District as part of their Domenigoni Dam project. This would assist in collecting runoff into the applicant's portion of Salt Creek Channel, although construction of other offsite collection facilities may still be necessary. It should also be noted by the applicant that, due to the existing backwater condition, the ultimate section for Salt Creek may have to be constructed downstream at least as far as Lindenberger Road and perhaps farther.

The portion of the project north of Salt Creek Channel would be within the limits of the future West Winchester Master Drainage Plan in which several storm drains are proposed to convey runoff from Double Butte to Salt Creek. Although the West Winchester Plan has not been officially adopted, the applicant has contacted the District and uses about the same storm drain alignments in the Winchester Hills Drainage Plan. The applicant also proposes a storm drain to outlet near Holland Road on the southern alluvial fan. This appears to be an unacceptable concentration of storm flows on the fan and will have to be properly mitigated at the tract map stage.

The specific plan document states that an assessment district would be formed to pay for the construction of Salt Creek Channel; this would be the case if the developer did not want to wait for the District to construct the channel. We anticipate that construction of the channel will be funded by developer fees collected through the Salt Creek Area Drainage Plan (ADP).

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

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10. GENERAL CONDITIONS

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

1. Prior to recordation of any subdivision map within the Salt Creek watershed, including financing map, the ultimate Salt Creek Channel through the project along with appropriate collection and outlet facilities must be constructed or a financing mechanism other than Salt Creek ADP to pay for its construction must be in place.

2. A mapped floodplain is impacted by this project, therefore, the applicant shall obtain a Section 1601/1603 Agreement from the California Department of Fish and Game and a Clean Water Act Section 404 Permit from the U.S. Army Corps of Engineers, or written correspondence from these agencies indicating the project is exempt from these requirements prior to recordation of the individual tracts which impact the mapped flood plain. A Clean Water Act Section 401 Water Quality Certification may be required from the local California Regional Water Quality Control Board prior to issuance of the Corps 404 permit.

3. A portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:

- a. Prior to recordation of any subdivision map within the Salt Creek flood plain, a flood study consisting of HEC-2 calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The submittal of the study should be concurrent with the initial submittal of the related Salt Creek Channel improvement plans and final District approval will not be given until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA and final building inspection shall not be issued to lots within the floodplain.
- b. The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis as a

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10. GENERAL CONDITIONS

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

special hydraulic study, and a minimum deposit of \$3,000 will be required before processing is initiated. A flat fee of \$2,000 shall be required prior to final Salt Creek Channel improvement plan approval to cover the cost of processing the LOMR.

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

5. Specific Plan 293 is located within the limits of the Salt Creek Channel/Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted by the Board of Supervisors.

Drainage fees shall be paid to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

MAP FLOOD HAZARD REPORT

INEFFECT

Tract 33145 is a proposal to subdivide 34.16-acres of vacant land into 2 lots for 378 residential units in the Winchester area. The project is located on the south side of Newport Road (formerly Patton Road) approximately 1400' east of Leon Road.

The project is within the San Jacinto River watershed that is tributary to impaired waterbodies Lake Elsinore and Canyon Lake. This site was included in the Storm Water Pollution Prevention Plan for Tract 30807 that has mitigation for its potential water quality impacts.

The site consists of relatively flat land that drains towards to Salt Creek to the north. The developer has proposed a storm drain and streets to collect runoff and drain the site to Salt Creek Channel to the north. This would correspond to the master drainage plan for the specific plan. Salt Creek Channel is considered an adequate outlet, therefore no increased runoff mitigation is required.

The site receives offsite flows from the south. In order to protect the site, the developer of this tract shall construct Line 1 and Line 2 per the master drainage plan for the Winchester Hills Specific Plan/CFD (SP 293) or their functional equivalent as approved by the Chief Engineer from this tract to Salt Creek Channel.

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.

10.FLOOD RI. 3

MAP CONST OUTLET TO SALT CREEK

INEFFECT

In order to protect the site, the developer of this tract shall construct Line 1 and Line 2 per the master drainage plan for the Winchester Hills Specific Plan/CFD (SP 293) or their functional equivalent as approved by the Chief Engineer from this tract to Salt Creek Channel.

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10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP POST CONST BMP FILTRATION INEFFECT

All proposed impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration basin BMP's can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

10.FLOOD RI. 5 MAP-10 YR CURB - 100 YR ROW INEFFECT

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

10.FLOOD RI. 6 MAP-100 YR SUMP OUTLET INEFFECT

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

10.FLOOD RI. 11 MAP BMP - ENERGY DISSIPATOR INEFFECT

Energy Dissipators, such as rip-rap, shall be installed at the outlet of a storm drain system that discharges runoff flows into a natural channel or an unmaintained facility. The dissipators shall be designed to minimize the amount of erosion downstream of the storm drain outlet.

PLANNING DEPARTMENT

10.PLANNING. 1 SP - MAINTAIN AREAS & PHASES INEFFECT

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

10.PLANNING. 2 SP - NO P.A. DENSITY TRANSPER INEFFECT

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

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10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - GEO NO. 1141

INEFFECT

Geologic Report (GEO) No. 1141 was prepared for this project (TR30807) by EnGEN Corporation and is entitled "Geotechnical/Geological Engineering Study, Winchester Hills 200, Patton Road, Assessor's Parcel Numbers: 461-190-042 through -047, Winchester Area of Riverside County, California", and dated December 12, 2001. In addition, EnGen prepared "Response to County Geologic Report (GEO) 1141, Geotechnical/Geological Engineering Study, Winchester Hills 200, Assessor's Parcel Numbers: 461-190-042 through -047, Patton Road, Winchester Area of Riverside County, California", and dated October 31, 2003. GEO No. 1141 was amended by the following document to include TR33145; EnGEN Corporation, May 25, 2005, "Grading Plan Review and Response to County Review Items Geotechnical/Geologic Engineering Study, Rancon Winchester Valley 200 (portion) - Tract 33145, Patton Road, Winchester Area of Riverside County, California".

GEO No. 1141 concluded:

1.No known active faults traverse the site.

2.A slight potential for liquefaction was detected in boring B-1 (representing the older alluvial areas in the western half of the site) and a low potential in B-3 (representing the older alluvial areas in the eastern half of the site). Total and differential settlement in boring B-1 is calculated to be 0.6 inch and 0.3 inch respectively. No settlement is expected in boring B-3.

3.Cut slopes up to 38 feet in height and 2:1 inclination were found to have acceptable factors of safety.

4.The possibility of rockfalls exists locally in the steeper portions of the site.

5.Areas of the site will likely exhibit difficult excavation to marginal rippability characteristics. Oversized rock is expected.

GEO No. 1141 recommended:

1.Removal of older alluvium to bedrock or to a depth of 5 feet below existing grades.

2.Loose boulders should be removed before grading.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - GEO NO. 1141 (cont.)

INEFFECT

3. Use of rock larger than 6 to 8-inches in maximum diameter should be avoided in the upper 3 to 5 feet in pad areas and in the street areas.

4. Material that cannot be reduced to smaller than 12-inches in maximum diameter or cannot be buried in deep fill areas (10 feet below pad grade or deeper) should be exported from the site.

GEO No. 1141 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 1141 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4 SP - PROJ PA STANDARDS

INEFFECT

This implementing project is within Planning Area 43 of the SPECIFIC PLAN (Winchester Hills). Accordingly, this project is subject to these development standards:

1. All residential lots must be at least 7200 square feet.
2. The maximum number of dwelling units in this planning area is 378.
3. Entry monumentation is permissible at the intersections of Newport Road and "Loop Street".
4. Roadway landscaping is required along Newport Road as shown in fig. IV-93 in the SPECIFIC PLAN and along "Loop Street" as shown in fig. IV-99 in the SPECIFIC PLAN.
5. Designated as PA 28b prior to the 600th building permit.
5. Residential buildings must conform substantially to the design guidelines on pages IV-269 to IV-368 of the SPECIFIC PLAN.

10.PLANNING. 5 SP - PROJ M/M PROGRAM (GENERA

INEFFECT

The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the

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10. GENERAL CONDITIONS

10.PLANNING. 5 SP - PROJ M/M PROGRAM (GENERA (cont.) INEFFECT

project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures.

10.PLANNING. 6 MAP - MAP ACT COMPLIANCE INEFFECT

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

10.PLANNING. 7 MAP - FEES FOR REVIEW INEFFECT

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

10.PLANNING. 8 MAP*- ORIGINAL APPROVAL DATE INEFFECT

The Board of Supervisors approval date of the original tentative map occurred on _____. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.

10.PLANNING. 9 MAP - LANDSCAPE MAINTENANCE INEFFECT

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

10.PLANNING. 13 MAP - OFFSITE SIGNS ORD 679.4 INEFFECT

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

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - OFFSITE SIGNS ORD 679.4 (cont.) INEFFECT
is removed.

10.PLANNING. 14 MAP - RES. DESIGN STANDARDS INEFFECT

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 50 feet.
- h. No more than 60% of the lot shall be covered by structure.
- i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

10.PLANNING. 15 MAP - NPDES COMPLIANCE (1) INEFFECT

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

10.PLANNING. 18 MAP - ORD NO. 659 (DIF) INEFFECT

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - ORD NO. 659 (DIF) (cont.) INEFFECT

policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 19 MAP - ORD 810 OPN SPACE FEE INEFFECT

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

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

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

10.PLANNING. 20 MAP - REQUIRED MINOR PLANS INEFFECT

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the

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10.PLANNING. 20 MAP - REQUIRED MINOR PLANS (cont.) INEFFECT

California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

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

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

10.PLANNING. 21 MAP - VIABLE LANDSCAPING RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LANDSCP/IRRIG INSTALL INS."
EOT1

10.PLANNING. 22 MAP FRONT YARD LANDSCAPING RECOMMND

This condition applies only to Schedule A-D tract maps. All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No.

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP FRONT YARD LANDSCAPING (cont.) RECOMMND

348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts.
EOT1

TRANS DEPARTMENT

10.TRANS. 1 SP - SP293A2/TS/CONDITIONS 1 INEFFECT

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 traffic impacts.

The Comprehensive General Plan circulation policies require a minimum of Level of Service "

The Comprehensive 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 it 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 Avenue (EW)

Leon Road (NS) at:
Grand Avenue (EW)

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10. GENERAL CONDITIONS

10.TRANS. 1

SP - SP293A2/TS/CONDITIONS 1 (cont.)

INEFFECT

Simpson Road (EW)
Loop Road (EW)
Olive Avenue (EW)
Patton Avenue (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)

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 Avenue (EW)

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

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

10.TRANS. 2

SP - SP293A2/IMPROVEMENTS

INEFFECT

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.

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10. GENERAL CONDITIONS

10.TRANS. 3 SP - SP293A2/WRCOG TUMF

INEFFECT

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.

10.TRANS. 4 MAP- TS/CONDITIONS 2

INEFFECT

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

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

I-215 SB Ramps/Newport Road
I-215 NB Ramps/ Newport Road
Antelope Road/Newport Road
Menifee Road/Patton Avenue (Domenigoni Parkway)
Lindenberger Road/Patton Avenue (Domenigoni Parkway)
Briggs Road/Patton Avenue (Domenigoni Parkway)
Leon Road/Patton Avenue (Domenigoni Parkway)
Loop Street West/Patton Avenue (Domenigoni Parkway)
Loop Street East/Patton Avenue (Domenigoni Parkway)
Rice Road/Patton Avenue (Domenigoni Parkway)
Winchester Road (SR-79)/Domenigoni Parkway

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.

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - DRAINAGE 1 INEFFECT

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

10.TRANS. 6 MAP - DRAINAGE 2 INEFFECT

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

10.TRANS. 11 MAP - STD INTRO 3(ORD 460/461) INEFFECT

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

10.TRANS. 12 MAP - UTILITY INSTALL. 1 INEFFECT

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed

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10. GENERAL CONDITIONS

10.TRANS. 12 MAP - UTILITY INSTALL. 1 (cont.) INEFFECT

underground in accordance with Ordinance 460 and 461.
This also applies to existing overhead lines which are 33.6
kilovolts or below along the project frontage and within
the project boundaries.

10.TRANS. 13 MAP - OFF-SITE PHASE INEFFECT

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 SP - 90 DAYS TO PROTEST MET

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

20.PLANNING. 3 MAP - EXPIRATION DATE MET

The conditionally approved TENTATIVE MAP shall expire three
(3) years after the county of Riverside Board of Supervisors
original approval date, unless extended as provided by
County Ordinance No. 460. Action on a minor change and/or
revised map request shall not extend the time limits of the
originally approved TENTATIVE MAP. A Land Management
System (LMS) hold shall be placed on the TENTATIVE MAP, and
a LMS hold shall be placed on any subsequent minor change
or revised map, which shall be set to take effect on the
expiration date. The LMS hold effective date shall be
extended in accordance with any permitted extensions of
time. The LMS hold shall be downgraded to a LMS notice
upon recordation of the the first phase of the TENTATIVE
MAP. The LMS hold or notice shall remain in effect until
the recordation of the final phase of the TENTATIVE MAP. If
the TENTATIVE MAP expires before the recordation of the
final phase the LMS hold or notice shall remain in effect
and no further FINAL MAP recordation shall be permitted.

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20. PRIOR TO A CERTAIN DATE

TRANS DEPARTMENT

20.TRANS. 1 SP - SP293A2 TRAF SIG MIT MECH INEFFECT

Prior to approval of the first tentative tract or use case associated with Specific Plan No. 293, a funding mechanism for the traffic signals indentified in 30.TRANS.1 shall be prepared by the project proponent and approved by the Transportation Department.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

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

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

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

30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 5

SP - SUBMIT FINAL DOCUMENTS

MET

Prior to the approval of ny 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	2 copies
in Murrieta	2 copies
Executive Office - CSA Administrator	2 copies
Clerk of the Board of Supervisors	1 copy

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

30.PLANNING. 7

SP *- PROJECT LOCATION EXHIBIT

MET

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 8 SP *- ACOUSTICAL STUDY REQD MET

Prior to the approval of any implementing project within Planning Areas 21, 22, 25, 26b, 27, 42 through 61 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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

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

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

30.PLANNING. 10 SP - ARCHAEO STUDY REQD MET

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP* - BIOLOGICAL STUDY REQD MET

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

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

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

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

30.PLANNING. 13 SP *- LIQUEFACTION STUDY REQD MET

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

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

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

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

30.PLANNING. 14 SP - EA REQUIRED MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - EA REQUIRED (cont.)

MET

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."

30.PLANNING. 15 SP *- ADDENDUM EIR

NOTAPPLY

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16

SP *- SUPPLEMENT TO EIR

NOTAPPLY

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

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

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

30.PLANNING. 17

SP *- SUBSEQUENT EIR

NOTAPPLY

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 17 SP *- SUBSEQUENT EIR (cont.) NOTAPPLY
not required."

30.PLANNING. 18 SP - COMPLETE CASE APPROVALS MET

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

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

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

30.PLANNING. 19 SP - AMENDMENT REQUIRED NOTAPPLY

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

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

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

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

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30.PLANNING. 19 SP - AMENDMENT REQUIRED (cont.) NOTAPPLY

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

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

30.PLANNING. 20 SP *- PARK AGENCY REQUIRED DEFERRED

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

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

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

30.PLANNING. 22 SP *- FINAL ZONING MAP MET

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

SP *- FINAL ZONING MAP (cont.)

MET

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

30.PLANNING. 23

SP *- COMMON AREA MAINTENANCE

DEFERRED

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 23 SP *- COMMON AREA MAINTENANCE (cont.) DEFERRED

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

30.PLANNING. 24 SP *- CC&R RES PUB COMMON AREA NOTAPPLY

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24

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

NOTAPPLY

owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP *- CC&R RES PUB COMMON AREA (cont.) (cont.NOTAPPLY

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."

30.PLANNING. 25 SP - CC&R RES PRI COMMON AREA DEFERRED

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP - CC&R RES PRI COMMON AREA (cont.) DEFERRED

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

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

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

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

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

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

Once approved by the Office of County Counsel, the

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 25 SP - CC&R RES PRI COMMON AREA (cont.) (cont.) DEFERRED

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

30.PLANNING. 26 SP - ARCHAEO M/M PROGRAM DEFERRED

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

30.PLANNING. 27 SP - PALEO M/M PROGRAM DEFERRED

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 28 SP - GENERIC M/M PROGRAM DEFERRED

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - GENERIC M/M PROGRAM (cont.) DEFERRED

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for Specific Plan NO. 293 during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 32 SP - SKR FEE CONDITION DEFERRED

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

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

30.PLANNING. 33 SP *- ENTRY MONUMENTATION DEFERRED

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP *- ENTRY MONUMENTATION (cont.) DEFERRED

language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown on the Exhibit ____.
2. The entry monument shall be in substantial conformance to the design guidelines of Planning Area ____ of the SPECIFIC PLAN, as shown on pages ____ to ____."

30.PLANNING. 35 SP *- HEMET SCHOOL DISTRICT DEFERRED

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

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

30.PLANNING. 37 SP - GEO STUDY REQUIRED MET

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

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

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

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

30.PLANNING. 38 SP *- MENIFEE SCHOOL DISTRICT NOTAPPLY

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 38 SP *- MENIFEE SCHOOL DISTRICT (cont.) NOTAPPLY

on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Meniffee Union School District shall be mitigated in accordance with the provisions of a School Facilities Mitigation Agreement by and among the Meniffee Union School District and Leslie Miller executed August 24, 1995. All school sites shall meet the requirements of the district in terms of the size, location, access, and absence from environmental, constraint."

30.PLANNING. 39 SP *- ROMOLAND PERRIS SCHOOL NOTAPPLY

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

"PRIOR TO BUILDING PERMITS, impacts to the Romoland School District and the Perris Union High School District will be mitigated in accordance with the provisions of a School Mitigation Agreement by and among the Romoland School District, Peris Union High School District, and Andre Van Der Poel, Philip G Troost, Kenneth Meniffee, Inc., Andrew Choi, M.D., and John M. Wilhelm executed by the districts on February 13, 1996.

All school sites shall meet the requirements of the district in terms of size, location, access, and absence from environmental constraint.

30.PLANNING. 40 SP *- ARCHEOLOGICAL SURVEYS DEFERRED

Prior to the preparation of Archeological Surveys, the archeologist shall consult with the Pechanga Band of Luiseno Indians regarding the significance of archeological sites, and their proper mitigation. There shall be a tribal monitor present durign the test excavation phase. Prior to excavations, there shall be an agreement in place for the return of sacred objects, religious items, or human remains to the tribe.

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30. PRIOR TO ANY PROJECT APPROVAL

TRANS DEPARTMENT

30.TRANS. 1

SP - SP293A2/TS/INSTALLATION

DEFERRED

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 Avenue)
- 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 Avenue)

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 Avenue)
- Leon Road/Olive Road
- Eucalyptus Road/Simpson Road
- Leon Road/Holland Road
- Rice Road/Newport Road (Patton Avenue)
- Rice Road/Olive Avenue

30.TRANS. 3

SP - SP293A2/TRAFFIC STUDY REQ

MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP293A2/TRAFFIC STUDY REQ (cont.) MET
prior to each development phase.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING INEFFECT

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS INEFFECT

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.

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50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2 MAP - MONEY INEFFECT

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

50.E HEALTH. 3 MAP - SEWER PLAN - COUNTY INEFFECT

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

50.E HEALTH. 4 MAP - ANNEX FINALIZED INEFFECT

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

50.E HEALTH. 5 MAP - RECREATION COVENANT INEFFECT

An acceptable covenant stating the method of maintenance and operation of recreational facilities must be filed with the Department of Environmental Health prior to the recordation of the final map.

50.E HEALTH. 6 MAP - WATER PLAN INEFFECT

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP-SUBMIT PLANS MET

A copy of the improvement plans, grading plans, final map, environmental constraint sheet and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to recordation. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4 MAP ONSITE EASE ON FINAL MAP MET

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

50.FLOOD RI. 5 MAP OFFSITE EASE OR REDESIGN MET

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

50.FLOOD RI. 6 MAP WRITTEN PERM FOR GRADING MET

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 7 MAP BMP - MAINT & INSPECT MET

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

50.FLOOD RI. 8 MAP ADP FEES MET

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8

MAP ADP FEES (cont.)

MET

Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 9

MAP 3 ITEMS TO ACCEPT SD

MET

Inspection and maintenance of the storm drain system to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed storm drain system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to Warren D. Williams, General Manager-Chief Engineer, Attn: Stuart E. McKibbin, Chief of the Planning Division.

If the District is willing to maintain the proposed drainage system items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of Mark Wills. All right of way transfer issues must be coordinated with Morris Reynolds of the District's Right of Way Section.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 9 MAP 3 ITEMS TO ACCEPT SD (cont.) MET

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

PLANNING DEPARTMENT

50.PLANNING. 1 PRJ - SP PARK AGNECY REQD INEFFECT

This condition implements condition 30.PLANNING.20 of the SPECIFIC PLAN.

50.PLANNING. 4 PRJ - SP COMMON AREA MAIN MET

This condition implements condition 30.PLANNING.23 of the SPECIFIC PLAN.

50.PLANNING. 6 PRJ - SP CC&R PRI COMN AREA MET

This condition implements condition 30.PLANNING.25 of the SPECIFIC PLAN.

50.PLANNING. 7 MAP - PREPARE A FINAL MAP MET

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 8 MAP - FINAL MAP PREPARER MET

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 9 MAP - SURVEYOR CHECK LIST MET

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 9 MAP - SURVEYOR CHECK LIST (cont.) MET

conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County Integrated Project (RCIP).

C. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

D. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

E. The common open space areas shall be shown as numbered lots on the FINAL MAP.

50.PLANNING. 13 MAP - QUIMBY FEES (1) INEFFECT

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valleywide 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.

50.PLANNING. 17 MAP - ECS SHALL BE PREPARED MET

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 18 MAP - ECS AFFECTED LOTS MET

The following note shall be placed on the FINAL MAP:
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division.

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50.PLANNING. 25 MAP - ECS NOTE MT PALOMAR LIGH MET

The following Environmental Constraints Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 34 MAP - FEE BALANCE MET

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.

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/DESIGN INEFFECT

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

Patton Avenue (Domenigoni Parkway) and Loop Street West
Patton Avenue (Domenigoni Parkway) and Loop Street East

with no fee credit given for Traffic Signal Mitigation Fees.

Installation of the signal (s) shall be per 90.TRANS.1.

50.TRANS. 3 MAP - TS/GEOMETRICS INEFFECT

The intersection of Patton Avenue (Domenigoni Parkway) and Loop Street West shall be improved to provide the following geometrics:

Northbound: One left turn lane, one right turn lane

Southbound: NA

Eastbound: Three through lanes, one right turn lane

Westbound: One left turn lane, three through lanes

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50.TRANS. 3 MAP - TS/GEOMETRICS (cont.) INEFFECT

The intersection of Patton Avenue (Domenigoni Parkway) and Loop Street East 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

or as approved by the Transportation Department.

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

50.TRANS. 4 MAP - DEDICATIONS INEFFECT

Newport Road shall be improved within the dedicated right-of-way in accordance with draft County Standard No. 91, (1 of 2). (55'/76')

50.TRANS. 6 MAP - IMP PLANS INEFFECT

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 project boundaries 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.

50.TRANS. 7 MAP - PART-WIDTH INEFFECT

Loop Street shall be improved with 34 feet of asphalt concrete pavement within a 52' part-width dedicated right-of-way in accordance with draft County Standard No. 103. (22'/37')

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - OFF-SITE INFO INEFFECT

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

50.TRANS. 11 MAP - EASEMENT INEFFECT

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 12 MAP - ACCESS RESTRICTION INEFFECT

Lot access shall be restricted on Newport Road and Loop Street and so noted on the final map.

50.TRANS. 13 MAP - STRIPING PLAN INEFFECT

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

50.TRANS. 14 MAP - STREET NAME SIGN INEFFECT

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

50.TRANS. 17 MAP - LANDSCAPING INEFFECT

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Newport Road and Loop Street. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - SOILS 2 INEFFECT

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

50.TRANS. 20 MAP - INTERSECTION/50' TANGENT INEFFECT

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

50.TRANS. 21 MAP - OFF-SITE ACCESS 1 INEFFECT

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to a paved and maintained road. Said access roads shall be constructed in accordance with County Standard No. 106, Section B (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.

Said off-site access road shall be the westerly extension of Newport Road to paved and County maintained portion of Newport Road.

Said off-site access road shall be the easterly extension of Newport Road to State Highway 79.

50.TRANS. 23 MAP - STREET SWEEPING INEFFECT

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

50.TRANS. 24 MAP - STREETLIGHT PLAN INEFFECT

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County

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50. PRIOR TO MAP RECORDATION

50.TRANS. 24 MAP - STREETLIGHT PLAN (cont.) INEFFECT

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's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 25 MAP - STREET LIGHTS-CSA/L&LMD INEFFECT

The project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application
2. Appropriate fees for annexation.
3. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

50.TRANS. 27 MAP - LANDSCAPING APP. ANNEX INEFFECT

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

50.TRANS. 30 MAP - R & B B D INEFFECT

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone E of the Menifee Valley Road and Bridge Benefit District. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be

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50.TRANS. 30 MAP - R & B B D (cont.) INEFFECT

based upon the fee schedule in effect at the time of
issuance of the permit.

50.TRANS. 31 MAP - ASSESSMENT DIST 1 INEFFECT

Should this project lie within any assessment/benefit
district, the applicant shall, prior to recordation, make
application for and pay for their reapportionment of the
assessments or pay the unit fees in the benefit district.

50.TRANS. 38 MAP- CORNER CUT-BACK I INEFFECT

All corner cutbacks shall be applied per Standard 805,
Ordinance 461, except for corners at Entry streets
intersecting with General Plan roads, they shall be applied
per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 39 MAP-NEWPORT EXT CFD MENIFEE-79 INEFFECT

Prior to the recordation of the final map, a Community
Facilities District (CFD) or other funding mechanism
acceptable to the Transportation Department shall be
formed and ready to fund for the construction of the
extension of Newport Road from Meniffee Road to SR-79, as
determined by the Transportation Department.

50.TRANS. 40 MAP - UTILITY PLAN EOT1 RECOMMND

Electrical power, telephone, communication, street
lighting, and cable television lines shall be designed to
be placed underground in accordance with ordinance 460 and
461, or as approved by the Transportation Department. The
applicant is responsible for coordinating the work with
the serving utility company. This also applies to existing
overhead lines which are 33.6 kilovolts or below along the
project frontage and between the nearest poles offsite in
each direction of the project site. A disposition note
describing the above shall be reflected on design
improvement plans whenever those plans are required. A
written proof for initiating the design and/or application
of the relocation issued by the utility company shall be
submitted to the Transportation Department for verification
purposes.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 41 MAP - GRAFFITI ABATEMENT EOT1 RECOMMND

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

50.TRANS. 42 MAP - TRAFFIC SIGNALS 2 EOT1 RECOMMND

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS INEFFECT

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS INEFFECT

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4

MAP-G2.7DRNAGE DESIGN Q100

INEFFECT

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 7

MAP-G2.14OFFSITE GDG ONUS

INEFFECT

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.

60.BS GRADE. 12

MAP-G1.4 NPDES/SWPPP

INEFFECT

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 MAP IMPORT/EXPORT

INEFFECT

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

E HEALTH DEPARTMENT

60.E HEALTH. 1 GRADE - HAZMAT PHASE II

MET

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

INEFFECT

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) INEFFECT

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.

60.EPD. 2 EPD - GNATCATCHER NESTING SURV INEFFECT

Potential suitable habitat for California gnatcatcher is present onsite and this property occurs within an MSHCP Cell, thus no grading permits may be issued during the breeding season (March 1 - August 15) without written documentation that no California gnatcatchers currently inhabit this site. A presence/absence survey for this species shall be conducted by a biologist that has an MOU with EPD and the findings submitted to EPD for review prior to issuance of any grading permit.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP SUBMIT PLANS MET

A copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to issuance of grading permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 2 MAP PHASING MET

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD MET

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD (cont.) MET

facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN MET

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5 MAP ADP FEES MET

Tract 33145 is located within the limits of the Salt Creek Channel, Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

60.PLANNING. 1 PRJ - SP ARCHAEO M/M PROGRAM INEFFECT

This condition implements condition 30.PLANNING.26 of the SPECIFIC PLAN.

60.PLANNING. 2 PRJ - SP PALEON M/M PROGRAM INEFFECT

This condition implements condition 30.PLANNING.27 of the SPECIFIC PLAN.

60.PLANNING. 3 PRJ - SP GENERAL M/M PROGRAM INEFFECT

This condition implements condition 30.PLANNING.28 of the SPECIFIC PLAN.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6

PRJ - SP SKR FEE CONDITION

MET

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, 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 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 34.16 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

This condition implements 30.PLANNING.32 of the SPECIFIC PLAN.

60.PLANNING. 18

MAP - FEE BALANCE

INEFFECT

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.

60.PLANNING. 19

MAP - GRADING PLAN REVIEW

INEFFECT

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 22

MAP - NPDES COMPLIANCE (2)

INEFFECT

Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 22 MAP - NPDES COMPLIANCE (2) (cont.) INEFFECT

System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 24 MAP - TRIBAL MONITOR INEFFECT

There shall be a tribal monitor present during the test excavation phase. Prior to excavations, there shall be an agreement in place for the return of sacred objects, religious items, or human remains to the tribe.

This condition implements condition 30.PLANNING.40 of the SPECIFIC PLAN.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT INEFFECT

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 1 MAP - POOL PLANS REQD INEFFECT

A total of three complete set of plans for each POOL AND SPA establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with the California Swimming Pool Laws.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ INEFFECT

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2

USE-#4-WATER PLANS

INEFFECT

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1

MAP ADP FEES

MET

Tract 33145 is located within the limits of the Salt Creek Channel, Winchester/North Hemet Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 2

MAP SUBMIT PLANS

MET

A copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 PRJ - SCHOOL MITIGATION INEFFECT

This condition implements condition 30.PLANNING.35 of the
SPECIFIC PLAN.

80.PLANNING. 4 MAP - ROOF MOUNTED EQUIPMENT INEFFECT

Roof-mounted mechanical equipment shall not be permitted
within the subdivision, however, solar equipment or any
other energy saving devices shall be permitted with County
Planning Department approval.

80.PLANNING. 5 MAP - COMMON AREA LANDSCAPING DEFERRED

All common areas shall be provided with landscaping and
automatic irrigation, as defined by County Ordinance No.
348.

80.PLANNING. 6 MAP - UNDERGROUND UTILITIES INEFFECT

All utility extensions within a lot shall be placed
underground.

80.PLANNING. 9 MAP - ELEVATION & FLOOR PLAN INEFFECT

Elevations and floor plans shall substantially conform to
APPROVED ELEVATIONS and APPROVED FLOORPLANS.

80.PLANNING. 10 MAP - COLOR SCHEME INEFFECT

Colors/materials shall conform substantially to those shown
on APPROVED ELEVATIONS and APPROVED MATERIALS.

80.PLANNING. 11 MAP - PARKING SPACES INEFFECT

Parking spaces are required in accordance with County
Ordinance No. 348. All parking areas and driveways shall
be surfaced with asphaltic concrete to current standards as
approved by the Riverside County Department of Building and
Safety.

80.PLANNING. 12 MAP - CONFORM FINAL SITE PLAN INEFFECT

Final clearance shall be obtained from the County Planning
Department - Development Review Division stipulating that
the building plans submitted conform to the approved Final

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80.PLANNING. 12 MAP - CONFORM FINAL SITE PLAN (cont.) INEFFECT

Plan of Development.

80.PLANNING. 14 MAP - TRASH ENCLOSURES INEFFECT

Prior to the construction of any trash enclosure, a building permit for said enclosure shall be obtained from the County Department of Building and Safety.

80.PLANNING. 15 MAP - ACOUSTICAL STUDY INEFFECT

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 17 MAP - SUBMIT BUILDING PLANS INEFFECT

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

80.PLANNING. 18 MAP - FEE BALANCE INEFFECT

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.

80.PLANNING. 20 MAP - FNL SITE DEV PLOT PLAN INEFFECT

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning

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80.PLANNING. 20 MAP - FNL SITE DEV PLOT PLAN (cont.)

INEFFECT

Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the Valleywide District and the Countywide Design Guidelines and Standards.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 21 MAP - LANDSCAPE PLOT PLAN

INEFFECT

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation 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

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80.PLANNING. 21 MAP - LANDSCAPE PLOT PLAN (cont.)

INEFFECT

governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

When the proposal is located within the Valley-Wide Recreation and Park District, prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the Valley-Wide Recreation and Park District has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.
5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project. 48" box accent trees shall encompass 20% of the trees located within the Newport Road parkway landscape area.

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80.PLANNING. 21 MAP - LANDSCAPE PLOT PLAN (cont.) (cont.) INEFFECT

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

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80.PLANNING. 22 MAP - WALLS/FENCING PLOT PLAN

INEFFECT

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

1. 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.

2. 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.

3. All walls and fencing shall be designed and located in accordance with the TENTATIVE MAP.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this WALL/FENCING PLAN condition of approval shall be cleared individually.

80.PLANNING. 23 MAP - ENTRY MONUMENT PLOT PLAN

INEFFECT

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the

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80.PLANNING. 23 MAP - ENTRY MONUMENT PLOT PLAN (cont.) INEFFECT

entry monument(s) and gate(s) with landscaping.

2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.

3. An irrigation plan for the entry monument(s) and/or gate(s).

4. The entry monument shall be in substantial conformance with the CONCEPTUAL LANDSCAPING.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 24 MAP - MODEL HOME COMPLEX INEFFECT

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

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.

2. Show front, side and rear yard setbacks.

3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.

4. Show detailed fencing plan including height and location.

5. Show typical model tour sign locations and elevation.

6. Six (6) sets of photographic or color laser prints (8"

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80.PLANNING. 24 MAP - MODEL HOME COMPLEX (cont.) INEFFECT

X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 25 MAP - BUILDING SEPARATION 2 INEFFECT

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 26 MAP - PARKING/LANDSCAPING PLAN RECOMMND

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.
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80.PLANNING. 27

MAP - LANDSCAPING SECURITIES

RECOMMND

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.
EOT1

80.PLANNING. 28

MAP - LNDSCPE INSPECTION DEPOS

RECOMMND

Prior to issuance of building permits, the permit holder shall open a Landscape DBF case and deposit the prevailing DBF amount to cover the Six Month and One Year Landscape Inspections. In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an HR case type at the current prevailing, Board adopted, hourly rate. The amount of hours for the Six Month and One Year Landscape Inspections will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.
EOT1

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BS GRADE DEPARTMENT

90.BS GRADE. 1

MAP-G4.1E-CL 4:1 OR STEEPER

INEFFECT

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

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90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN INEFFECT

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES INEFFECT

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#66-DISPLAY BOARDS INEFFECT

Display Boards will be as follows: Each complex shall have an illuminated diagrammatic representation of the actual layout which shows name of complex, all streets, building designators, unit members, and fire hydrant locations within dimension and located next to roadway access. The minimum size shall be no less than 4 feet x 4 feet.

90.FIRE. 3 USE-#12-SPRINKLER SYSTEM INEFFECT

Install a complete fire sprinkler system per NFPA 13 1999 edition (13D and 13R system are not allowed). Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.
(current sprinkler plan check deposit base fee is \$614.00 per riser)

pplicant or developer shall be responsible to install a .L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be

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90.FIRE. 3 USE-#12-SPRINKLER SYSTEM (cont.) INEFFECT

submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout (current monitoring plan check deposit base fee is \$192.00)

90.FIRE. 4 USE-#83-AUTO/MAN FIRE ALARM INEFFECT

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

90.FIRE. 5 USE-#27-EXTINGUISHERS INEFFECT

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 6 USE-#36-HOOD DUCTS INEFFECT

(REC. CENTER)

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical components and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation. NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (* separate fire alarm plans must be submitted for connection) (current plan check deposit base fee is \$215.00)

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP BMP - EDUCATION INEFFECT

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all

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90.FLOOD RI. 1 MAP BMP - EDUCATION (cont.)

INEFFECT

initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI

INEFFECT

The land divider/permit holder shall construct an eight (8) foot high decorative block wall along Newport Road. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 5 MAP - LANDSCAPING COMPLIANCE

INEFFECT

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

90.PLANNING. 6 MAP - QUIMBY FEES (2)

INEFFECT

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of

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90.PLANNING. 6 MAP - QUIMBY FEES (2) (cont.) INEFFECT

parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valleywide Recreation and Park District.

90.PLANNING. 7 MAP - CONCRETE DRIVEWAYS INEFFECT

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 8 MAP - FENCING COMPLIANCE INEFFECT

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 9 MAP - ROOF RUN-OFF DISCHARGE INEFFECT

Since this project is a Multi Family product, all buildings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 10 MAP - TRASH ENCLOSURES INEFFECT

The land divider/permit holder shall construct ten (10) trash enclosures, which are adequate to enclose a minimum of two (2) waste bins each, for the project. Additional enclosed area for the collection of recyclable materials shall be located within, near, or adjacent to each trash enclosure. This recycling collection area shall be a minimum of 50% of the area provided for the trash enclosure(s), or as approved by the County of Riverside Waste Resources Management District. All enclosures, recyclables collections areas, and incidental storage areas should be located away from residential uses and visually screened from surrounding areas with block walls and landscaping. All recycling bins shall be labeled with the universal recycling symbol, and with signage indicating to the users the type of material to be deposited in each bin. All enclosures shall be constructed as shown on the TENTATIVE MAP prior to the issuance of occupancy permits.

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90.PLANNING. 13

MAP - SKR FEE CONDITION

MET

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 34.16 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 14

MAP - MITIGATION MONITORING

INEFFECT

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 39904.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 15

MAP- ROLL-UP GARAGE DOORS

INEFFECT

All residences shall have automatic roll-up garage doors.

90.PLANNING. 16

MAP - LNDSCP/IRRIG INSTALL INS

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy

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90.PLANNING. 16 MAP - LNDSCP/IRRIG INSTALL INS (cont.) RECOMMND

permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. Costs associated with the Installation Inspection will be charged to the respective building permit.

EOT1

90.PLANNING. 17 MAP - SPECIMEN TREES REQUIRED RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

EOT1

90.PLANNING. 18 MAP - COMPLY W/ LNDSCP/IRRIG RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

EOT1

TRANS DEPARTMENT

90.TRANS. 1 MAP - TS/INSTALLATION INEFFECT

Prior to the final building inspection of the first dwelling unit, the following traffic signal(s) shall be

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90.TRANS. 1 MAP - TS/INSTALLATION (cont.) INEFFECT

installed and operational:

Patton Avenue (Domenigoni Parkway) and Loop Street West
Patton Avenue (Domenigoni Parkway) and Loop Street East

with no fee credit given for traffic signal mitigation fees.

or as approved by the Transportation Department

The project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal (s). All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

90.TRANS. 2 MAP - 80% COMPLETION INEFFECT

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the

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90.TRANS. 2 MAP - 80% COMPLETION (cont.) INEFFECT

improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 3 MAP - WRCOG TUMF INEFFECT

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 4 MAP - STREET SWEEPING INEFFECT

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 5 MAP - STREET LIGHTS INSTALL INEFFECT

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - UTILITY INSTALL EOT1

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 7

MAP - LANDSCAPING EOT1

RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 8

MAP - GRAFFITI ABATEMENT EOT1

RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 9

MAP - TRAFFIC SIGNAL 2 EOT1

RECOMMND

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

100. PRIOR TO ISSUE GIVEN BLDG PRMT

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1 SP - PA 19 Park Plans NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 1st building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 19. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 19 and with the requirements of the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - PA 19 Park Construction NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 100th building permit within the SPECIFIC PLAN, the park designated as Planning Area 19 shall be constructed and fully operable.

100.PLANNING. 3 SP - Count Res Build Permits INEFFECT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 5680 residential building permits to be issued within the SPECIFIC PLAN.

100.PLANNING. 4 SP - PA 11 Park Plans required NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 250th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for

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100.PLANNING. 4 SP - PA 11 Park Plans required (cont.) NOTAPPLY

Planning Area 11 and with the requirements of the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 5 SP - PA 11 Park Construction NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 300th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

100.PLANNING. 6 SP - PA 55 Park Plans required NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 55. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 55 and with the requirements of the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 7 SP - PA 55 Park Construction NOTAPPLY

PRIOR TO THE ISSUANCE OF THE 450th building permit within the SPECIFIC PLAN, the park designated as Planning Area 55 shall be constructed and fully operable.

100.PLANNING. 8 SP - PA 28b Park Plans require INEFFECT

PRIOR TO THE ISSUANCE OF THE 500th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley Wide Recreation and Parks District or other entity set

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100.PLANNING. 8 SP - PA 28b Park Plans require (cont.) INEFFECT

forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 9 SP - PA 28b Park Construction INEFFECT

PRIOR TO THE ISSUANCE OF THE 600th building permit within the SPECIFIC PLAN, the park designated as Planning Area 28b shall be constructed and fully operable.

100.PLANNING. 10 SP - PA 32 PLANS REQUIRED INEFFECT

PRIOR TO THE ISSUANCE OF THE 1st building permit within the TENTATIVE MAP, detailed park plans shall be submitted to and approved by the Planning Department and the Valleywide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 32. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 32 and with the requirements of the Valleywide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 11 SP - PA 32 CONSTRUCTION INEFFECT

PRIOR TO THE ISSUANCE OF THE 300th building permit within the TENTATIVE MAP, the permittee shall confirm the number of building permits issued within Planning Areas 31, 32, 33, 34, 35, 36, 37, 38a, 38b, 39, 40, 41, 42, 43, 44, 45a, 45b, 46, 47a, 47b, 48a, and 48b in the SPECIFIC PLAN. If 500 building permits have been issued within these Planning

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 11 SP - PA 32 CONSTRUCTION (cont.)

INEFFECT

Areas, no additional building permits shall be issued for this project until the park designated as Planning Area 32 is constructed.

100.PLANNING. 12 SP - PA 37 PLANS REQUIRED

INEFFECT

PRIOR TO THE ISSUANCE OF THE 1st building permit within the TENTATIVE MAP, detailed park plans shall be submitted to and approved by the Planning Department and the Valleywide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 37. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 37 and with the requirements of the Valleywide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 13 SP - PA 37 CONSTRUCTION

INEFFECT

PRIOR TO THE ISSUANCE OF THE 250th building permit within the TENTATIVE MAP, the park designated as Planning Area 37 shall be constructed and fully operable.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

RECEIVED
APR 01 2008

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

APPLICATION FOR EXTENSION OF TIME

THIS APPLICATION MUST BE ACCOMPANIED BY APPROPRIATE FILING FEES

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

CASE NUMBER: TIM 33145 DATE SUBMITTED: _____

Assessor's Parcel Number(s): 4610190-044 thru 048

EXTENSION REQUEST ☒ First ☐ Second ☐ Third ☐ Fourth ☐ Fifth

Phased Final Map _____ Attach evidence of public improvement or financing expenditures.

NOTE: Land divisions may obtain a maximum of five 1-year extensions of time. Conditional Use Permits and Public Use Permits may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of three years from the original decision date. Plot Plans may obtain extensions of time only to the extent that the period in which to begin substantial construction does not exceed a maximum of five years from the original decision date. Variances may obtain extensions of time only to the extent that the period in which the variance is to be used does not exceed a maximum of three years from the original decision date, except that a variance in connection with a land division may be used during the same period of time that the land division may be used.

Date of Original Approval: September 13, 2005

Applicant's Name: Peter Nedley E-Mail: pnedley@barratt.com

Mailing Address: 5950 Priestly Drive

Carlsbad CA 92008
City State ZIP

Daytime Phone No: (760) 431-0800 Fax No: (760) 929-6432

Property Owner's Name: Barratt American Inc. E-Mail: pnedley@barratt.com

Mailing Address: 5950 Priestly Drive

Carlsbad CA 92008
City State ZIP

Daytime Phone No: (760) 431-0800 Fax No: (760) 929-6432

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

APPLICATION FOR EXTENSION OF TIME

RECEIVED
APR 01 2008

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative of the property owner, or the assigned agent.

ADMINISTRATIVE
RIVERSIDE COUNTY
PLANNING DEPARTMENT

All approvals of extension of time must be consistent with the pertinent elements of the Riverside County General Plan, the Riverside County Land Use Ordinance (Ordinance No. 348), and the Multiple Species Habitat Conservation Plan (MSHCP).

An extension of time for a land division based on the filing of a phased final map shall not be granted unless the Planning Department determines that the requisite funds have been expanded to construct, improve, or finance the construction of public improvements outside the boundaries of the land division. Any other extension of time for a land division shall not be granted unless the land division conforms to the Comprehensive General Plan, is consistent with existing zoning, conforms to the currently applicable schedule of improvements specified by the Riverside County Land Division Ordinance (Ordinance No. 348) and does not affect the general health, safety, and welfare of the public. If required to bring the subject land division into conformance with current general plan, Ordinance No. 460 and public health, safety, and welfare requirements, additional conditions of approval may be imposed upon approval of an extension of time request.

I hereby request an extension of time for the above referenced project, and I acknowledge that if the basis for extension is something other than the filing of a phased final map, additional conditions of approval may be imposed upon approval of the extension of time and that I may refuse to accept additional conditions of approval only in writing prior to action by the Planning Director, or in writing or in person prior to action by the Planning Commission.

Peter Nedley

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

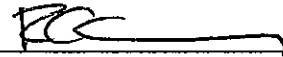
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Robert C. Cummings

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.