



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4 . 2

Planning Commission Hearing: June 2, 2021

## PROPOSED PROJECT

**Case Number(s):** CZ07783, TR36365

**EA No.:** EA42519

**Area Plan:** Harvest Valley/Winchester

**Zoning Area/District:** Winchester Area

**Supervisory District:** Third District

**Project Planner:** Russell Brady

**Project APN(s):** 461-050-012, 462-020-039, 462-020-049

**Applicant(s):** Lansing Stone Star, LLC

**Representative(s):** Trip Hord

  
John Hildebrand  
Planning Director

## PROJECT DESCRIPTION AND LOCATION

**CHANGE OF ZONE NO. 7783** is a proposal to change the zoning classification of the project site from Rural Residential (R-R) to Planned Residential (R-4).

**TENTATIVE TRACT MAP NO. 36365** is a proposal for a Schedule "A" subdivision of 70.60 acres into two hundred twenty-four (224) single-family residential lots and seventeen (17) lots for a park, regional basin, water quality basins, and landscaping.

The subdivision proposes a variety of lot size and design types. The first lot type is proposed with lots 1-93, which will have a minimum lot size of 4,000 square feet and a z-lot design where the side lot line juts in midway typically 10 feet. This variation in lot design is intended to provide for greater efficiency in lot design and would allow for more variation in building placement and articulation on a smaller lot size compared to a standard rectangular shaped lot that does not offer such variation in space. The z-lot design would still provide for typical five (5) foot side yard setbacks. The second lot type is proposed with lots 94-199, which will have a minimum lot size of 5,000 square feet and is a more typical, rectangular type lot design. The third lot type is proposed with lots 200-224, with a minimum lot size of 10,000 square feet and also a more typical, rectangular type lot design.

The park is proposed on a 9.41 acre lot and is anticipated to accommodate an approximately 5.5 acre active park area with the remaining approximately 3.9 acres as natural open space. Amenities for the park are anticipated to include soccer and baseball fields, basketball court, tot lot/playground, shade structure/picnic area, restrooms, and parking lot. The park is anticipated to be owned and maintained by Valley-Wide Recreation and Parks District following construction of the park.

Access to the development would be provided via two (2) street connections to Grand Avenue. Improvements for Grand Avenue will include a slight realignment of Grand Avenue from its existing improvement to one with more gradual transitions and curves for a safer path of travel. Right-of-way for

Grand Avenue will also be adjusted to follow this realignment and given the current right-of-way does not accurately reflect the current improvements. Grand Avenue will be improved to ultimate improvements in consideration that the north side of Grand Avenue includes a closed landfill. Ultimate improvements will include 110 feet of paving curb to curb including a median as well as improvements of a segment of Grand Avenue with a modified section that includes 88 feet of paving curb to curb including a median to fit within topography and the landfill to the north. Leon Road will also have additional improvements consisting of 43 feet of paving on the project's east half width.

A regional basin is proposed in the western portion of the site that would collect flows that currently originate from the north and crosses the site in the location where the basin is proposed and exits the site along its southern boundary near the project site's southwest corner. This regional basin is part of the Winchester Hills Line C drainage plan to provide necessary improvements to accommodate development of the surrounding area.

The above is hereinafter referred to as the "project".

The project is located southerly of Grand Avenue, easterly of Leon Road, and northerly of Simpson Road.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42519** based on the findings incorporated in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment with the proposed mitigation incorporated;

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7783**, to change the zoning of the project site from Rural Residential (R-R) to Planned Residential (R-4) based upon the findings and conclusions provided in this staff report, and pending final adoption of the Zoning Ordinance by the Board of Supervisors; and

**APPROVE TENTATIVE TRACT MAP NO. 36365**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area

Surrounding General Plan Land Uses	
North:	Public Facilities (PF)
East:	Medium Density Residential (MDR)
South:	Medium Density Residential (MDR)
West:	Light Industrial (LI), Public Facilities (PF)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Planned Residential (R-4)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Medium Manufacturing (M-M), One-Family Dwellings (R-1)
West:	Rural Residential (R-R)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land, closed landfill
East:	Vacant land
South:	Railroad line, vacant land, single-family residential
West:	Vacant land, EMWD basins

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	70.60	N/A
Proposed Minimum Lot Size (sq ft):	Lots 1-93: 4,000 Lots 94-199: 5,000 Lots 200-224: 10,000	3,500 square feet per R-4 zone
Total Proposed Number of Residential Lots:	224	224 (per Highway 79 Policy Area)
Map Schedule:	A	

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes, CSA 146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes, partially within high susceptibility
Subsidence Area:	Yes, partially within susceptible area



Fault Zone:	No
Fire Zone:	Yes, partially within Very High
Mount Palomar Observatory Lighting Zone:	Yes, Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes, March Air Reserve Base Zone E

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

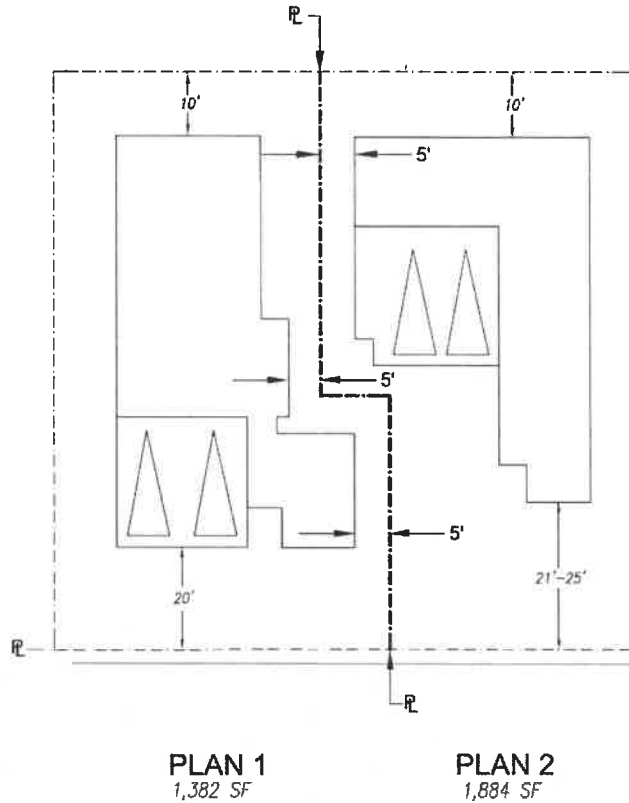
**Background:**

*Z-Lot Design*

To expand on the description of the z-lot design lots proposed by the Tentative Tract Map, below is an exhibit from the design guidelines for the project that shows the typical layout. This shows how the side lot line would cut over and how the actual residential buildings are anticipated to be laid out relative to this lot line. This makes more efficient use of the overall space and provides for varying building plotting that creates more articulation along the front and sides of the buildings that creates a more interesting view along the street. Compared to a typical rectangular lot, where to maximize building footprint and area on a relatively small lot, the footprint and building typically ends up being fairly uniform lot to lot which creates



a more uniform and less interesting view along the street. While not all side lot lines would include the z-lot, every other side lot line would create an alternating effect of straight and varied lot lines.



#### Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP Policy 9.2, and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area.

The project site has a land use designation of Medium Density Residential which has a density range of 2 to 5 dwelling units per acre with a midpoint of 3.5 dwelling units per acre. A 9% reduction from 3.5 dwelling units per acre results in a maximum density of 3.19 dwelling units per acre. The project area of 70.60 at this maximum density rate would allow up to 224 residential units. The project proposes a maximum of 224 residential units to be consistent with the policy.

Earlier versions of this subdivision were associated with a second subdivision (Tentative Tract Map No. 36711) that included a more dense condominium component generally in the area of proposed lots 200-224. However, this amount of units was not able to be determined to be consistent with the Highway 79 Policy Area, so this second subdivision was removed from the proposal and Tentative Tract Map No. 36365 redesigned to be consistent with the policy area.

*Application Submittal*

Change of Zone No. 7783 and Tentative Tract Map No. 36365 were submitted to the County of Riverside on June 5, 2012.

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS/MND represent the independent judgement of Riverside County, acting as the lead agency pursuant to CEQA. The documents were circulated for public review per the CEQA Statute and Guidelines Section 15105.

At the time of preparation of this staff report, no comments have been received on the circulated IS and MND. Therefore, no new mitigation measures were required and the IS/ MND was not recirculated per California Environmental Quality Act Statute and Guidelines Section 15073.5(c).

**Solar Energy:**

Riverside County Climate Action Plan, as revised in 2019, includes Measure R2-CE1 which requires renewable energy generation by projects of a certain size. This measure is applicable to single-family residential projects of 75 units or more to provide a minimum of 30 percent of their energy demand via renewable energy. The project is conditioned to comply with this provision.

**FINDINGS AND CONCLUSIONS**

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

**Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR) which allows between 2 to 5 dwelling unit per acre. The proposed Tentative Tract Map is consistent with this land use designations since the Tentative Tract Map proposes a residential use with a density of 3.15 dwelling units per acre, which is between the allowed density of 2 to 5 dwelling units per acre.
2. The existing zoning is Rural Residential (R-R) and the Change of Zone proposes to change the zoning to Planned Residential (R-4). The proposed Tentative Tract Map is consistent with the proposed zoning as the R-4 zone allows single family residential uses. Additionally, the proposed Tentative Tract Map is consistent with the development standards of the Planned Residential (R-4) zone, which is detailed below in the Development Standards Findings.

**Entitlement Findings:**

**Change of Zone**

1. The proposed change of zone to Planned Residential (R-4) would allow generally for residential uses, in particular single-family residential uses with the allowance for smaller lot sizes. This proposed Planned Residential (R-4) zone is therefore consistent with the existing General Plan Land Use

Designation of Community Development: Medium Density Residential (CD:MDR) which also generally allows for residential uses at densities between 2 and 5 dwelling units per acre. The proposed change of zone with its general uses allowed or residential and development standards for individual small lots would be compatible with the surrounding area that is primarily either zoned or designated in the General Plan for single-family residential uses.

### **Tentative Tract Map**

Tentative Tract Map No. 36365 is a Schedule "A" map that proposes to subdivide 70.60 acres into 224 residential lots and seventeen (17) lots for a park, regional basin, water quality basins, and landscaping. The findings required to approve the Tentative Tract Map No. 36365, pursuant to the provisions of the Riverside County Ordinance No. 460, are provided below:

1. The proposed map, subdivision design and improvements are consistent with the General Plan, specifically General Plan Principle IV.A.1 which provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. The General Plan Principle IV.4, states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. The General Plan IV.B.1, also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. This will facilitate the buildout of existing communities, as well as the creation of new towns, each of which have distinct boundary and edge conditions. The proposed tentative tract map will comply with these General Plan principles by providing a variety of housing types in a single-family residential community, promoting community with the open space recreational areas and connecting to adjacent communities parks. The Tentative Tract Map is not located within a Specific Plan. The Tentative Tract Map site is consistent with the Medium Density Residential land use designation and all other requirements of the General Plan and the project is consistent with all applicable requirements of State law and the ordinances of Riverside County.
2. The site of the proposed map is physically suitable for the type of development and density because although the topography of the site is varying, the Tentative Tract Map would avoid the steepest areas and retain the natural contour of the site where possible. Infrastructure to serve the residential development including water, sewer, and roads are readily available nearby. Additionally, this development is consistent with the Medium Density Residential (MDR) land use designation of the General Plan.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat as detailed in the IS/MND prepared for the project, which determined the project would not have a significant impact on the environment with the incorporation of required mitigation as detailed in the IS/MND.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the IS/MND prepared for the project, the project would not have a significant impact to local air quality, hazardous materials, hydrology, wildfire, or noise. All other impacts to the environment related to public health would be less than significant.



5. As indicated in the included project Conditions of Approval, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Tract Map No. 36365 complies with the Schedule "A" improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
  - a. Streets. Streets are shown on the Tentative Map, which include all internal street improvements and two points of connection to Grand Avenue for primary and secondary access as well as applicable improvements to Grand Avenue.
  - b. Domestic Water. Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
  - c. Fire Protection. Implementation of the project will provide for appropriate fire hydrant spacing and adequate water pressure and flow to meet Fire Department standards. The project is designed with two points of access to Grand Avenue and if development is phased each phase of the subdivision will be required to provide adequate access consistent with the provisions of Ordinance No. 460. Other fire protection measures shall be determined based on specific interior building designs, building code (Ordinance No. 457), and fire code (Ordinance No. 787) requirements.
  - d. Sewage Disposal. Sewer service will be supplied by Eastern Municipal Water District
  - e. Fences. At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. The project does not have any of these specifically noted features, but is adjacent to a generally unused railroad track but does have the potential for future use for freight or commuter rail. The project proposes a block wall along this southern boundary to primarily attenuate potential noise, but would also limit ability to access this potentially hazardous area directly. The basin proposed by the project would also be fenced with tubular steel fencing which is typical practice for deeper basins to prevent easy access to the basin that may be a potential hazard when the basin is full of water. Beyond these locations, walls and fencing are proposed along the northern boundary along Grand Avenue and throughout the project.
  - f. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service with lines placed underground.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division. The project proposes to vacate portions of existing dedications for Grand Avenue that were based on a straightline alignment for Grand Avenue that is already curved to the north. The project would continue to provide necessary dedication, improvements, and access for Grand Avenue. Other easements on the site relate to utilities and access for maintenance that will be retained or realigned with the project development.

7. Tentative Tract Map No. 36365 is consistent with the minimum size allowed by the project site's Zoning Classification of Planned Residential (R-4) as proposed by the Change of Zone. This is detailed further in the Development Standards findings below.

**Development Standards Findings:**

1. The proposed residential lots comply with the development standards for the Planned Development (R-4) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. More specifically: Section 8.93 as detailed below:
  - a. *The minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6,000 square feet.* The residential lot area for the whole project is 1,342,505 square feet, which equates to an overall area for each dwelling unit of 6,020 square feet, which meets the 6,000 square feet standard on its own. Including the park lot of 418,266 square feet results in an overall area for each dwelling unit of 7,895 square feet, which also meets the standard of a minimum area of 6,000 square feet per dwelling unit.
  - b. *The minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet.* The project complies with this lot standard because the minimum lot size for the project site is 4,000 square feet and the minimum width for proposed lots is 40 feet and depth is 100 feet.
  - c. *One family residences shall not exceed forty (40) feet in height. No other building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a building or structure exceed seventy-five (75) feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348.* Conceptual elevations are included in the Design Manual for the project, which includes both single-story and two-story design options. The maximum height for these elevations is approximately 27 feet, which complies with the standard of 40 feet. Additionally, once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
  - d. *The minimum yard requirements are as follows:*
    1. *The front yard shall be not less than twenty (20) feet, measured from the existing right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.* The project's Design Manual includes conceptual plotting for each of the lot types that shows plotting complying with this setback. Additionally, once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
    2. *Side yards on interior and through lots shall be not less than a width of five feet. Side yard on corner and reversed corner lots shall be not less than ten (10) feet from the existing right-of-way or from any future right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.* The project's Design Manual includes conceptual plotting for each of the lot types that shows plotting complying with this setback.

Additionally, once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.

3. *The rear yard shall not be less than ten (10) feet.* The project's Design Manual includes conceptual plotting for each of the lot types that shows plotting complying with this setback. Additionally, once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
  4. *No structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.* The project's Design Manual includes conceptual plotting for each of the lot types that does not show any anticipated encroachments. Additionally, once building plans are submitted, they will be required to comply with applicable County Ordinances, specifically Ordinance No. 348 as noted in the Advisory Notification Document (AND) for the proposed Project.
- e. *Off-street parking shall be provided as set forth in Section 18.12 of Ordinance No. 348.* Single-family uses require a minimum of 2 spaces per dwelling unit. The Design Manual for the project includes conceptual plans that provide 2 car garages for each of the units as well as driveways that could accommodate a minimum of 2 additional cars for each lot that meets the minimum standard for 2 spaces per dwelling unit.
  - f. *Individual sewage disposal systems shall not be permitted on lots containing an area of less than one-half acre unless a report has been received by the Planning Commission from the County Health Department stating that such a system will be acceptable.* The project is proposed to be served by EMWD for wastewater service and would not be served by individual sewage disposal systems.
  - g. *The recreation areas shall be of a size, based on the particular use adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision.* Based on the 224 units proposed and a rate of 3.06 persons per unit, there would be approximately 685 residents anticipated for the project. Based on Ordinance No. 460 requirements for recreation area, 3 acres of parks should be provided for every 1,000 residents. Based on the 685 residents anticipated, a minimum of 2.05 acres of park area required. Utilizing a typically accepted rate by Valley-Wide Recreation and Parks District of 5 acres per 1,000 residents would result in a minimum of 3.43 acres. The anticipated active recreation area consists of approximately 5.53 acres out of the entire 9.41 acre lot area, which meets the minimum recreation area.
  - h. *Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles.* The project provides sidewalks throughout the development to access each proposed unit and out to Grand Avenue. The proposed project streets have been designed to public street standards and would provide adequate emergency vehicle access.
  - i. *Before any structure is erected or use established in the R-4 zone, there shall be a subdivision map and a development plan approved as set forth in Section 8.95 or Ordinance No. 348.* Tentative Tract Map No. 36365 proposes the subdivision of the property and includes the Design Manual as the development plan.



- j. *A subdivision conforming to the standards and conditions of County Ordinance No. 460, as presently worded or hereafter amended, not inconsistent with specific provisions of this section shall be recorded. All lots not to be used for residential purposes shall be given a lot letter instead of a lot number.* Tentative Tract Map No. 36365 is the proposed subdivision and it will be required to be recorded prior to construction of any individual residential buildings. The Tentative Map shows the residential lots as numbered lots and all other lots as lettered lots.
- k. *A development plan conforming to the requirements of this article and containing the following minimum information shall be approved by the Planning Commission.* The proposed Design Manual as an exhibit for the Tentative Tract Map is included as the development plan for consideration by the Planning Commission.
1. *Location of each existing and each proposed structure in the development area, the use or uses to be contained therein. Typical plans indicating use on a lot may be used.* The Design Manual includes typical plotting for each lot type based on the conceptual building plans included.
  2. *Location of all pedestrian walks, malls, recreation and other open areas for the use of occupants and members of the public.* The location of sidewalks, recreation areas, and other open areas are shown on the Tentative Tract Map exhibit in general and in more detail in the Design Manual, specifically the conceptual landscape plan.
  3. *Location and height of all walls, fences and screen planting, including a plan for the landscaping of the development, types of surfacing, such as paving, turfing, or other landscaping to be used at various locations.* The Design Manual includes a conceptual wall and fence plan that shows the planned location of all walls and fencing along with their heights and elevations of each wall and fence type. The conceptual landscape plan included in the Design Manual shows the general location of paving and different landscape treatments throughout the project site.
  4. *Plans and elevations of typical structures to indicate architectural type and construction standards.* The Design Manual includes conceptual elevations and floorplans for the proposed lots.
- l. *Documents setting forth the method of conveying title, the type of estate to be granted, the method of maintaining the open areas and service areas, and the conditions of use of the open or recreation areas shall be submitted to and approved by the Planning Commission.* The Design Manual includes a plan for maintenance of the open space or common areas within the project that are planned to be divided between Valley-Wide Recreation and Parks District for the park area, natural open space, parkway landscaping, and smaller basins and Riverside County Flood Control for the regional basin. No Homeowners Association or other private maintenance entity is anticipated to be necessary for any open or recreation areas proposed by the project. Standard conditions of approval are included on the project to require annexation into the applicable maintenance districts.

**Other Findings:**

1. This Project is not located within a Criteria Cell of the MSHCP. However, the project does contain potential habitat for Los Angeles Pocket Mouse (LAPM). The project was required to prepare a Determination of Biologically Equivalent or Superior Preservation (DBESP) to ensure that the project provides for "replacement of any lost functions and values of Habitat as it relates to Covered Species." The DBESP determined that 0.43 acres of low to moderate value LAPM habitat would be impacted by the project. The project would mitigate these impacts at a 2:1 ratio and is anticipated to purchase 0.86 acres of high quality LAPM habitat elsewhere. In coordination with Western Riverside County Regional Conservation Authority (RCA), this is anticipated to be acquired on a property known as the Geller property, which would provide an equivalent to superior preservation for the habitat impacted by the project. The project has been conditioned for this to be met. No riparian/riverine resources would be impacted by the project. Accordingly, this Project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
2. The project site is not located within any city's sphere of influence.
3. The project site is located within the Airport Influence Area (AIA) boundary for March Air Reserve Base. The project was reviewed by the Riverside County Airport Land Use Commission (ALUC) and determined the project consistent with the Airport Land Use Compatibility Plan for March Air Reserve Base. Recommended conditions of approval from ALUC have been included as conditions of approval on the project.
4. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 29, 2015. Consultations were requested by the Pechanga Band of Luiseno Indians (Pechanga) and the Soboba Band of Luiseno Indians (Soboba). The Rincon Band deferred to closer tribes in a letter dated December 30, 2015. Soboba requested to consult in a letter dated March 15, 2016. A meeting was held on March 15, 2016 with Soboba. The conditions of approval were provided to the tribe and consultation was concluded the same day. No Tribal Cultural Resources were identified by Soboba. Pechanga requested to consult in a letter dated January 4, 2016. Consultations had been held prior to AB52 coming into effect and on January 4, 2016 the cultural report was provided to the tribe. The report along with the DPR forms and site map was provided to the tribe on March 4, 2016. The project conditions of approval were provided to the tribe on March 14, 2016. No Tribal Cultural Resources were identified by the tribe but concern was expressed regarding two bedrock milling sites located within the property. Because these features would be impacted by the project, relocation of the features was requested by the tribe. Planning agreed with this and has conditioned the project with a feature relocation condition for the bedrock milling features located at sites CA-RIV-7730 and CA-RIV-11909. After several communications with the tribe consultation was concluded on May 03, 2017. Both Pechanga and Soboba expressed concern that the project area is sensitive for cultural resources and there is the possibility that previously unidentified resources might be found during ground-disturbing activities. As such, the project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner. In addition, conditions of approval that dictate the procedures to be followed should any unanticipated cultural resources or human remains be identified during ground disturbing activities has been placed on this project. No requests for consultation were received from any other tribes within the 30-day period to respond.

5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Fire Findings:**

1. The project site is located partially within a Cal Fire Local Responsibility Area (SRA) and is partially within a very high fire hazard severity zone. Riverside County Ordinance No. 787 Section 5.D states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
  - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
  - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
  - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access to provide adequate width for Fire Department, standards for signs identifying streets, roads and buildings, including blue dot reflectors, and requirements for water pressure and flow to provide adequate water resources.

**Conclusion:**

1. For the reasons discussed above, as well as the information provided in the Initial Study/Mitigated Negative Declaration, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.



**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1,600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication either in support or opposition to the proposed project.

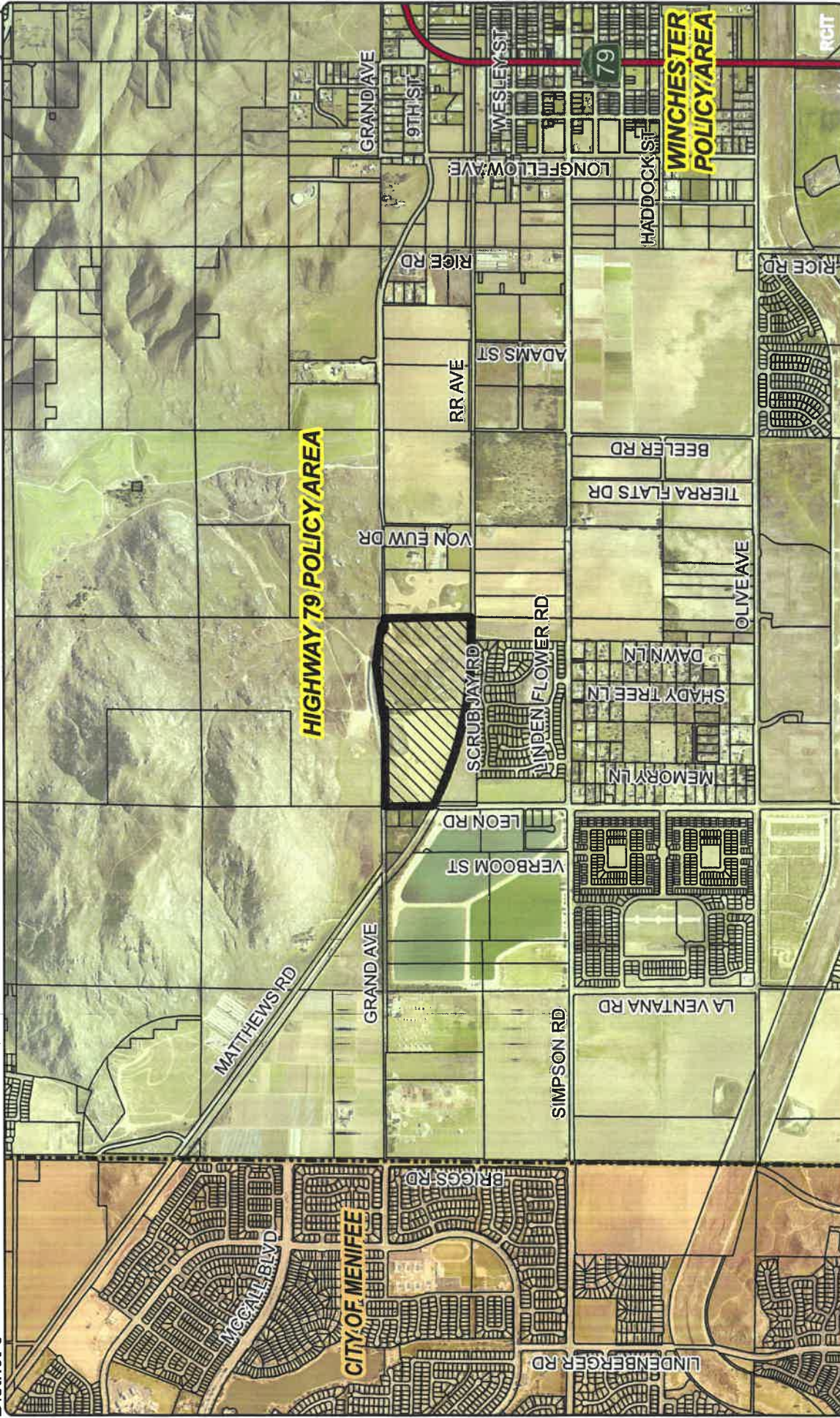
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**Template Revision:** 05/07/21

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07783 TR36365**  
**VICINITY/POLICY AREAS**

Supervisor: Washington  
 District 3

Date Drawn: 04/22/2021  
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2020, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 863-8277 (Riverside County) or Website <https://www.riversideca.gov/2020-04-07-2020-general-plan>



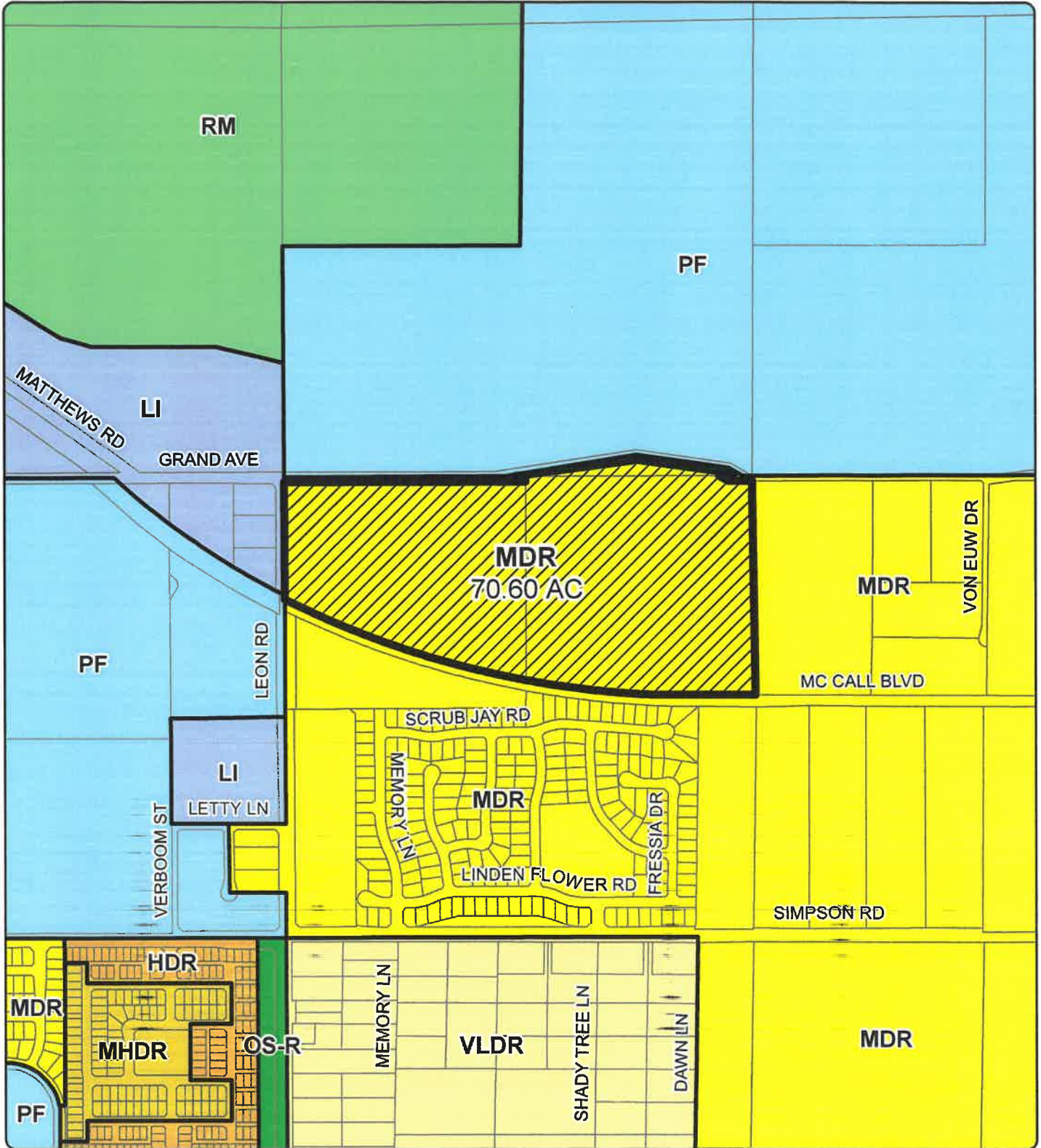
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07783 TR36365

EXISTING GENERAL PLAN

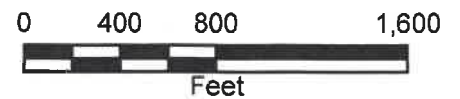
Supervisor: Washington  
District 3

Date Drawn: 04/22/2021  
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

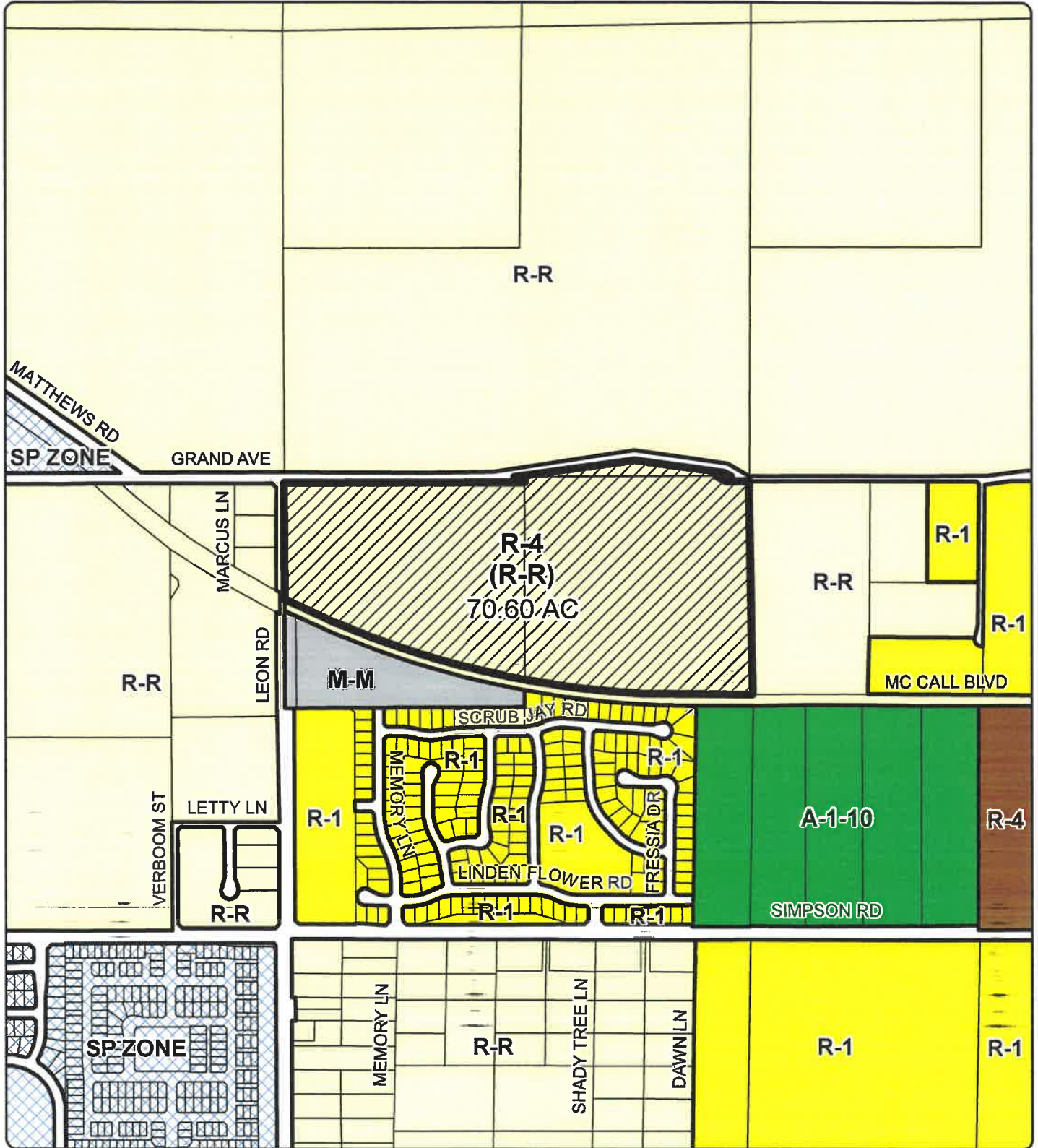
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07783 TR36365

PROPOSED ZONING

Supervisor: Washington  
District 3

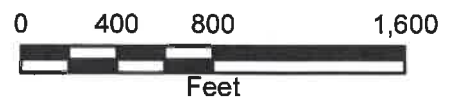
Date Drawn: 04/22/2021  
Exhibit 3



Zoning Area: Winchester

Author: Vinnie Nguyen

**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <https://planning.rctdms.org>





RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07783 TR36365

Supervisor: Washington  
District 3

Date Drawn: 04/22/2021  
Exhibit 1

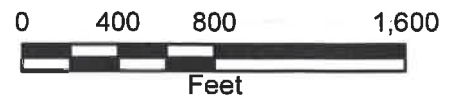
LAND USE



Zoning Area: Winchester

Author: Vinnie Nguyen

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SHEET 2



DATE: 08/14/2018  
PROJECT: TR. 36365  
SHEET: 2 OF 2

1" = 30'

CONCEPTUAL PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE	WATER REQUIREMENTS	PLACING
<b>GRAND AVENUE</b>				
PLATANUS A. 'WOODGODD'	LONDON PLANE TREE	24" DBX	MEDIUM	40' D.C.
<b>LEAK ROAD</b>				
FRAXINUS A. 'ROYWOOD'	RAYWOOD ASH	24" DBX	LOW	40' D.C.
<b>INTERNAL STREET TREES</b>				
CHAMOMILLA CALIFORNICA	CLAMOR TREE	24" DBX	MEDIUM	18" LOT
CHENOPODIUM ALBIDUM	CHERRY PITACH	24" DBX	MEDIUM	18" LOT
PLATANUS A. 'WOODGODD'	LONDON PLANE TREE	24" DBX	MEDIUM	18" LOT
QUERCUS LAEVOGLOBOSA	HEAVY OAK	24" DBX	MEDIUM	18" LOT
QUERCUS LAEVOGLOBOSA	HEAVY OAK	24" DBX	MEDIUM	18" LOT
<b>PARKING LOT TREES</b>				
CHAMOMILLA CALIFORNICA	CLAMOR TREE	24" DBX	MEDIUM	AS SHOWN
FRAXINUS A. 'ROYWOOD'	RAYWOOD ASH	24" DBX	MEDIUM	AS SHOWN
EVERGREEN ELA	EVERGREEN ELA	24" DBX	MEDIUM	AS SHOWN
<b>LOCAL UTILITY / ACCENT TREES</b>				
HONEY LOCUST	HONEY LOCUST	24" DBX	LOW	AS SHOWN
DAVEY	DAVEY	24" DBX	LOW	AS SHOWN
COAST LIVE OAK	COAST LIVE OAK	24" DBX	LOW	AS SHOWN
<b>LANDSCAPE AND SLOPE TREES</b>				
ALBUQUERQUE	ALBUQUERQUE	15 GALLON	MEDIUM	20" W/ D.C. MAX
SWEET DAN	SWEET DAN	15 GALLON	MEDIUM	20" W/ D.C. MAX
CHERRY PITACH	CHERRY PITACH	15 GALLON	MEDIUM	20" W/ D.C. MAX
LONDON PLANE TREE	LONDON PLANE TREE	15 GALLON	MEDIUM	20" W/ D.C. MAX
COAST LIVE OAK	COAST LIVE OAK	15 GALLON	LOW	20" W/ D.C. MAX
AMERICAN SUMAC	AMERICAN SUMAC	15 GALLON	LOW	20" W/ D.C. MAX
<b>SCREENING SHRUBS</b>				
SLIVER BERRY	SLIVER BERRY	5 GALLON	LOW	F.O.C.
POPPLE HONEYBEE	POPPLE HONEYBEE	5 GALLON	LOW	F.O.C.
TOYON	TOYON	5 GALLON	LOW	F.O.C.
RED-TIP PHOTINIA	RED-TIP PHOTINIA	5 GALLON	LOW	F.O.C.
SMOKY BUSH	SMOKY BUSH	5 GALLON	LOW	F.O.C.
SPRING SPIDERWEB VERBENA	SPRING SPIDERWEB VERBENA	5 GALLON	MEDIUM	F.O.C.
<b>ACCENT SHRUBS</b>				
LEUCOPHYLLON	LEUCOPHYLLON	1 GALLON	MEDIUM	F.O.C.
JARDON PAV	JARDON PAV	1 GALLON	LOW	F.O.C.
FORSYTHIA	FORSYTHIA	1 GALLON	MEDIUM	F.O.C.
EVONIMUS ALBOVIRIDIS	EVONIMUS ALBOVIRIDIS	1 GALLON	MEDIUM	F.O.C.
HEXAGONUM	HEXAGONUM	1 GALLON	MEDIUM	F.O.C.
DAVEY	DAVEY	1 GALLON	MEDIUM	F.O.C.
ARTEMISIA	ARTEMISIA	1 GALLON	MEDIUM	F.O.C.
WHERRY'S DWARF	WHERRY'S DWARF	1 GALLON	MEDIUM	F.O.C.
ROSA WYANDOTTI	ROSA WYANDOTTI	1 GALLON	MEDIUM	F.O.C.
ROSA WYANDOTTI	ROSA WYANDOTTI	1 GALLON	MEDIUM	F.O.C.
MEXICAN LAGE	MEXICAN LAGE	1 GALLON	LOW	F.O.C.
<b>VINES</b>				
CAROLINA JASMINE	CAROLINA JASMINE	5 GALLON	MEDIUM	18" D.C.
STAR JASMINE	STAR JASMINE	5 GALLON	MEDIUM	18" D.C.
<b>GROUND COVERS</b>				
DWARF COYOTE BUSH	DWARF COYOTE BUSH	1 GALLON	LOW	24" D.C.
FLORIDA YUCONIA	FLORIDA YUCONIA	1 GALLON	MEDIUM	24" D.C.
GAJARIA	GAJARIA	1 GALLON	MEDIUM	24" D.C.
HALY'S HONEYBUCKLE	HALY'S HONEYBUCKLE	1 GALLON	MEDIUM	24" D.C.
HYDRANGEA	HYDRANGEA	1 GALLON	LOW	24" D.C.
PROSTRATE FORESBURY	PROSTRATE FORESBURY	1 GALLON	LOW	24" D.C.
CHENOPODIUM ALBIDUM	CHENOPODIUM ALBIDUM	1 GALLON	LOW	24" D.C.
<b>WATER QUALITY BASIN</b>				
CALIFORNIA MADOW WEDGE	CALIFORNIA MADOW WEDGE	PLUGS	MEDIUM	24" D.C.
<b>WATER QUALITY BASIN</b>				
LEUCOPHYLLON	LEUCOPHYLLON	1		
HYDRANGEA	HYDRANGEA	1		
DAVEY	DAVEY	1		
ARTEMISIA	ARTEMISIA	1		
WHERRY'S DWARF	WHERRY'S DWARF	1		
ROSA WYANDOTTI	ROSA WYANDOTTI	1		



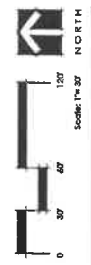
Scale: 1" = 30'

COMMUNITY PARK

PARK AREA - 6.5 ACRE PARK / 5.3 ACRES OF ACTIVE PLAY

TR. 36365 - LANDSCAPE MASTER PLAN  
LANSING STONESTAR, LLC

PARK ENLARGEMENT



County of Riverside

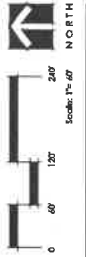
1. TREES ARE NO DOING TREES ON SITE
2. ALL TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE TO
3. ALL LOT PLANTING SHALL BE IN CONFORMANCE WITH BIDDING AND
4. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE FOLLOWING
5. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE FOLLOWING
6. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE FOLLOWING
7. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE FOLLOWING
8. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE FOLLOWING
9. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE FOLLOWING
10. ALL TREES AND SHRUBS SHALL BE PLANTED WITH THE FOLLOWING



SHEET 3

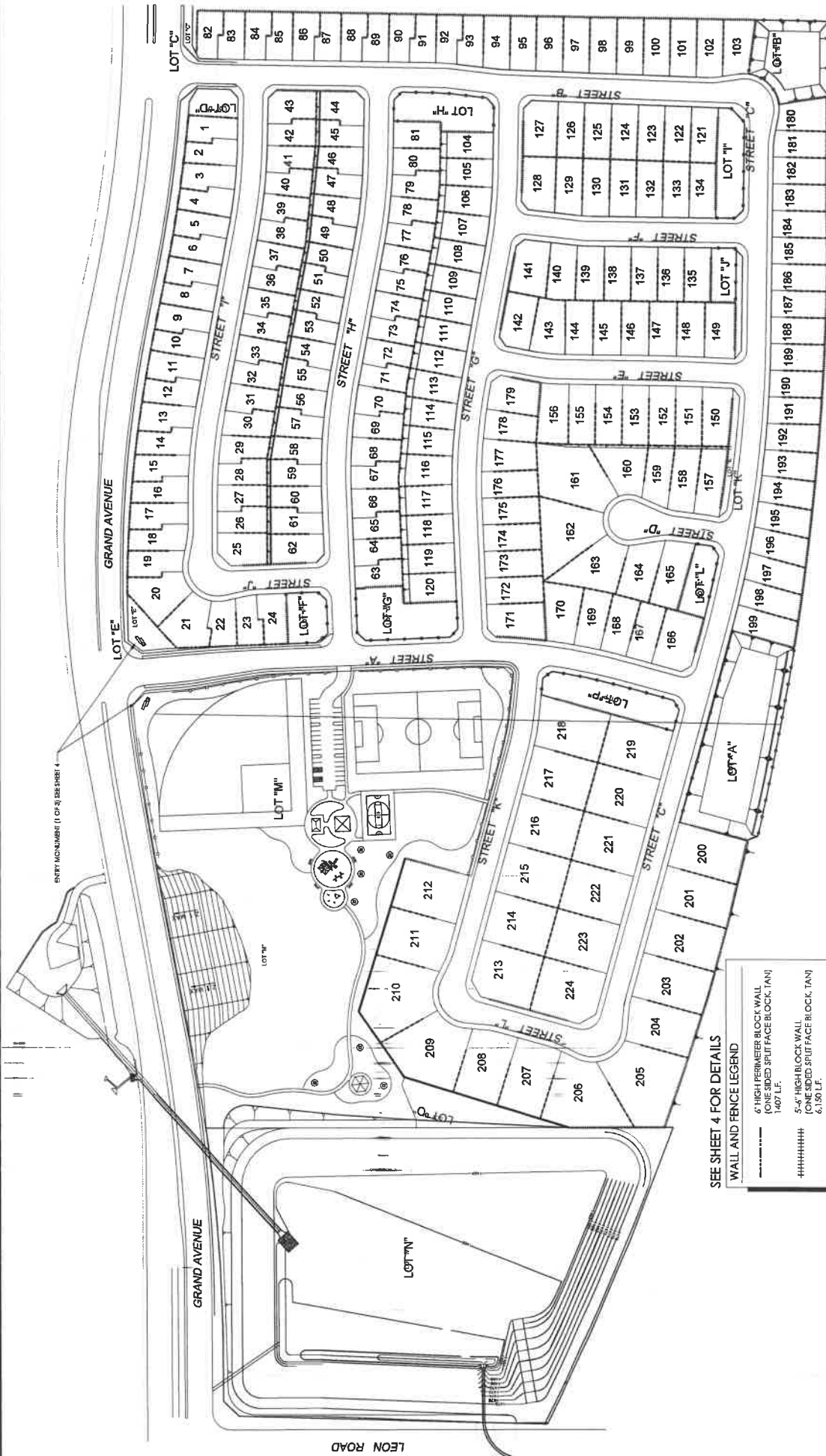


8.28.20



# WALL AND FENCE PLAN

## County of Riverside



SEE SHEET 4 FOR DETAILS

### WALL AND FENCE LEGEND

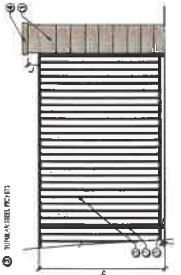
	6' HIGH PERIMETER BLOCK WALL (ONE SIDED SPLIT FACE BLOCK, TAN) 140' L.F.
	5'-6" HIGH BLOCK WALL (ONE SIDED SPLIT FACE BLOCK, TAN) 6,150' L.F.
	5' HIGH TUBULAR STEEL VIEW FENCE (COLOR TO BE BLACK) 2,970' L.F.
	5' HIGH VINYL SIDE YARD FENCE (COLOR TO BE WHITE) 18,520' L.F.
	4-PANEL VINYL FENCE 1,120' L.F.
	5'-6" HIGH COMBO VIEW WALL (1'-6" ONE SIDED SPLIT FACE BLOCK, TUBULAR STEEL FENCE) 775' L.F.

# TR. 36365 - LANDSCAPE MASTER PLAN

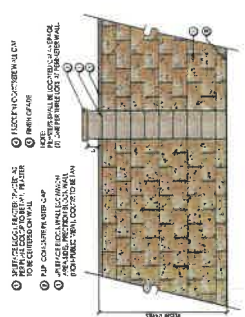
## LANSING STONESTAR, LLC



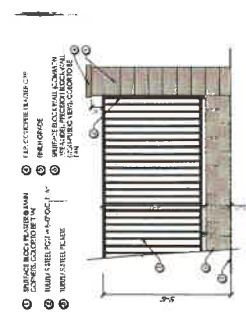
- ① SURFACE MATERIALS TO BE USED
- ② FINISH CHARACTERISTICS TO BE USED
- ③ FINISH CHARACTERISTICS TO BE USED
- ④ FINISH CHARACTERISTICS TO BE USED
- ⑤ FINISH CHARACTERISTICS TO BE USED



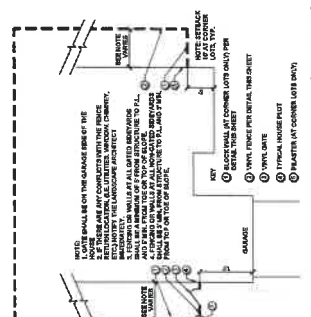
**TUBULAR STEEL VIEW FENCE**  
Scale: 1/2" = 1'-0"



**BLOCK WALL**  
Scale: 1/2" = 1'-0"



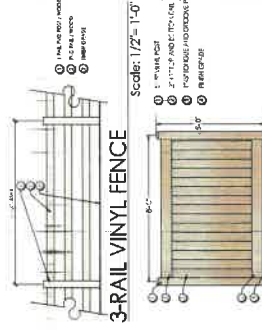
**COMBO VIEW WALL**  
Scale: 1/2" = 1'-0"



**FRONT YARD TYPICAL FENCE LAYOUT**  
Scale: 1" = 6'



**ENTRY MONUMENT - MAJOR**

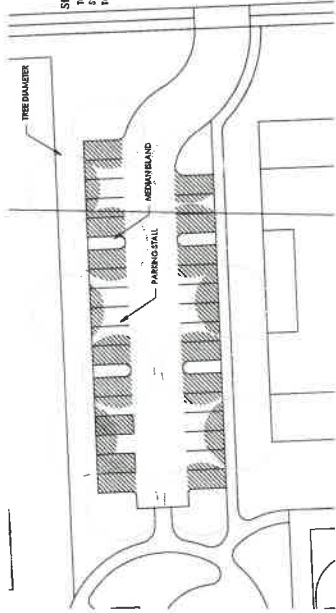


**3-RAIL VINYL FENCE**  
Scale: 1/2" = 1'-0"

**VINYL FENCE**



**ENTRY MONUMENT - NEIGHBORHOOD**

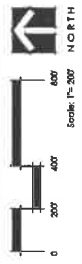


**SHADE CALCULATIONS FOR PARKING LOT AT PARK**

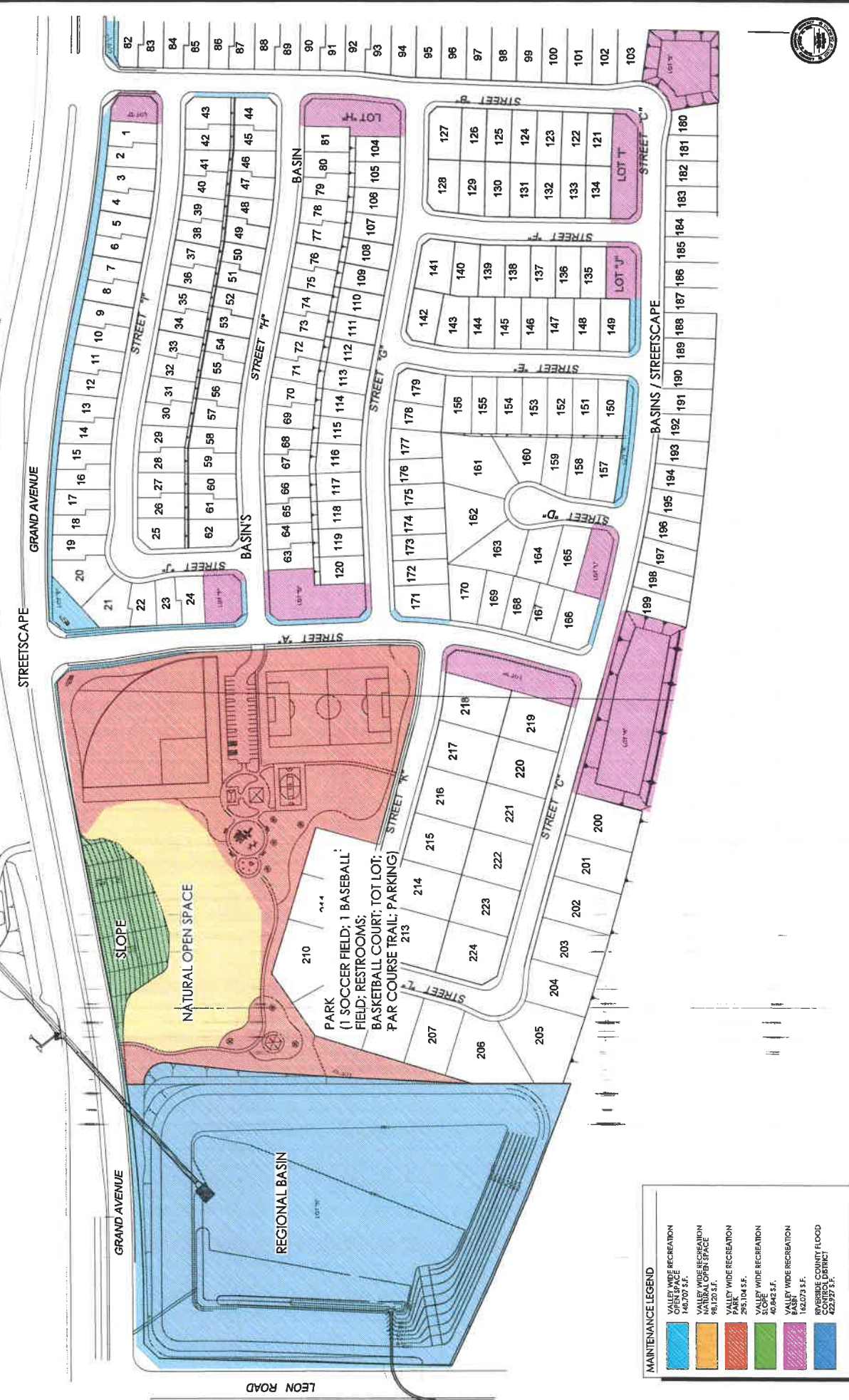
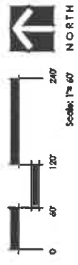
**SHADE CALC LEGEND**  
TOTAL PARKING SHADES: 297,519 sq. ft.  
TOTAL UNPAVED SHADES: 1,000,000 sq. ft.  
TOTAL SHADED SHADES: 4,082,700 sq. ft.



**SURROUNDING LANDSCAPE PLAN**



**ENTRY MONUMENT AND DETAILS**  
County of Riverside



**MAINTENANCE LEGEND**

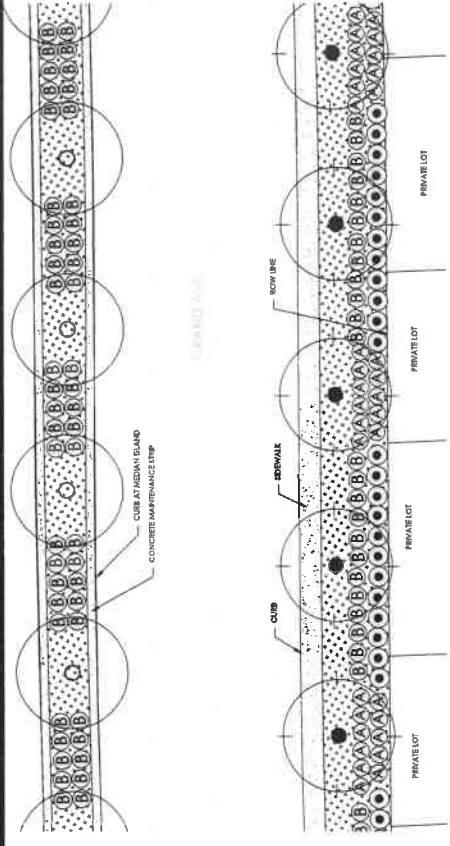
	VALLEY WIDE RECREATION OPEN SPACE 146,700 S.F.
	VALLEY WIDE RECREATION NATURAL OPEN SPACE 98,120 S.F.
	VALLEY WIDE RECREATION PARK 295,104 S.F.
	VALLEY WIDE RECREATION SLOPE 46,942 S.F.
	VALLEY WIDE RECREATION 162,073 S.F.
	RIVERSIDE COUNTY FLOOD CONTROL DISTRICT 422,977 S.F.



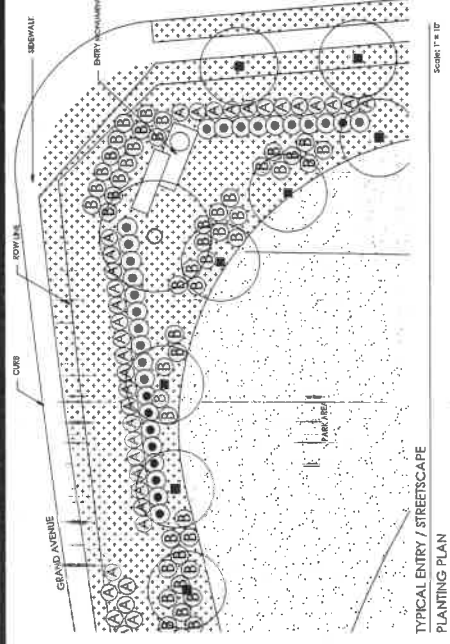


# TYPICAL PLANTING PLAN

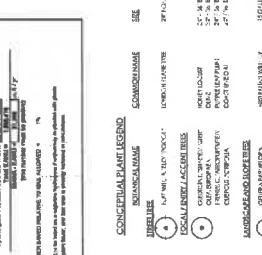
## County of Riverside



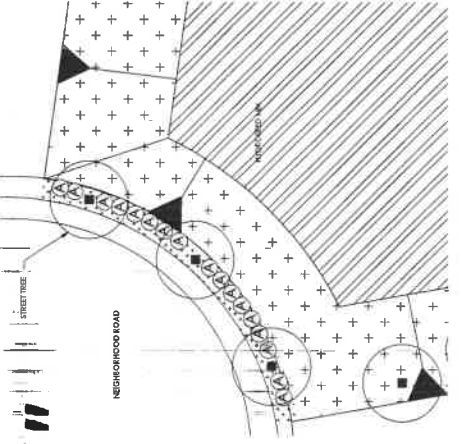
TYPICAL STREETScape / MEDIAN PLANTING PLAN  
Scale: 1" = 10'



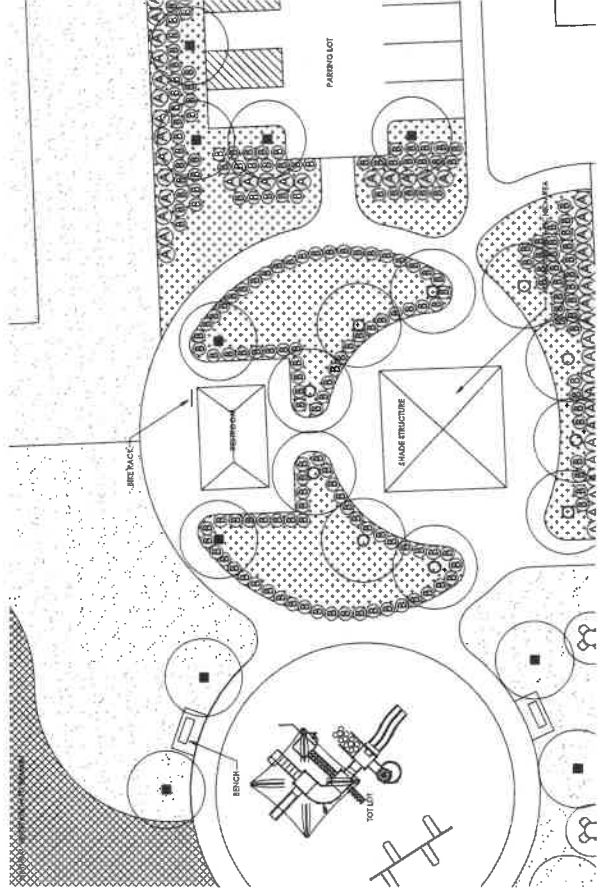
TYPICAL ENTRY / STREETScape PLANTING PLAN  
Scale: 1" = 10'



TYPICAL PRIVATE SLOPE PLANTING PLAN  
Scale: 1" = 10'



TYPICAL BASIN AREA PLANTING PLAN  
Scale: 1" = 10'



TYPICAL PARK AREA PLANTING PLAN  
Scale: 1" = 10'

**Planting Schedule**

Plant Name	Quantity	Plant Size	Planting Date	Planting Location
...	...	...	...	...

**SCHEMATIC PLANT LEGEND**

Symbol	Plant Name	Plant Size	Planting Date
...	...	...	...

# TR. 36365 - LANDSCAPE MASTER PLAN

## LANSING STONESTAR, LLC



# UNITED ENGINEERING GROUP

CADD: TRO366  
EXHIBIT: Exhibit D  
DATE: 06/06/20  
PLANNER: R. Brady



## Stone Creek Conceptual Design Manual

Riverside County, California

July 13, 2020



**LANSING  
COMPANIES**

**Lansing Stone Star, LLC**

12671 High Bluff Drive  
Suite 150  
San Diego, CA 92130



8885 HAVEN AVENUE | STE 195 | RANCHO CUCAMONGA, CA 91730  
909-466-9240

# CONCEPTUAL DESIGN MANUAL

FOR

# Stone Creek

(TR 36365)

July 13, 2020

(5<sup>th</sup> Revision)

Submitted to



**County of Riverside**  
4080 Lemon Street  
Riverside, CA 92502  
(951) 955-3200  
Planner: Russell Brady

## APPLICANT/PROPERTY OWNER(S)



**Lansing Stone Star, LLC**  
12671 High Bluff Drive  
Suite 150  
San Diego, CA 92130  
(858) 523-0719

## AGENT/ENGINEER



**UNITED ENGINEERING GROUP-CALIFORNIA, INC**  
8885 Haven Avenue  
Suite 195  
Rancho Cucamonga, CA 91730  
(909) 466-9240

## LANDSCAPE ARCHITECT



**DAVID NEAULT ASSOCIATES, INC.**  
41877 Enterprise Circle North  
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Temecula, CA 92590  
(951) 296-3430

## ARCHITECT



**PEKAREK-CRANDELL, INC.**  
31411 Camino Capistrano  
Suite 300  
San Juan Capistrano, CA 92675  
(949) 487-2320

UEG Project No. 30031

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## EXHIBITS

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- A. Vicinity Map
- B. Planning Areas
- C. USGS Topographic Map
- D. FEMA FIRM Map
- E. Riverside County Existing Land Use
- F. Riverside County Existing Zoning
- G. Area Circulation Map
- H. Typical “Z-lot” Detail
- I. Typical 5,000SF Lot Detail
- J. Typical 10,000SF Lot Detail
- K. Project Open Space
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- M. Typical “Z-lot” Private Open Space

## FLOOR PLANS & ELEVATIONS

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- FP1.1 - Z-Lot, Plan 1
- EL1.1 – Z-Lot, Plan 1 Elevation
- FP1.2 - Z-Lot, Plan 2
- EL1.2 – Z-Lot, Plan 2 Elevation
- FP1.3 – Z-Lot, Plan 3
- EL1.3 – Z-Lot, Plan 3 Elevation
- FP2.1 - SFR, Plan 1
- EL2.1 – SFR, Plan 1 Elevation
- FP2.2 - SFR, Plan 2
- EL2.2 – SFR, Plan 2 Elevation
- FP2.3 - SFR, Plan 3
- EL2.3 – SFR, Plan 3 Elevation

## LANDSCAPE MASTER PLAN

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- Sheet 1 – Overall Plan
- Sheet 2 – Community Park Plan (Enlargement)
- Sheet 3 – Wall and Fence Plan
- Sheet 4 – Entry Monuments and Details
- Sheet 5 – Maintenance Plan
- Sheet 6 – Typical Planting Plan

## FIGURES

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1. California Ranch Style Architecture
2. Craftsman Style Architecture
3. Mediterranean Style Architecture
4. Monterey Style Architecture



## 1.0 PURPOSE

---

The purpose of this Conceptual Design Manual is to describe the overall design concept for Tentative Tract Maps 36365 (Stone Creek) and outline the design details that will be incorporated into the final design decisions. This manual includes both design standards and guidelines. Variations to either the design standards or guidelines may be considered by the Planning Commission. The guidelines in this document will lay out both functional and aesthetic design concepts as an overall strategy to be followed at the time of development. The primary objective is to establish a consistent theme throughout the project. This document will establish the conceptual architectural styles and floor plans, overall theme, wall and fence concepts, and pedestrian connectivity to be used in the future build out of this tract. This Conceptual Design Manual is being processed in conformance with Riverside County Zoning Ordinance No. 348, Article VIII, Section 8.95b.

## 2.0 PROJECT BACKGROUND & DESCRIPTION

---

Stone Creek is located south of Grand Avenue, east of Leon Road, and just north of the BNSF Railroad line in the County of Riverside (Refer to **Exhibit A – Vicinity Map**). The project proposes to subdivide 72 acres within the Harvest Valley/Winchester area into 224 single family units. The dwelling units will be mix of 4,000 square foot single family detached lots, in a “Z-lot” concept, 5,000 square foot single family detached lots and 10,000 square foot single family detached lots. (See **Exhibit B – Planning Areas**) There is a 9 acre regional drainage basin contained within the property boundaries and the project itself will require three small basins totaling approximately 2.16 acres. In addition, the project is proposing 14.08 acres of additional open space and park area. The project proposal is consistent with Riverside County’s R-4 Zone which allows for minimum lot sizes of 3,500sf, while maintaining an average overall area per unit of 6,000sf (when parks and open space are factored in). The Stone Creek project contains a minimum lot size of 4,000sf and an average overall area of 8,585sf per unit. In order to ensure the quality and cohesiveness of projects zoned R-4, Riverside County requires additional design details during planning stages. The requirement for these conceptual design details helps ensure that County design objectives are met. By implementing the following design points, this project meets the County’s design objectives for the properties zoned R-4:

- Providing transition and buffer zones to ensure that the project blends into and is sensitive to the surrounding area.
- Ensuring that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- Providing functional public access to recreational opportunities in relation to the overall open space system.
  - Incorporating conveniently located and accessible neighborhood parks, trails and open space.
  - Providing a sense of privacy and personal space for each residential unit.

### 3.0 EXISTING CONDITIONS

---

The property is currently vacant raw land which has recently been used for agricultural activities. As stated above, approximately 9 acres of the western portion of the site is already dedicated in an easement to Riverside County Flood Control for a regional drainage basin as well as an additional 1.2 acres in the southern portion of the property. There is an easement to EMWD for transmission of sewage located in the southern portion of the site.

The topography is relatively flat with the exception of some hilly areas contained primarily in the center of the site. The site generally slopes from northeast to southwest (See **Exhibit C – USGS Topographic Map**). The property is located within Flood Zone 'X' (areas determined to be outside of the 100-year and 500-year floodplain) Refer to **Exhibit D – FIRM Map** (Map No. 06065C2080G, dated August 28, 2008).

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

Transportation corridors and area circulation will be developed in conformance with the County's General Plan. Refer to **Exhibit G – Area Circulation Map** for a representation of the major roadways in the areas of the subject site.

### 4.0 RELATIONSHIP TO SURROUNDING PROPERTIES

---

The surrounding properties in the area include vacant land, regional drainage facilities, and various agricultural operations. Some agricultural uses continue to operate in the area, primarily to the east. The area to the south contains primarily developed land with the property adjacent to this site being partially developed and graded.

The surrounding General Plan land use designations are as follows:

North: Public Facilities (PF) & Light Industrial (LI)  
South: Medium Density Residential (MDR) & Public Facilities (PF)  
East: Medium Density Residential (MDR) & Public Facilities (PF)  
West: Light industrial (LI) & Public Facilities (PF)

The surrounding zoning districts are as follows:

North: Rural Residential (R-R)  
South: Manufacturing Medium (M-M), One Family Dwellings (R-1), & Light Agriculture (A-1-10)  
East: Rural Residential (R-R)  
West: Rural Residential (R-R)

## 5.0 PRELIMINARY DEVELOPMENT PLAN

---

The Stone Creek development is intended as a planned residential community which includes various residential mixes. In addition, the development will include parks, open space and a common community design identity.

The density proposed for the Stone Creek project is 3.17 units per acre, which conforms to the existing General Plan designation of Medium Density Residential (2-5 dwelling units per acre).

The residential uses within the Stone Creek development range from 10,000 s.f. lots to Z-lot units on 4,000 s.f. lots. Residential land uses within Stone Creek will be subject to the requirements in Ordinance 348, Article VIII of the County of Riverside's zoning ordinance.

The Stone Creek development plan implements two different types of housing products on three distinct lot sizes. This concept will provide alternatives for the entry-level market as well as the buy-up market, fulfilling a wider spectrum of housing needs more befitting a true "Community".

### 5.1.1 Z-Lot & 5,000SF Residential

The Z-lot and 5,000SF single-family residential (SFR) component of the project occupies approximately 35 acres. This residential area has been planned in a vibrant and sustainable manner to set forth a safe, effective, and attractive pedestrian-friendly environment that encourages connectivity and interaction. Stone Creek was planned for diversity with sensitivity to the planned land uses within the development and to the surrounding areas. To achieve diversity, the design features two types of SFR areas with lots ranging from 4,000 s.f. to over 7,000 s.f.

The first area, Planning Area 1, is approximately 14.2 acres and will contain Z-lots, with alternating 40'/50' front lot widths. These lot sizes are 4,000sf minimum lots which maintain a 5 foot setback between alternating units and 10' between buildings. (Refer to **Exhibit H – Typical "Z-lot" Detail**) This "Z-lot" concept allows the garage, for the alternating unit, to be set in the rear of the lot, reducing the garage frontage of the entire neighborhood by 50%. (Refer to **FP1.1, FP1.2 and FP1.3 – Conceptual Z-lot Floor Plans**).

Planning Area 2, is approximately 20.8 acres and will feature traditional single family residential housing on 5,000sf minimum lots. This area will be subject to the development standards and permitted uses of the County's R-4 zone. (Refer to **Exhibit I – Typical 5,000SF Lot Detail and FP2.1, FP2.2 and FP2.3 – Conceptual SFR Floor Plans**)

## Riverside County Minimum R-4 Standards

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

### **5.1.2 10,000 SF Lots**

Planning Area 3, is approximately 7.75 acres and will feature traditional single family residential housing on larger 10,000 square foot lots, providing more private open space on each lot and adding third housing option for County residents. This area is intended to be developed using the development standards and permitted uses of the Riverside County R-1 zone. (Refer to Exhibit J – Typical 10,000SF Lot Detail and FP2.1, FP2.2 and FP2.3 – Conceptual SFR Floor Plans)

## Riverside County Minimum R-1 Standards

<b>Minimum Yard Requirements</b>	
Minimum Lot Size	7,200 S.F.
Minimum Lot Width	60'
Minimum Lot Depth	100'
Maximum Building Height	40'
Minimum Front Yard Setback	20'
Interior Side Yard	5'
Corner Lot Side Yard	10'
Minimum Rear Yard Setback	10'

### **5.2 Community Park & Landscape Buffers**

This project will contain a large public park space area, approximately 9.6 acres in size and will contain both passive and active elements. This neighborhood park will be located at the main entrance to the subdivision to allow easy access to vehicles, bicycles and pedestrians. The active park amenities will make up approximately 6.41 acres of the overall 9.6 acre park and may include a soccer field, baseball field, basketball court, tot lot, trails and restrooms. Turf play areas may also be provided for additional activities. (Refer to **Sheet 2 of the Landscape Master Plan**) The park will be owned and maintained by the Valley Wide Recreation & Park District. In addition to the 9.6 acre community park, this project will also incorporate landscaped buffer areas throughout the project and along Grand Ave. These landscape areas will also be maintained by Valley Wide. (Refer to **Exhibit K – Project Open Space and Sheet 5 of Landscape Master Plan**)

#### **5.2.1 General Guidelines**

- All landscape shall conform to Ordinance No. 859.2 and County of Riverside Guide to California Friendly Landscaping.
- All planting areas shall be irrigated with an automatic irrigation system and an ET based controller, per Ordinance 859.2.
- All planting areas shall receive three inches (3") of shredded bark mulch and one and a half inches (1-1/2") on ground cover from flats.

- All trees within six feet (6') of any hardscape shall receive thirty-six inch (36") deep, by twenty inch (20") long linear root barrier.
- All slopes three feet (3') in vertical height or greater shall be planted with shrubs and trees and irrigated per the Riverside County requirements for slope erosion control landscaping. Slopes to meet building and safety requirements.
- Landscaping shall consist of a combination of trees, shrubs and groundcover as listed in the California Friendly Plant List provided by the County.

### 5.3 Entry Monuments, Walls & Project Theme

Monumentation features and landscaping for Stone Creek have been designed by David Neault Associates, Inc. The primary entry for the community will be located at the northern end of "Street A", off Grand Avenue, adjacent to the community park. There will also be a minor entry feature at the northern end of "Street B". (Refer to **Sheet 4 of the Landscape Master Plan**)

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

View fences may be used in areas where noise attenuation is not necessary and view opportunities exist. These areas may be adjoining the community park area, buffers or open space areas of the tract. (Refer to **Sheet 3 of the Landscape Master Plan**)

While in some areas of the development, homes will have one or more community walls or view fences, the majority of the development will be separated by neighborhood walls at the interior rear and side yards. Neighborhood walls within the residential areas of the project will be placed along the property lines in order to separate each residence. (Refer to **Sheet 4 of the Landscape Master Plan**)

#### 5.3.1 General Guidelines

- All walls and fences should maintain a six foot (6') maximum height limit, except where larger walls are necessary for noise attenuation or retaining purposes.
- All walls and fences should end in a pilaster. The design of the pilaster should reflect the shape of the supports used in the entry monuments and use similar materials.



- Walls or fences at all gated side yards shall be a minimum of five feet (5') from the structure to the property line and five feet (5') minimum from toe or top of slope.
- Walls or fences at all non-gated side yards shall be a minimum of three feet (3') from the structure to the property line and three feet (3') minimum from toe or top of slope.
- When changes in pad elevation occur, the wall or fence should be stepped in equal vertical intervals. No step should exceed twelve inches (12") in height.
- Side yard gates shall be located on the garage side of the front yard and shall be constructed of wrought iron, vinyl or tubular steel. Corner lot side yard fencing shall be masonry, slump stone or other materials of similar appearance, maintenance and structural durability. Interior side and rear yard fencing may include vinyl fencing per the Landscape Master Plan. (Refer to **Sheet 4 of the Landscape Master Plan**) Chain link fencing is not permitted. All construction must be of good quality and sufficient durability. (Applicants shall provide specifications which shall be approved by the Planning Department)

#### **5.4 Front Yard Landscaping**

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

#### **5.5 Private Open Space**

Private Open Space is land within each residential lot that is available for private use. This private open space is typically considered yard area that is available for private recreation. It is recognized that while the 9 acre community park provides an easily accessible active recreational opportunity for all residents of the development, each residence must have adequate private outdoor open space that can be an effective extension of the indoor living space and be used for passive outdoor activities such as gardening, reading, eating and barbequing. (Refer to **Exhibit L – Typical Private Open Space Areas** and **Exhibit M – Typical “Z-lot” Private Open Space**)

# EXHIBITS

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NOT TO SCALE

RIVERSIDE COUNTY, CALIFORNIA

VICINITY MAP

STONE CREEK

EXHIBIT A





NOT TO SCALE



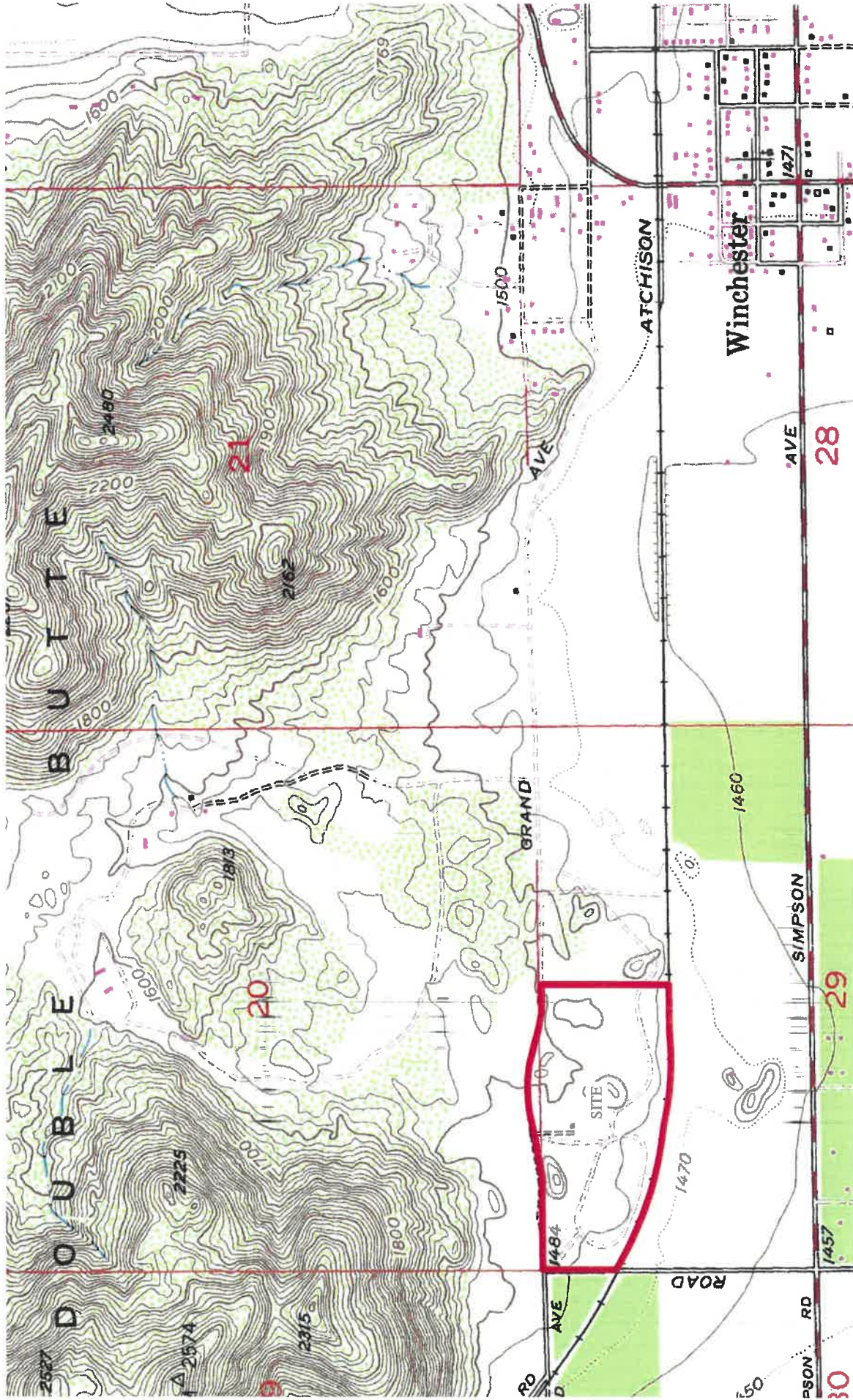
RIVERSIDE COUNTY, CALIFORNIA

**PLANNING AREAS**

**STONE CREEK**

**EXHIBIT B**





SCALE: 1" = 850'

united  
engineering  
group

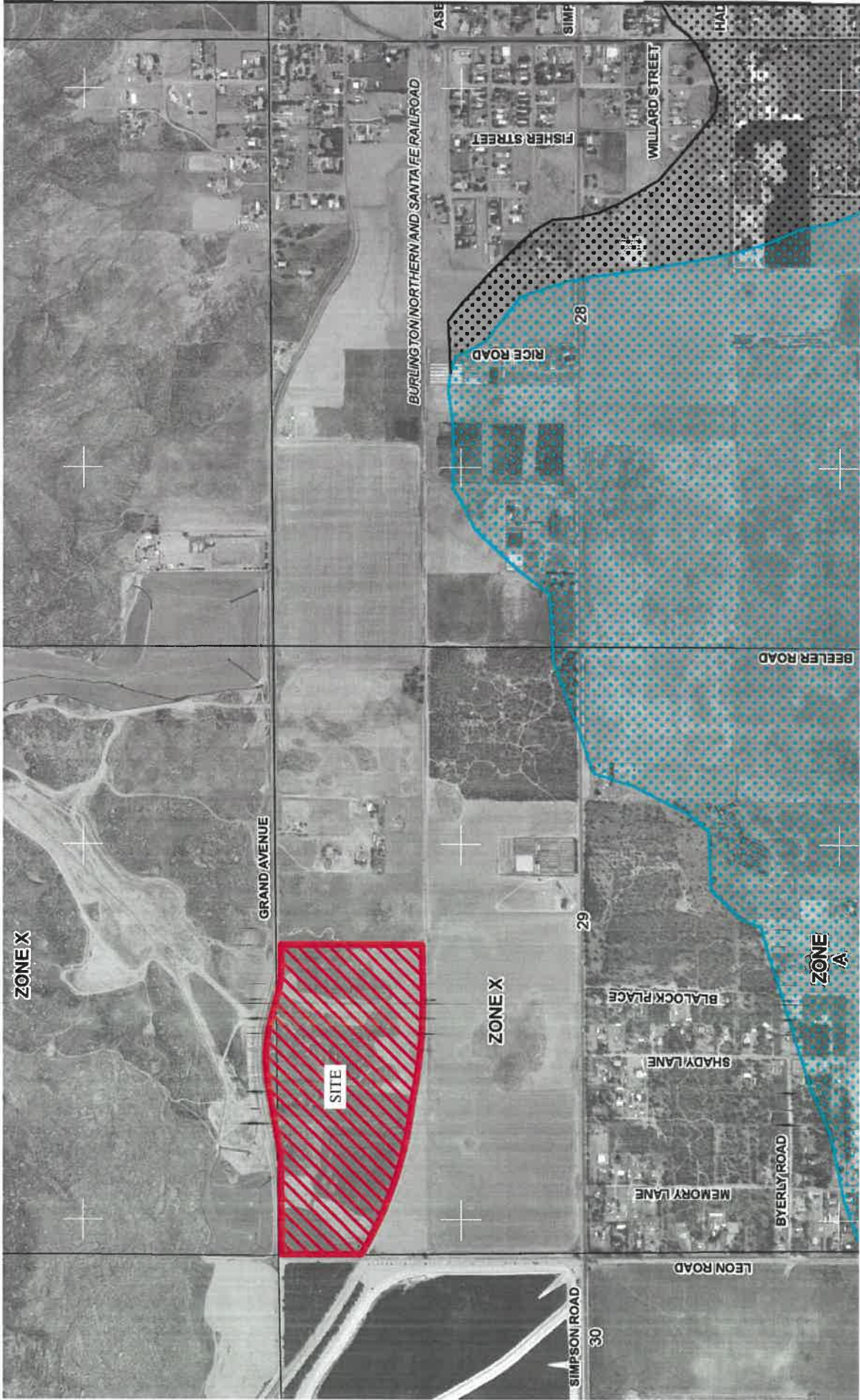
**USGS MAP**

RIVERSIDE COUNTY, CALIFORNIA

**WINCHESTER QUADRANGLE**

**EXHIBIT C**





NOT TO SCALE

EXHIBIT D

**FEMA MAP**

RIVERSIDE COUNTY, CALIFORNIA

**STONE CREEK**





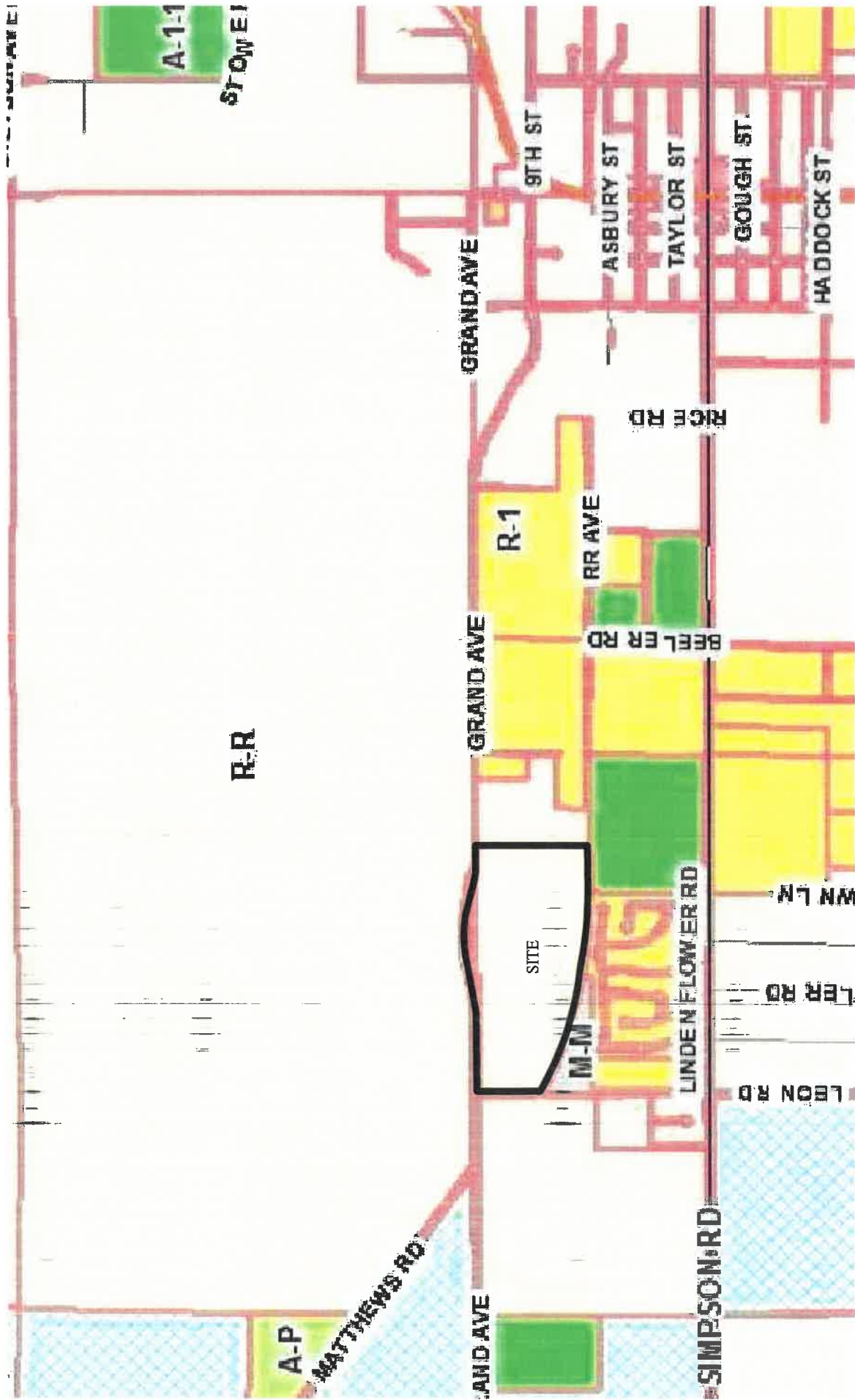


EXHIBIT F



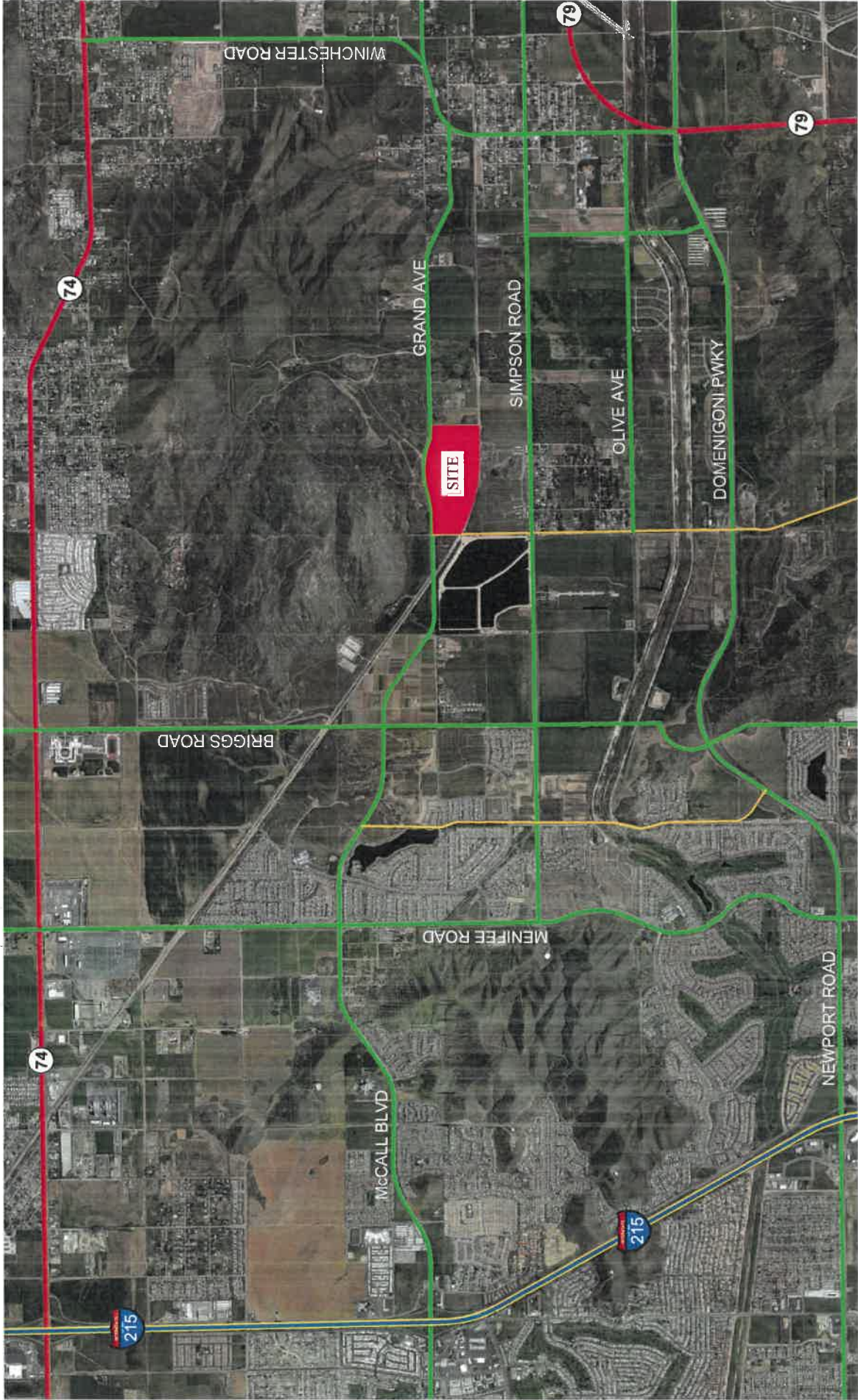
NOT TO SCALE

ZONING

RIVERSIDE COUNTY, CALIFORNIA

STONE CREEK





NOT TO SCALE

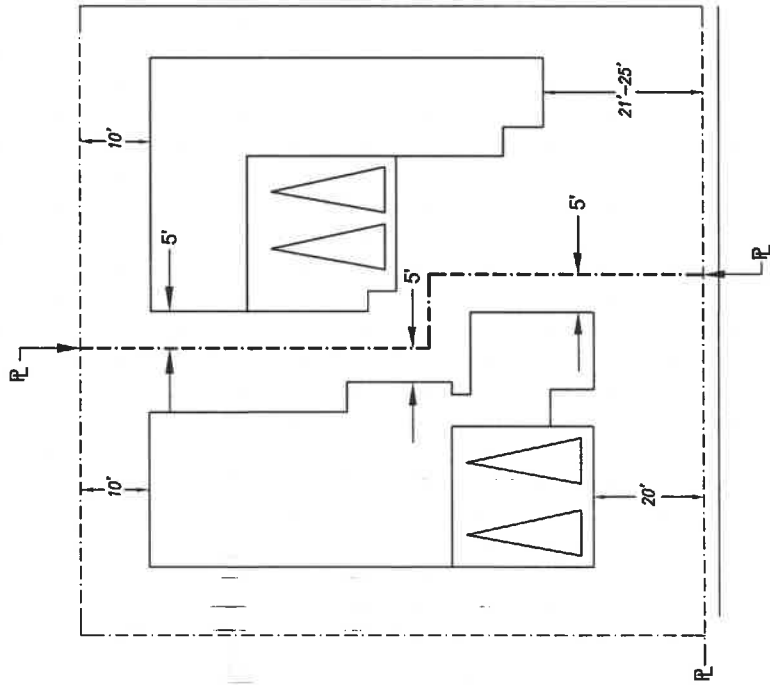
EXHIBIT G

**CIRCULATION MAP**

RIVERSIDE COUNTY, CALIFORNIA

**STONE CREEK**

# TYPICAL LOT DETAIL



PLAN 1  
1,382 SF

PLAN 2  
1,884 SF

## TYPICAL Z-LOT DETAIL

STONE CREEK

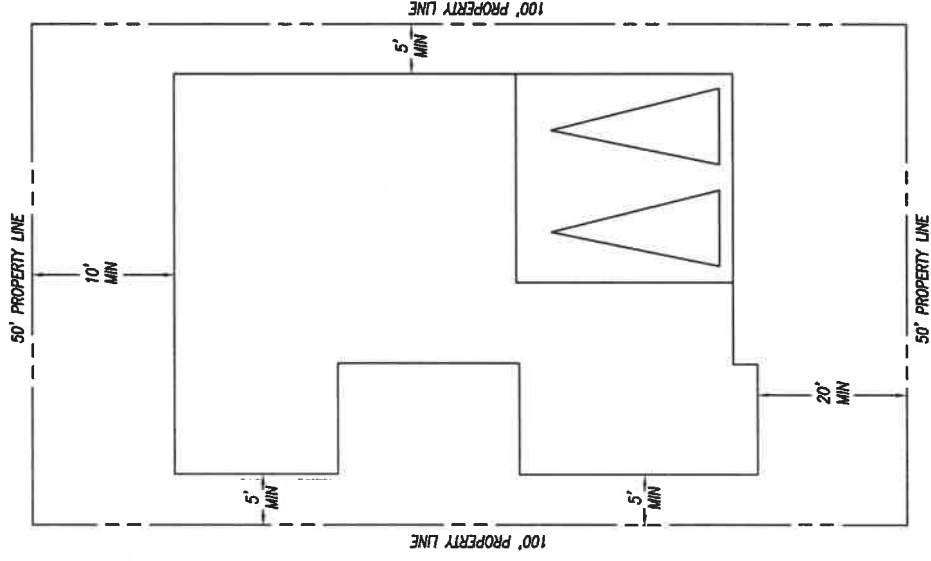
RIVERSIDE COUNTY, CALIFORNIA

NOT TO SCALE



EXHIBIT H

# TYPICAL LOT DETAIL



NOT TO SCALE

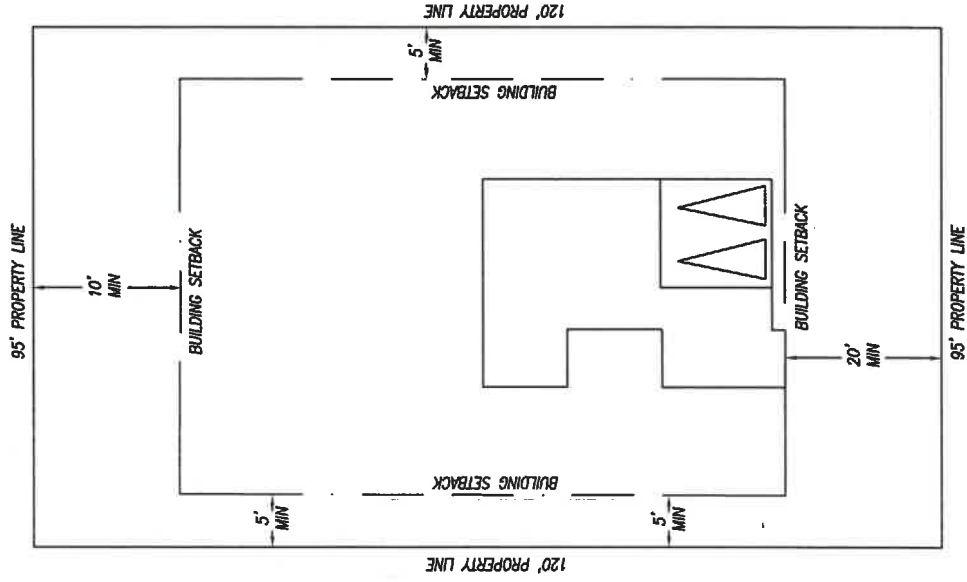
RIVERSIDE COUNTY, CALIFORNIA

TYPICAL LOT DETAIL - 5,000 SF

STONE CREEK

EXHIBIT I

# TYPICAL LOT DETAIL



**TYPICAL LOT DETAIL - 10,000SF**  
**STONE CREEK**

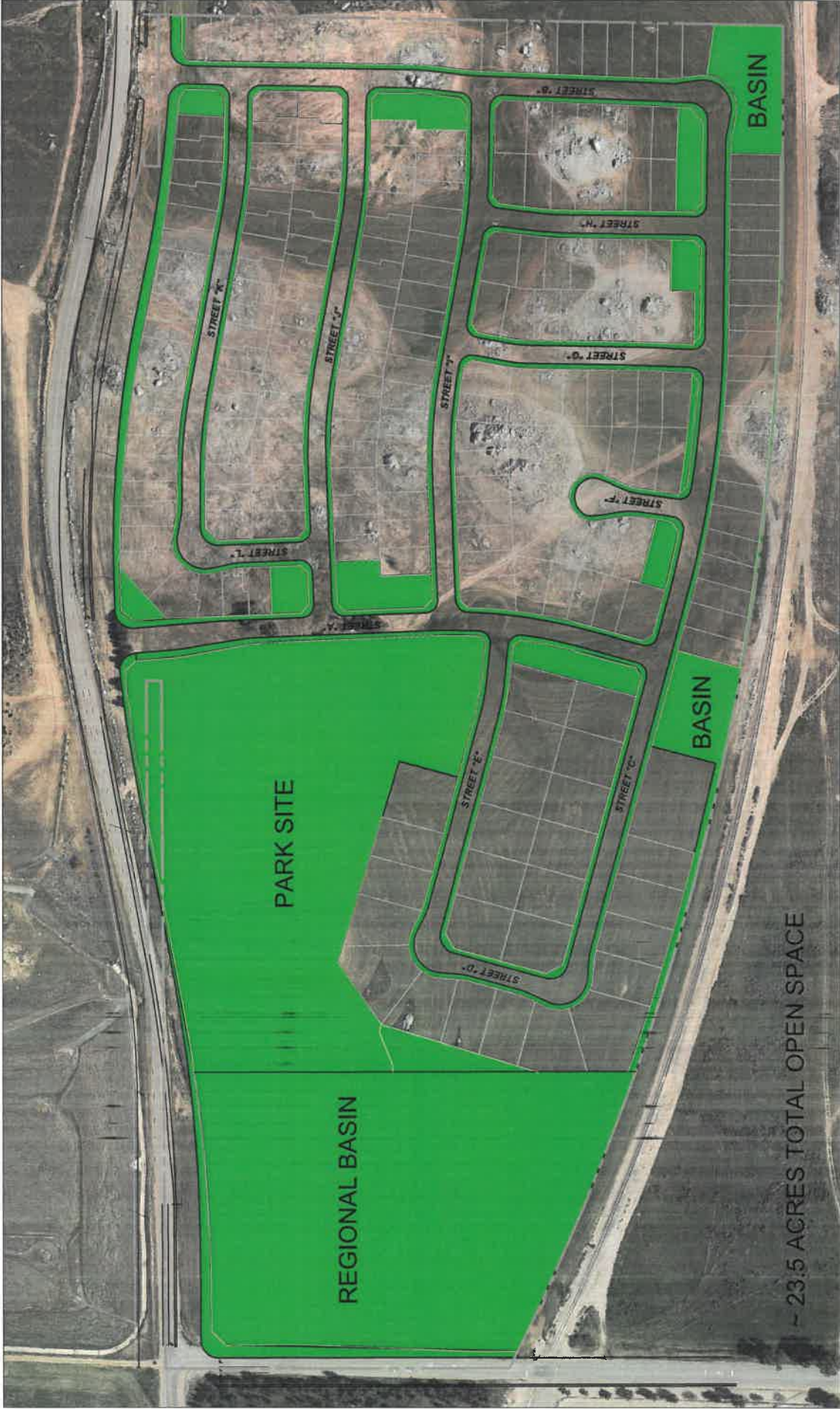
RIVERSIDE COUNTY, CALIFORNIA

NOT TO SCALE



EXHIBIT J





**PROJECT OPEN SPACE**

**STONE CREEK**

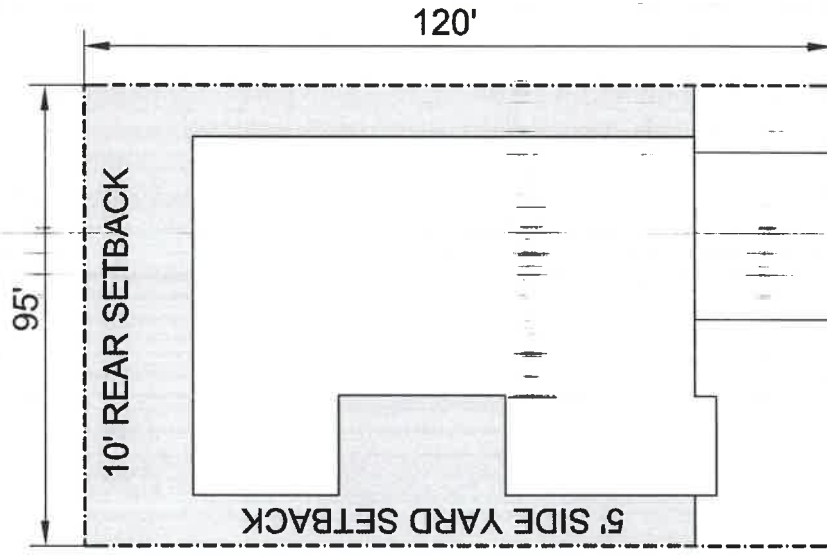
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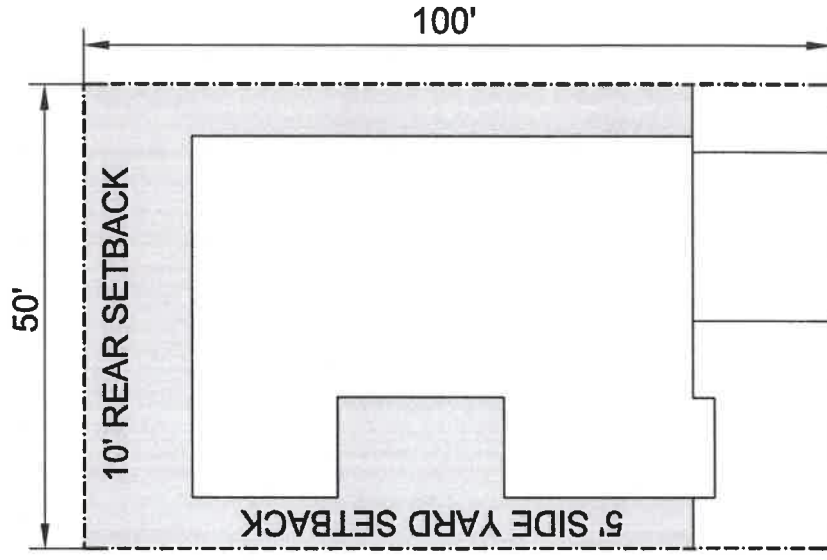
EXHIBIT K

# SINGLE FAMILY UNIT



~ AVERAGE OF 6900 SF PER 10,000SF LOT

# SINGLE FAMILY UNIT



~ AVERAGE OF 1860 SF PER 5,000SF LOT

STONE CREEK

TYPICAL PRIVATE OPEN SPACE AREA

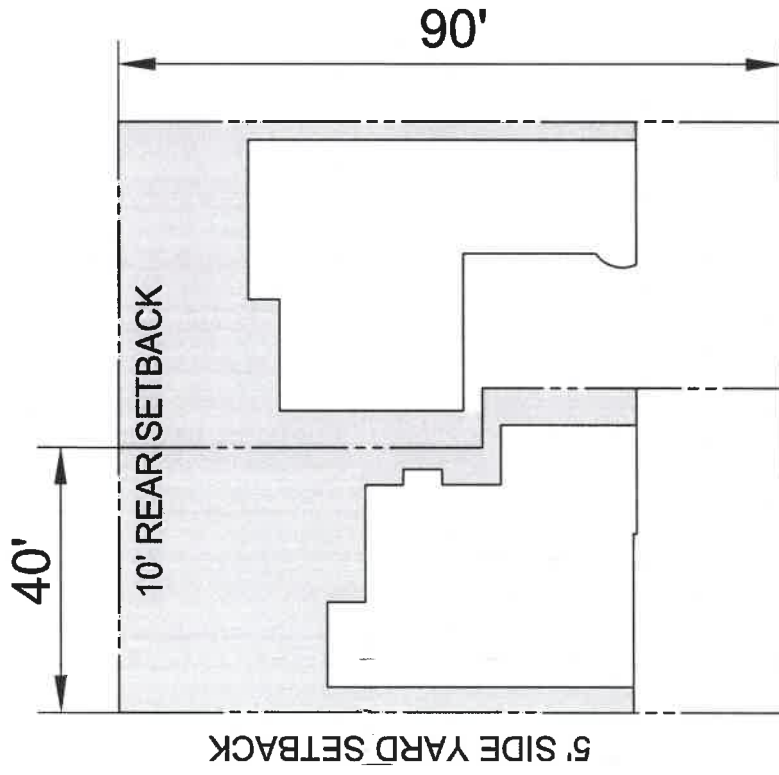
RIVERSIDE COUNTY, CALIFORNIA

NOT TO SCALE



EXHIBIT L

# Z-LOT UNITS



~ AVERAGE OF 1,286 SF PER LOT

**TYPICAL Z-LOT PRIVATE OPEN SPACE**

STONE CREEK

RIVERSIDE COUNTY, CALIFORNIA

NOT TO SCALE

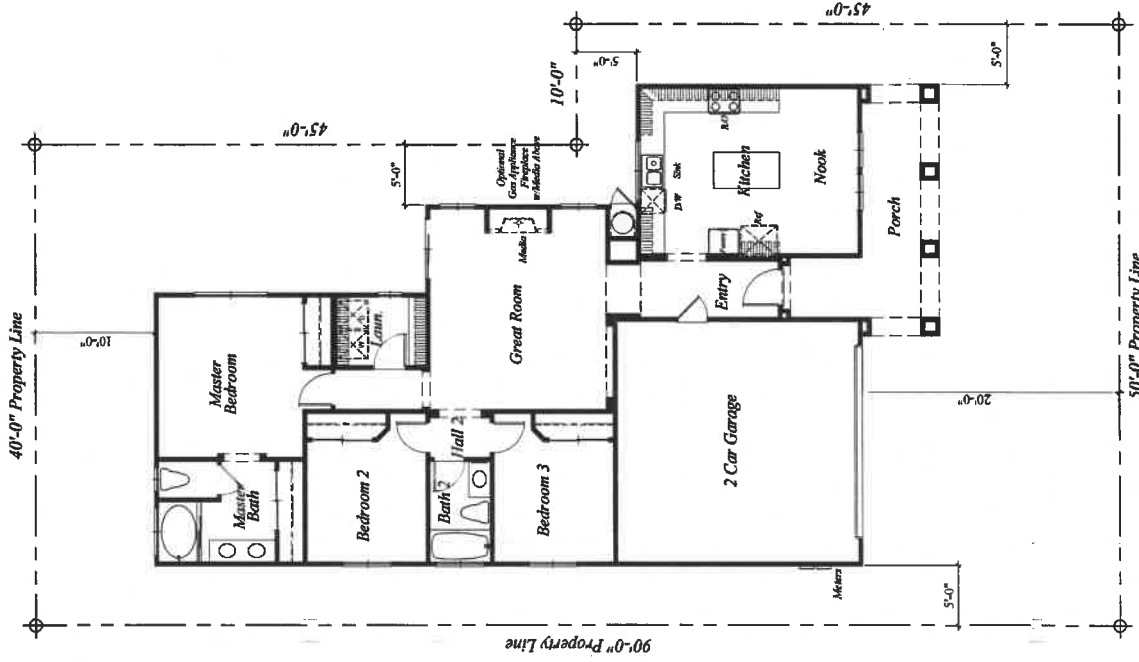


EXHIBIT M

# FLOOR PLANS & ELEVATIONS

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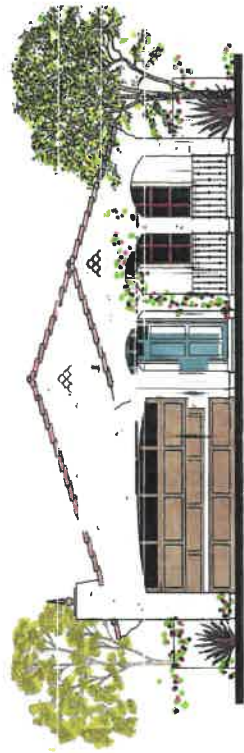
**FP 1.1**  
**1,382 Sq. Ft.**  
**Z - Lots**



Scale 1/4" = 1'-0"

**Stone Creek**  
 Tract# 36365 & 36711  
 Riverside County CA

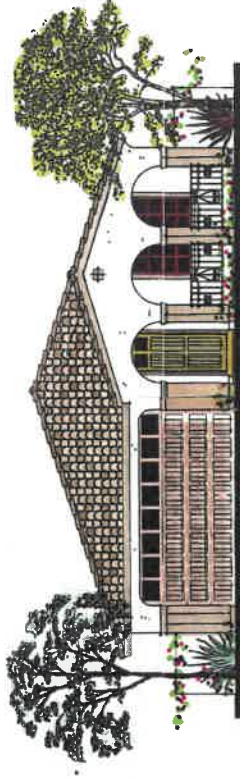
*Lansing Stone Star, LLC*



*Mediterranean*



*Craftsman*



*California Ranch*

# EL 1.1

Elevations  
Z - Lots



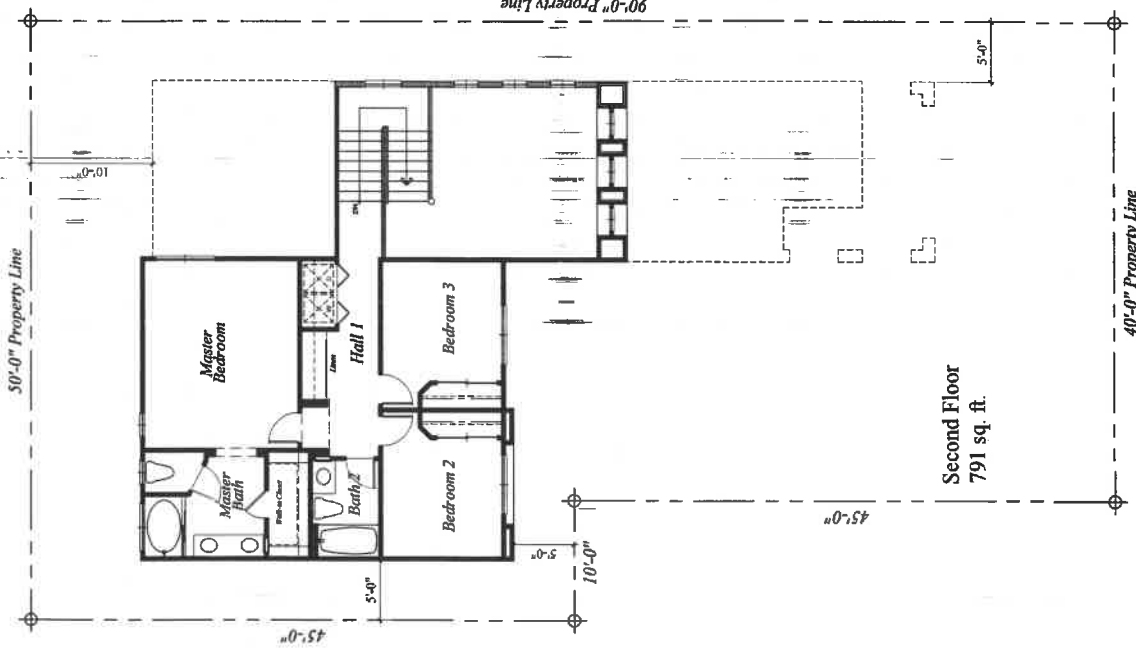
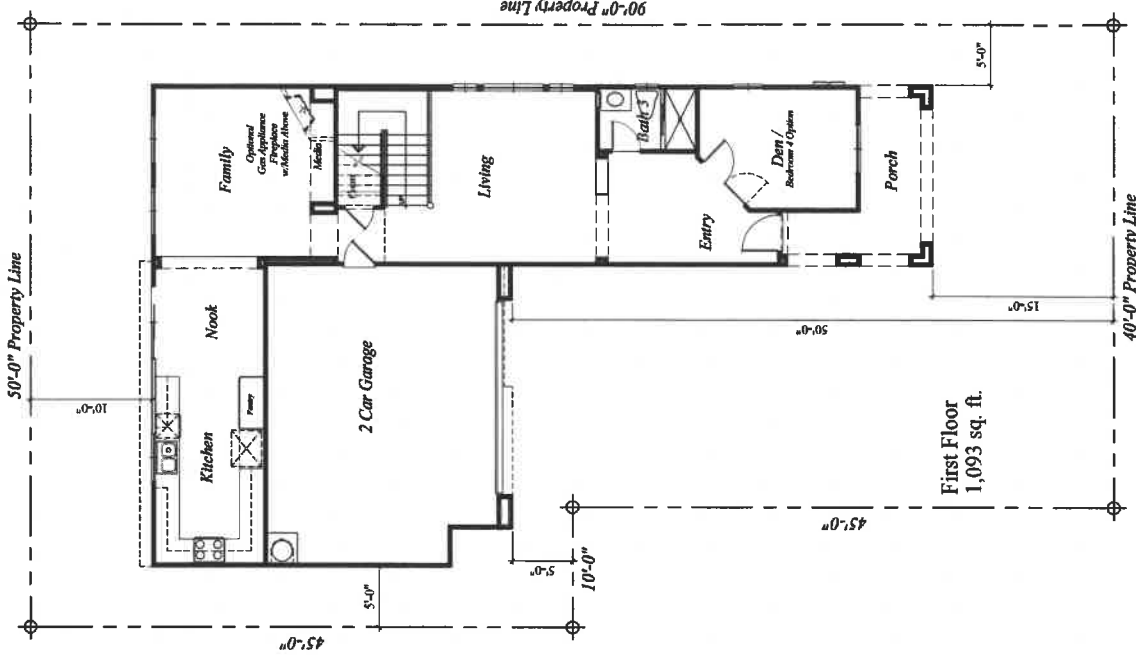
**PEKAREK-CRANDELL, Inc.**  
architecture - planning

31411 Camino Capistrano, Suite 300 949/487-2329  
11411 Capistrano, CA 92075 fax 949/487-2321  
7-11-16 #16-04C

Scale 1/4" = 1'-0"

**Stone Creek**  
Tract# 36365  
Riverside County CA

*Lansing Stone Star, LLC*



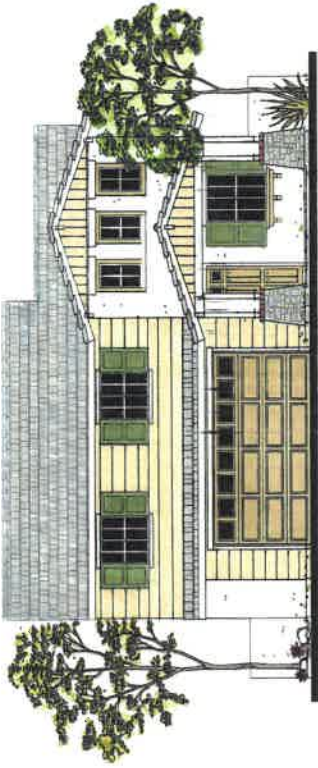
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Z - Lots



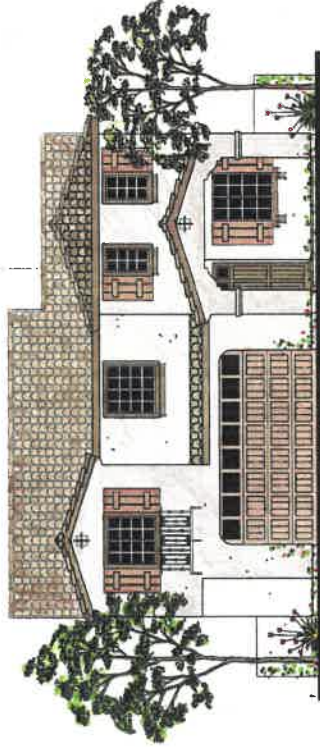
**Stone Creek**  
Tract# 363 65 & 36711  
Riverside County CA

**Lansing Stone Star, LLC**

Scale 1/4" = 1'-0"



*Craftsman*



*California Ranch*



*Mediterranean*

# EL 1.2

Elevations  
Z - Lots

Stone Creek  
Tract# 36365  
Riverside County CA

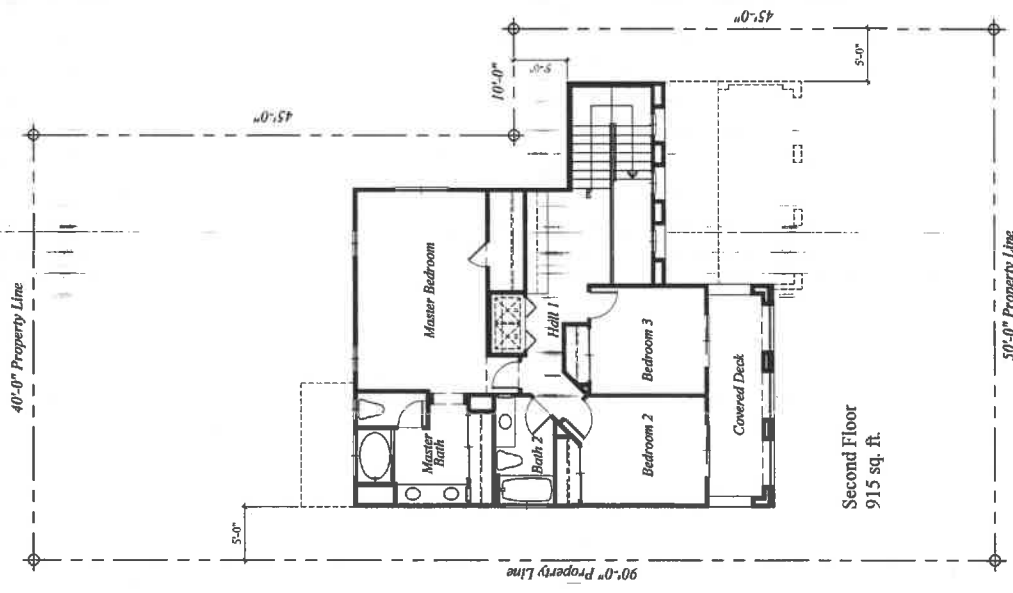
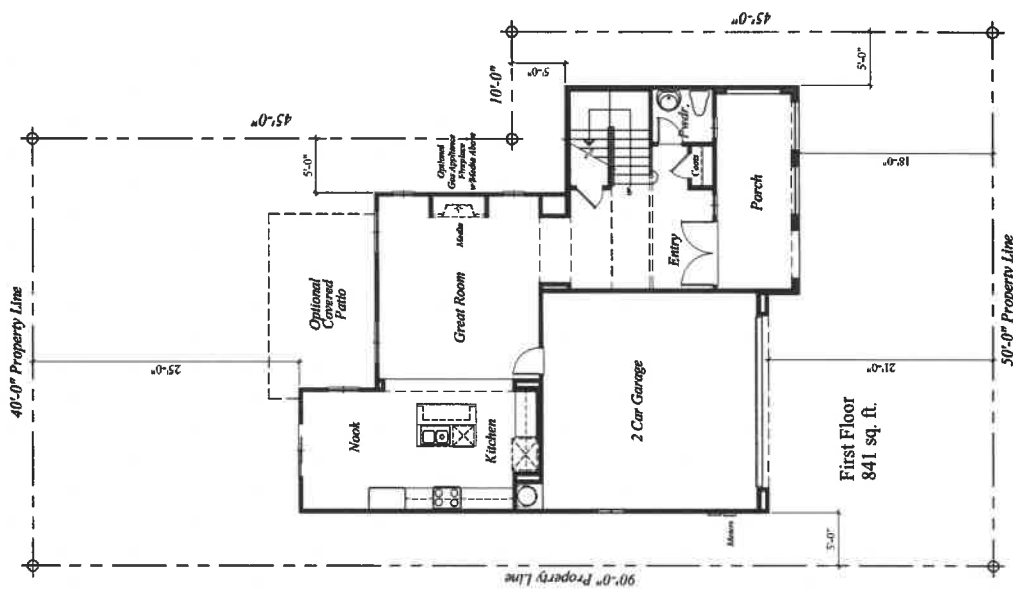
*Lansing Stone Star, LLC*



**PEKAREK-CRANDELL, Inc.**  
architecture - planning  
31411 Camino Capistrano, Suite 300  
San Juan Capistrano, CA 92675  
949 487-2320  
fax 949 487-2321  
7-11-16 #16-04C

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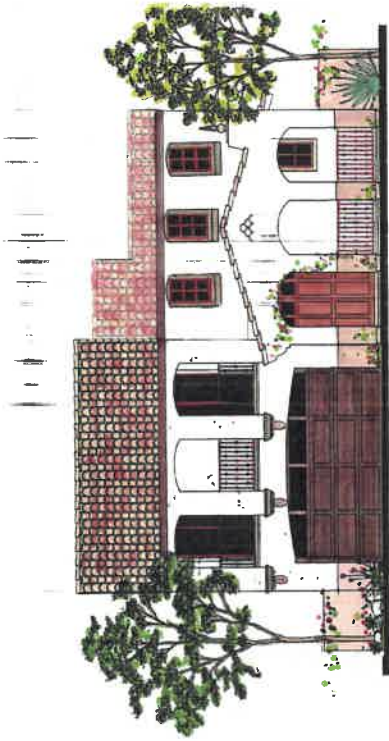
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**1,756 Sq. Ft.**  
**Z - Lots**



**Stone Creek**  
 Tract# 36365 & 36711  
 Riverside County CA

**Lansing Stone Star, LLC**

Scale 1/4" = 1'-0"



*Mediterranean*



*Monterey*



*California Ranch*

**EL 1.3**

**Elevations  
Z - Lots**



**PEKAREK-CRANDELL, Inc.**  
architecture - planning

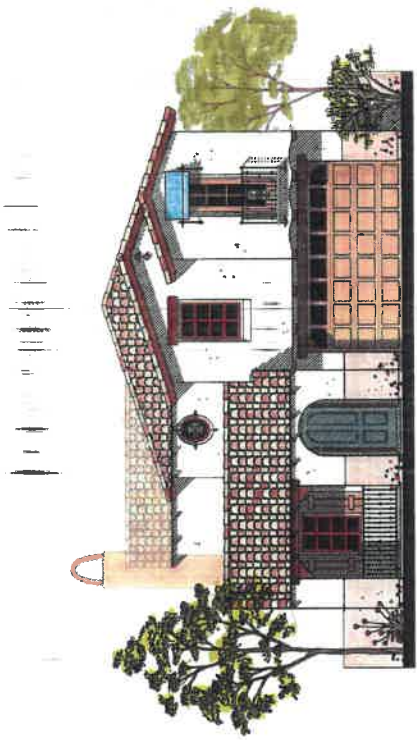
31411 camino capitano, suite 300 949 487-2320  
san juan capistrano, ca. 92675 fax 949 487-2321  
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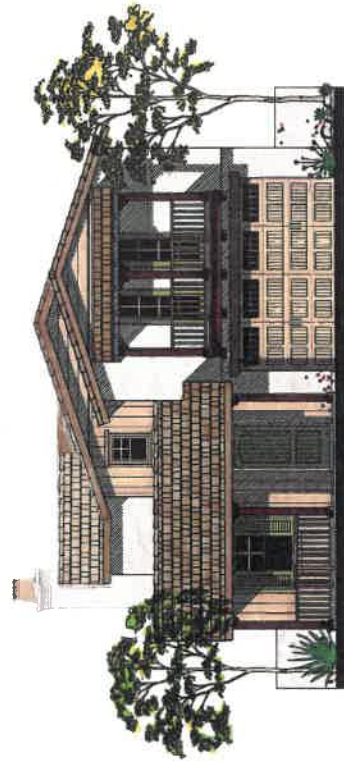
**Stone Creek**  
Tract# 36365  
Riverside County CA

*Lansing Stone Star, LLC*

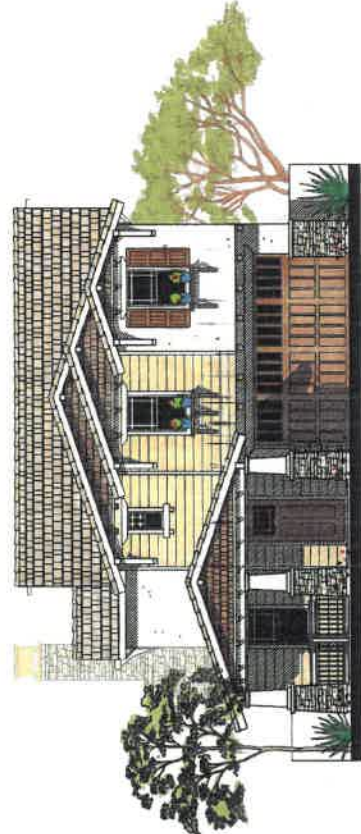




*California Ranch*



*Monterey*



*Craftsman*

# EL 2.1

## Elevations

SFR Lots



**PEKAREK-CRANDELL, Inc.**  
 architecture - planning  
 949/487-2320 fax 949/487-2321  
 31411 Camino Capistrano, Suite 300 San Juan Capistrano, CA 92675  
 5-18-16 6-1-16 #16-04B

Scale 1/4" = 1'-0"

**Stone Creek**  
 Tr# 36365  
 Riverside County, CA

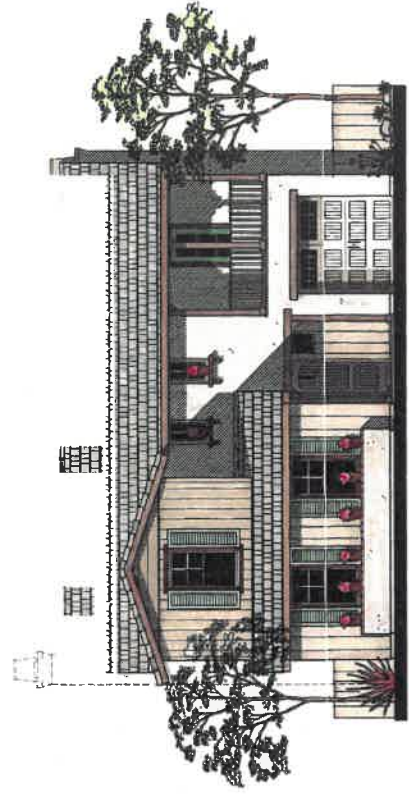
*Lansing Stone Star, LLC*







*California Ranch*



*Monterey*



*Mediterranean*

# EL 2.2

## Elevations

SFR Lots



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 architecture - planning

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 5-18-16 6-1-16 #16-04B

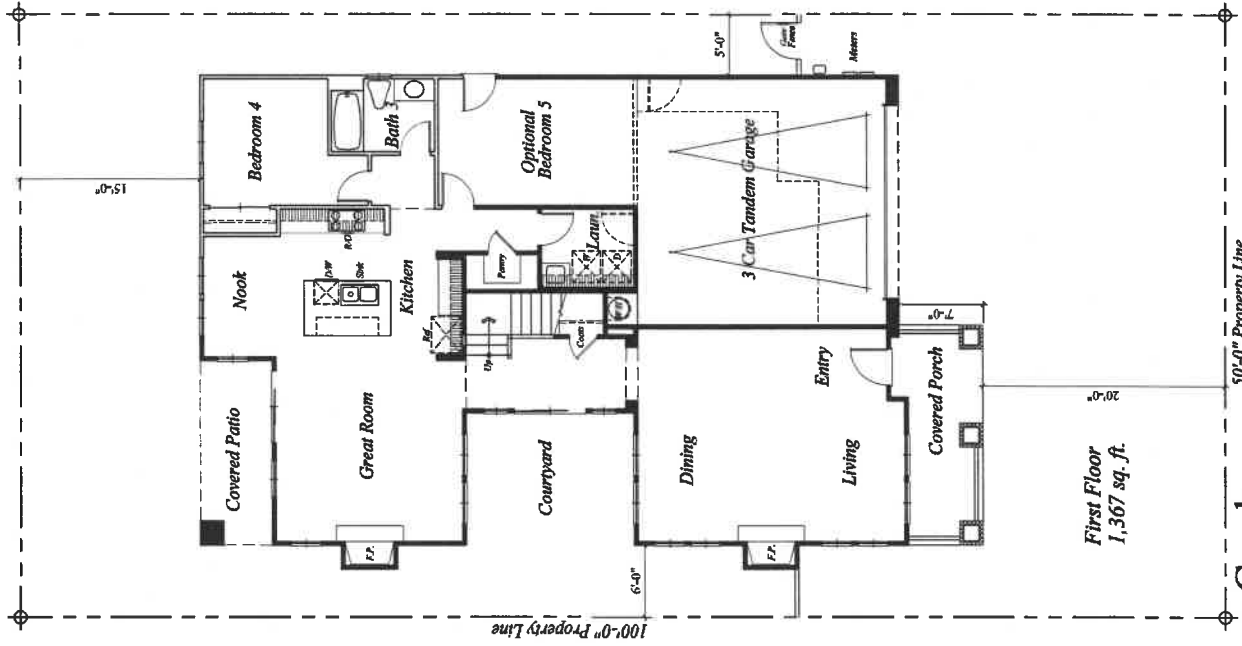
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**Stone Creek**  
 Tr# 36365  
 Riverside County CA

*Lansing Stone Star, LLC*



*Lansing Stone Star, LLC*



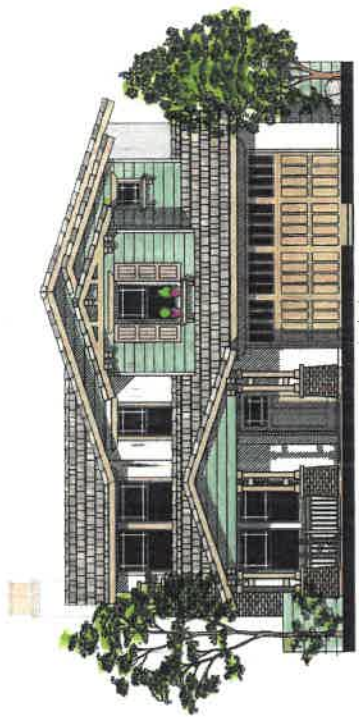
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Tract# 36365  
Riverside County, CA



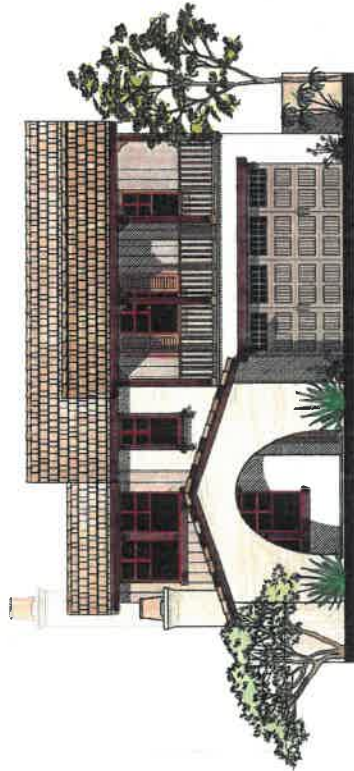
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2,670 Sq. Ft.  
SFR Lots

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San Juan Capistrano, CA 92675 fax 949/467-2321  
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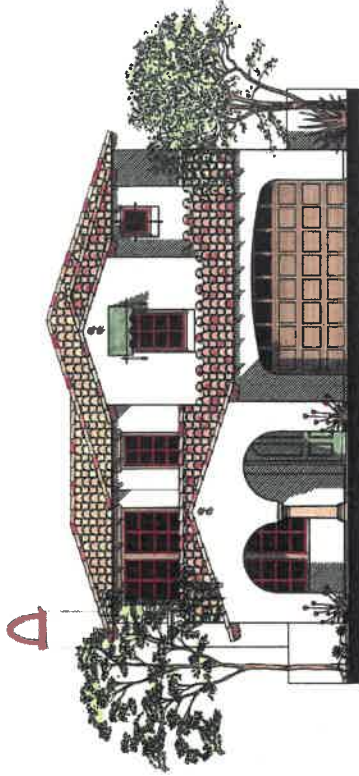




*Craftsman*



*Monterey*



*California Ranch*

# EL 2.3

Elevations

SFR Lots



**PEKAREK-CRANDELL, Inc.**  
architecture - planning

31411 Camino Capistrano, Suite 300  
San Juan Capistrano, CA 92675  
5-18-16 6-1-16

Scale 1/4" = 1'-0"

**Stone Creek**  
Tr# 36365  
Riverside County CA

*Lansing Stone Star, LLC*

# LANDSCAPE MASTER PLAN











- SEE SHEET 4 FOR DETAILS
- WALL AND FENCE LEGEND
- 6" HIGH FERMEER BLOCK WALL  
(ONE SIDED SPLIT FACE BLOCK, TAN)  
1.80' L.F.
  - 5'-6" HIGH BLOCK WALL  
(CONSIDERED SPLIT FACE BLOCK, TAN)  
1.80' L.F.
  - 5" HIGH TUBULAR STEEL VIEW FENCE  
(COLOR TO BE BLACK)  
2.97' L.F.
  - 5" HIGH VINYL SIDE YARD FENCE  
(COLOR TO BE WHITE)  
1.62' L.F.
  - 3'-6" VINYL FENCE  
1.12' L.F.
  - 5'-6" HIGH COMBO VIEW WALL  
(1"-6" ONE SIDED SPLIT FACE BLOCK,  
4" TUBULAR STEEL FENCE)  
7.75' L.F.

**TR. 36365 - LANDSCAPE MASTER PLAN**  
**LANSING STONESTAR, LLC**

**WALL AND FENCE PLAN**

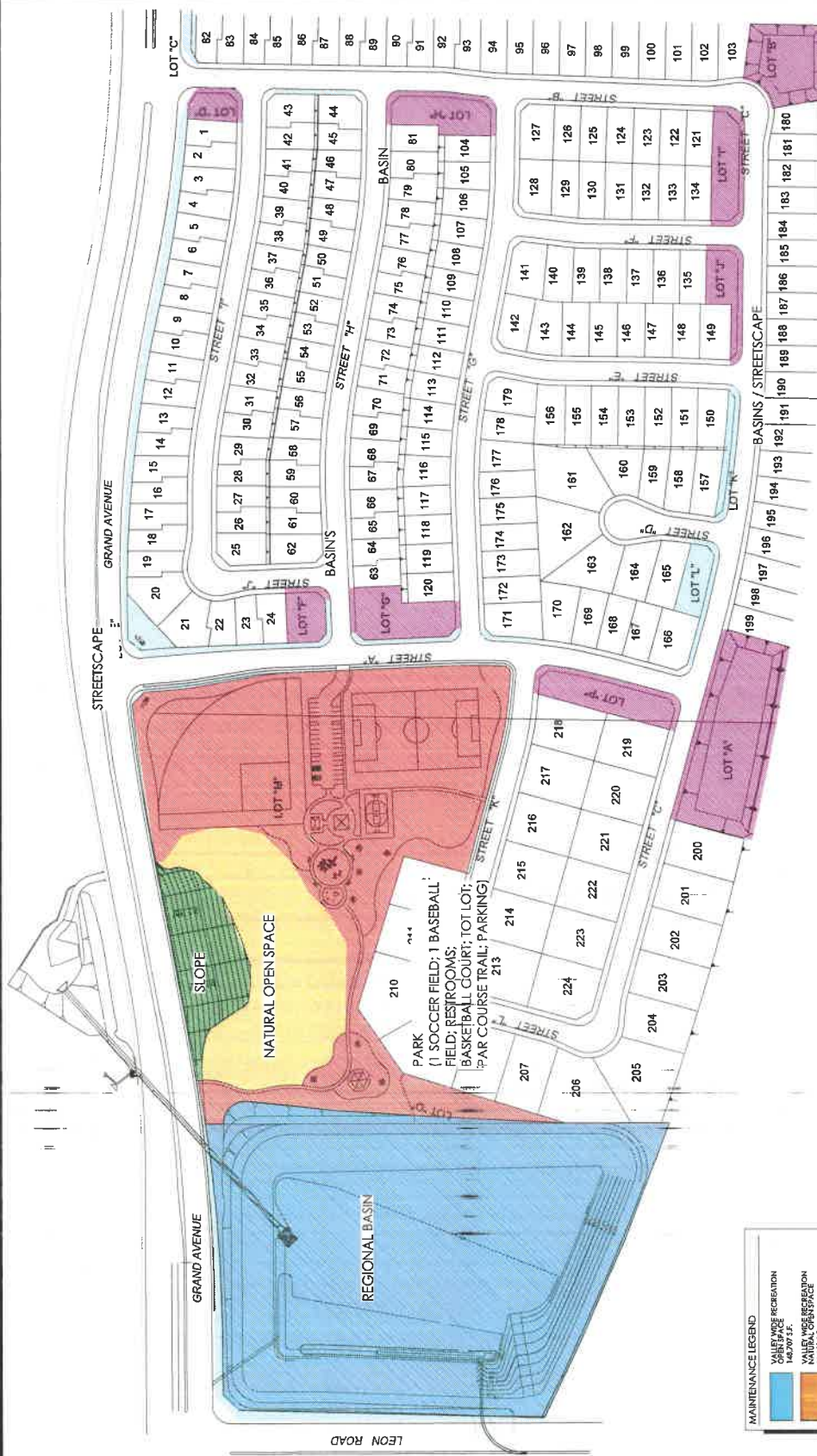
County of Riverside

SHEET 3

Scale: 1" = 40'

North Arrow





**MAINTENANCE LEGEND**

Valley Wide Recreation	148,297 S.F.
Valley Wide Recreation	98,120 S.F.
Valley Wide Recreation	298,044 S.F.
Valley Wide Recreation	40,646 S.F.
Valley Wide Recreation	162,034 S.F.
Valley Wide Recreation	428,973 S.F.



SHEET 5



MAINTENANCE PLAN

County of Riverside

TR. 36365 - LANDSCAPE MASTER PLAN

LANSING STONESTAR, LLC





## 6.0 ARCHITECTURE

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

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

### 6.1 General Guidelines

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

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

### 6.2 Architectural styles

Four architectural styles have been set forth in this design manual for the project so as to begin to identify and illustrate the intent and objective of these design guidelines in terms of architectural style and variety. California Ranch, Craftsman, Mediterranean, and Monterey architectural styles are discussed in the following pages and depicted in **Figures 1-4** so as to establish the types and level of architectural detail which will assist in achieving the project design objectives. Discussions of each of these styles as well as illustrations of typical elevations and features are located on the following pages.

#### 6.2.1 California Ranch

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

**Figure 1 - California Ranch**



Features typical of the California Ranch style include:

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

### **6.2.2 Craftsman**

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



Figure 2 - Craftsman



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

The Craftsman idea is broad enough to include all types and uses of buildings. However the Craftsman bungalow style of dwelling has received more attention than any other. Southern California is ideally suited for the bungalow. The mild climate permits a thorough integration of a house with its immediate surroundings. For example, living space may open onto a screened or open air porch, which may adjoin a blooming garden.

Features typical of the Craftsman style include:

- Thick tapered porch posts
- Exposed roof rafters
- Recessed porches
- Natural materials such as stone and wood

- Varied textures
- Exterior use of stone or stone veneer

### 6.2.3 Mediterranean

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

Features typical of the Mediterranean style include:

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

**Figure 3 - Mediterranean**



#### 6.2.4 Monterey

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

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

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

**Figure 4 - Monterey**



Features typical of the Monterey style include:

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

## 7.0 UTILITIES

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

**Utility Providers**

Services	Provider	Location
Electrical	Southern California Edison	At site
Telephone	Verizon	TBD
Cable	Time Warner Cable	TBD
Natural Gas	Southern California Gas Company	TBD
Water	Eastern Municipal Water District	At site
Sanitary Sewer	Eastern Municipal Water District	At site
Fire & Emergency	County of Riverside Fire District	TBD



**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (CEQ / EA) Number:** 42519  
**Project Case Type (s) and Number(s):** TR36365  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501  
**Contact Person:** Russell Brady  
**Telephone Number:** 951-995-3025  
**Applicant's Name:** Lansing Stone Star, LLC  
**Applicant's Address:** 12671 High Bluff Drive, San Diego, CA 92130

**I. PROJECT INFORMATION**

**Project Description:**

**CHANGE OF ZONE NO. 7783** is a proposal to change the zoning classification of the project site from Rural Residential (R-R) to Planned Residential (R-4).

**TENTATIVE TRACT MAP NO. 36365** is a proposal for a Schedule "A" subdivision of 70.60 acres into two hundred twenty-four (224) single-family residential lots and seventeen (17) for a park, regional basin, water quality basins, and landscaping, herein identified as the "project" or "Project."

The subdivision proposes a variety of lot size and design types. The first lot type is proposed with lots 1-93 have a minimum lot size of 4,000 square feet and have a z-lot design where the side lot line juts in midway typically 10 feet. This variation in lot design is intended to provide for greater efficiency in lot design and would allow for more variation in building placement and articulation on a smaller lot size compared to a standard rectangular shaped lot that does not offer such variation in space. The z-lot design would still provide for typical five (5) foot side yard setbacks. The second lot type is proposed with lots 94-199 have a minimum lot size of 5,000 square feet and is a more typical, rectangular type lot design. The third lot type is proposed with lots 200-224 with a minimum lot size of 10,000 square feet and also a more typical, rectangular type lot design.

The park is proposed on a 9.41 acre lot and is anticipated to accommodate an approximately 5.5 acre active park area with the remaining approximately 3.9 acres as natural open space. Amenities for the park are anticipated to include soccer and baseball fields, basketball court, tot lot/playground, shade structure/picnic area, restrooms, and parking lot. The park is anticipated to be owned and maintained by Valley-Wide Recreation and Parks District following construction of the park.

Access to the development would be provided via two (2) street connections to Grand Avenue. Improvements for Grand Avenue will include a slight realignment of Grand Avenue from its existing improvement to one with more gradual transitions and curves for a safer path of travel. Right-of-way for Grand Avenue will also be adjusted to follow this realignment and given the current right-of-way does not accurately reflect the current improvements. Grand Avenue will be improved to ultimate improvements in consideration that the north side of Grand Avenue includes a closed landfill. Ultimate improvements will include 110' of paving curb to curb including a median along with a modified section that includes 88 feet of paving curb to curb including a median to fit within topography and the landfill to the north and the undergrounding or relocation of existing power lines on the southern portion of Grand Avenue. Leon Road will also have additional improvements consisting of 43 feet of paving on the project's east half width.

A regional basin is proposed in the western portion of the site that would collect flows that currently originate from the north and crosses the site in the location where the basin is proposed and exits the

site along its southern boundary near the project site's southwest corner. This regional basin is part of the Winchester Hills Line C drainage plan to provide necessary improvements to accommodate development of the surrounding area. Although it is within the project boundary and depicted on various exhibits, the regional basin development area will be avoided and is not considered a part of the project. The regional basin and relevant facilities will be entitled by others (constructed per Riverside County Flood Control and Water Conservation District plans, Drawing No. 4-891 approved on 1-12-2017) and will be required to prepare its own CEQA compliance documentation.

The above is hereinafter referred to as the "project".

**A. Type of Project:** Site Specific ; Countywide ; Community ; Policy .

**B. Total Project Area:** 70.6 Ac.

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b> 224	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 461-050-012, 462-020-039, and 462-020-049

**D. Street References:** Northerly of Simpson Road, southerly of Grand Ave, easterly of Leon Road.

**E. Section, Township & Range Description or reference/attach a Legal Description:** Section 20, Township 5 South & Range 2 West; Section 29, Township 5 South & Range 2 West

**F. Brief description of the existing environmental setting of the project site and its surroundings:** Vacant flat land, low-lying hill topographically with graded portions utilized for dryland farming

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

1. **Land Use:** The Project site and off-site improvement areas are located within the Harvest Valley/Winchester Area Plan of the County of Riverside General Plan. The Project site is currently designated for "Medium Density Residential (MDR)" land uses by the General Plan and the Area Plan, which allows for single-family residential uses with a building intensity range of 2 to 5 dwelling units per acre. The Project site is located within the Highway 79 Policy Area and the Project would comply with the policies of the Highway 79 Policy Area. The Project site within a General Plan Policy Overlay Area.
2. **Circulation:** The proposed Project will be reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist or are proposed to serve the proposed Project. The proposed Project meets all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The Project site is not located in the Western Riverside County Multiple Species Habitat (MSHCP) Conservation Area and is not designated for open space preservation. The Project proposes 3.88 acres of natural open space and 5.45 acres as park area. The proposed Project meets all applicable multipurpose open space policies of the General Plan.

4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets all applicable Noise Element policies. In addition, a Noise Study dated October 10, 2012 (updated Dec. 19, 2021) prepared by RK Engineering, Inc. shows that the proposed Project would meet Riverside County noise standards, assuming the incorporation of mitigation measures into the Project's design.
6. **Housing:** The Project proposes to develop the site with 224 residential homes consistent with the site's proposed General Plan land use designation. Accordingly, the Project would not conflict with the General Plan Housing Element policies.
7. **Air Quality:** The proposed Project is conditioned by Riverside County to control any fugitive dust during grading and construction activities. An Air Quality Impact Analysis prepared by RK Engineering Group, Inc. and dated February 5, 2021 determined that the proposed Project would not conflict with the South Coast Air Quality District's (SCAQMD) Air Quality Management Plan (AQMP); would not violate any air quality standard or contribute substantially to an existing or projected air quality violation; would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment; would not expose sensitive receptors to substantial pollutant concentrations; and would not create objectionable odors that affect a substantial number of people. The proposed project meets all applicable Air Quality Element policies.

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

**C. Foundation Component(s):** Community Development

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

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

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

**G. Adjacent and Surrounding:**

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

2. **Foundation Component(s):** Surrounded by Community Development

3. **Land Use Designation(s):** Public Facilities (PF) to the north, Medium Density Residential (MDR) to the south, Medium Density Residential (MDR) to the east, and Public Facility (PF) and Light Industrial (LI) to the west.

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

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

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Rural Residential (RR) (Applicable to both proposed Tract Maps).

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

K. **Adjacent and Surrounding Zoning:** Rural Residential (RR) to the north, Residential One-Family Dwelling (R-1), Light Agriculture 10-acre minimum (A-1-10) and Manufacturing Medium (M-M) to the south, Rural Residential (RR) to the east and Rural Residential (RR) to the west.

### 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.

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

### 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, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.



An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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



Signature

5/12/21

Date

Russell Brady

Printed Name

For: John Hildebrand  
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
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-8 "Scenic Highways"; Harvest Valley/Winchester Area Plan, Figure 10 – Scenic Highways.

**Findings of Fact:**

- a) The closest scenic highway is State Route 74. Highway 74 is a State Eligible scenic highway. The proposed project site is located approximately 2 miles south of State Route 74 and divided by hilly terrain. Because of the distance and hilly terrain dividing Highway 74 from the site, the site would not be visible and no impact would occur.
- b) The project does contain a hill type feature that is visible to the surrounding area located in the northern portion of the site. This feature will be located in an open space area and will remain in its natural condition. There would be some grading on the northern portion of the feature to accommodate the improvements to Grand Avenue, but the grading would be considered minimal and would not substantially degrade the existing visual character of the feature. There is some sparse rock piles within the site that are not generally visible to the area because of their location in the interior of the site. In addition, the proposed project would include the construction of residences similar to the residences in the area and would be developed pursuant to the Countywide Design Standards and Guidelines. The project would also include

landscaping, helping add to the visual appearance of the project site. Therefore, the proposed project would not result in the creation of an aesthetically offensive site open to public view. Impacts would be considered less than significant.

- c) The proposed project is mostly surrounded by existing and under development urbanized areas. The Double Butte County Park, that was once a landfill, is adjacent to the site boundary across Grand Avenue to the north. Because the proposed development is in a developing urbanized area and similar in nature to the surrounding development, public views in the area will not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**2. Mt. Palomar Observatory**

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

Source(s): GIS database, Ord. No. 655 (Regulating Light Pollution); Google Earth.

Findings of Fact:

- a) The project site is located approximately 28.5 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements pursuant to the Riverside County Ordinance No. 655 into the proposed project conditions, impact would be reduced to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**3. Other Lighting Issues**

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

- b) Expose residential property to unacceptable light levels?

Source(s): Project Application Description; Ordinance No. 915 and 655

Findings of Fact:

- a) The project site is currently vacant and provides no sources of artificial lighting. The residential development proposed would be required to comply with Riverside County Ordinance No. 915.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Ordinance 915 requires that all outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash or rotate. Adherence to Ordinance No. 915 (and Ordinance No. 655) along with design review and approvals by the County would reduce impacts to less than significant levels.

- b) Refer to Findings of Fact 3 a) above. Adherence to Ordinance No. 915 (and Ordinance No. 655) along with design review and approvals by the County would ensure that certain levels of light, light trespass, and associated glare would not jeopardize the health, safety, general welfare, or degrade the quality of life of the existing residential uses adjacent to the project site or within the surrounding community. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project:

**4. Agriculture**

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

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials, Phase I and Limited Phase II Environmental Site Assessment of the Property Referred to As Stone Creek Tentative Tract 36365 prepared by Carlin Environmental Consulting, Inc., April 9, 2013

Findings of Fact:

- a) According to Map My County, the project site is designated as "Farmland of Local Importance." Areas surrounding the project site are designated as "Urban and Built-Up Land," "Other Land," and "Prime Farmland." No portion of the adjacent area that is designated as "Prime Farmland" will be disturbed by the proposed project. Therefore, the project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project site is vacant and does not appear to be currently utilized for agricultural production. According to the Riverside County GIS "Map My County" Riverside County Parcel Report, the project site is not in an agricultural preserve. According to the Phase I and Limited Phase II report, the flat areas have been used for agricultural purposes (2000 to 2010), however these areas are plowed solely to keep the vegetation growth low. The GIS program also indicated that no Williamson Act contract occurs on the parcel. The Project would not conflict with existing agricultural zoning or existing agricultural use and no impact would occur.
- c) The project site is located adjacent to agriculturally zoned property. Due to the proximity of existing agriculturally zoned property located adjacent to the southeast corner of the Project site, the Project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The proposed project would be required to comply with Riverside County Ordinance No. 625 (Riverside County Right-to-Farm Ordinance) (Riverside County, 1994). Ordinance 625 specifies that if any agricultural operation has been in place for at least three years and is not considered a nuisance operation at the time the operation began, no change in surrounding land uses may cause said operation to become a nuisance. Ordinance No. 625 requires a Notice to Buyers land to be included on an Environmental Constraints Sheet, pursuant to Riverside County Ordinance No. 460, for any tentative land division proposed that lies partly or wholly within, or within 300 feet of any land zoned for agricultural purposes. The Notice to Buyers of Land would require notification to future homeowners that agricultural operations are on-going in the surrounding area and that such uses may not be the subject of nuisance complaints. Mandatory compliance with Ordinance 625 would ensure that any potential conflicts between the proposed residential uses and existing agriculturally zoned property within 300 feet of the project site do not occur, thereby resulting in a less than significant impact to existing agriculturally zoned properties located in the project vicinity. With mandatory compliance to Ordinance No. 625, impacts would be less than significant.
- d) Implementation of the proposed project would replace the site's vacant land with a residential community. The Project has no potential to result in any other direct or indirect impacts to adjacent or vicinity Farmland types beyond what is already evaluated and disclosed above. As such, implementation of the proposed project would not involve changes in the existing environment which, due to their location or nature, could result in conversion of adjacent or vicinity Farmland to non-agricultural use. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**5. Forest**

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials, Google Earth

**Findings of Fact:**

- a) According to the Source maps referenced above, the project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). The closest forest land in proximity to the project site is the Cleveland National Forest located approximately 14 miles west of the site. Therefore, the proposed project would not impact land designated as forest land, timberland, or timberland zoned Timberland Production.
- b) Refer to 5 a) above. The project is not located within forest land and would not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact would occur as a result of the proposed project.
- c) Refer to 5 a) and b) above. The project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use because the project is not located within, or in close proximity to forest land. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>AIR QUALITY</b> Would the project:				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook, Stone Creek TTM 36365 Air Quality and Greenhouse Gas Impact Study, Prepared by RK Engineering Group, Inc., February 5, 2021

Findings of Fact:

- a) As stated in the Air Quality and Greenhouse Gas Impact Study (RK Engineering Group, Inc.), CEQA requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies in the proposed project with the AQMP. The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed project would interfere with the region’s ability to comply with Federal and State air quality standards. If the decision-makers determine that the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency. The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The Air Quality and Greenhouse Gas Impact Study (RK Engineering Group, Inc.) also explains how the project meets Criterion 1 and 2 in the SCAQMD CEQA Handbook (refer to the Air Quality/Greenhouse Gas Impact Study, Section 6.4, SCAQMD Air Quality Management Plan Consistency).

The project would require a zone change to Planned Residential (R-4), increasing the density of the site compared to what is currently permitted. As a result the project would cause an increase in operational emissions from mobile sources and energy sources, compared to similar type of project that is consistent with current zoning. However, as shown in the regional and localized emissions analysis in the Air Quality and Greenhouse Gas Impact Study (RK Engineering Group, Inc.), the project is below the SCAQMD thresholds of significance for cumulative impacts. The project will also be required to participate in the Riverside County Climate Action Plan, as discussed in the Greenhouse Gas Analysis section of this report. Energy savings and reduced vehicle demand will also have a carryover effect and reduce the project’s Air Quality emissions. As a result, impacts are considered less than significant.

- b) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent 2016 Air Quality Management Plan (AQMP) for the SCAB on March 3, 2017. The AQMP is a plan for the regional improvement of air quality.

**Regional Emissions - Construction**

Regional air quality emissions include both on-site and off-site emissions associated with construction of the project. Regional daily emissions of criteria pollutants are compared to the SCAQMD regional thresholds of significance. Table 17, in the Air Quality and Greenhouse Gas Impact Study (RK Engineering Group, Inc.), shows that the project’s daily construction

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

emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance.

**Table 17  
Regional Construction Emissions**

Maximum Daily Emissions (lbs/day) <sup>1</sup>						
Activity	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Site Preparation	3.27	33.14	20.50	0.04	8.80	5.36
Grading	4.01	50.37	31.61	0.11	6.32	3.27
Building Construction	4.05	28.92	34.77	0.11	7.31	2.54
Paving	1.58	8.62	15.12	0.02	0.65	0.45
Architectural Coating	36.65	1.32	4.44	0.01	1.16	0.35
Maximum <sup>1</sup>	36.65	50.37	34.77	0.11	8.80	5.36
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	No	No	No	No	No	No

<sup>1</sup> Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.

As a result, the project would not contribute substantially to an existing or projected air quality violation. Further, by complying with the SCAQMD standards, the project would not contribute to 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). Therefore, short term construction related regional emissions would be less than significant.

**Localized Emissions - Construction**

Table 18, in the Air Quality and Greenhouse Gas Impact Study (RK Engineering Group, Inc.), illustrates the construction related localized emissions and compares the results to SCAQMD LST thresholds.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 18  
Localized Construction Emissions**

<b>Maximum Daily Emissions (lbs/day)<sup>1</sup></b>				
<b>Activity</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
On-site Emissions	38.84	29.04	8.52	5.28
SCAQMD Construction Threshold <sup>2</sup>	235.5	1,341.8	10.9	6.7
Exceeds Threshold (?)	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

<sup>1</sup> Maximum daily emission during summer or winter; includes on-site project emissions only.

<sup>2</sup> Reference 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation. SRA-24, Perris Valley, 4-acre site, receptor distance 25 meters.

As shown in Table 18, the emissions will be below the SCAQMD thresholds of significance for localized construction emissions. The project must follow all standard SCAQMD rules and requirements with regards to fugitive dust control. Therefore, the project's short-term construction impact to localized air resources would be less than significant.

**Regional Emissions - Operation**

Long term operational air pollutant impacts from the project are shown in Table 19 (RK Engineering Group, Inc.). The project is not expected to exceed any of the allowable daily emissions thresholds for criteria pollutants at the regional level.

**Table 19  
Regional Operational Emissions**

<b>Maximum Daily Emissions (lbs/day)<sup>1</sup></b>						
<b>Activity</b>	<b>VOC</b>	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>SO<sub>2</sub></b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
Mobile Sources	1.89	3.58	37.83	0.13	15.69	4.22
Energy Sources	0.20	1.73	0.74	0.01	0.14	0.14
Area Sources	9.89	3.37	19.88	0.02	0.36	0.36
<b>Total</b>	<b>11.99</b>	<b>8.68</b>	<b>58.44</b>	<b>0.17</b>	<b>16.18</b>	<b>4.71</b>
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold (?)	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

<sup>1</sup> Maximum daily emission during summer or winter; includes both on-site and off-site project emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project's daily operational emissions will be below the applicable SCAQMD regional air quality standards and thresholds of significance, and the project would not contribute substantially to an existing or projected air quality violation. Furthermore, by complying with the SCAQMD standards, the project would not contribute to a cumulatively considerable net increase of any critical pollutant for which the project region is non-attainment under and applicable Federal or State ambient air quality standard, including releasing emissions which exceed quantitative thresholds for ozone precursors. The project related long term air quality impacts would be considered less than significant.

**Localized Emissions - Operation**

Table 20 (RK Engineering Group, Inc.) shows the localized operational emissions and compares the results to SCAQMD LST thresholds of significance. As indicated in Table 20, the emissions will be below the SCAQMD thresholds of significance for localized operational emissions. The project would result in less than significant localized operational emissions impacts.

**Table 20  
Localized Operational Emissions**

Maximum Daily Emissions (lbs/day) <sup>1</sup>				
LST Pollutants	NOx (lbs/day)	CO (lbs/day)	PM <sub>10</sub> (lbs/day)	PM <sub>2.5</sub> (lbs/day)
On-site Emissions <sup>1</sup>	5.28	22.50	1.3	0.7
SCAQMD Operation Threshold <sup>2</sup>	235.2	1,341.8	3.3	1.7
Exceeds Threshold (?)	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

<sup>1</sup> Maximum daily emission in summer or winter.

<sup>2</sup> Mobile source emissions include on-site vehicle emissions only. It is estimated that approximately 5% of mobile emissions will occur on the project site.

<sup>3</sup> Reference: 2006-2008 SCAQMD Mass Rate Localized Significant Thresholds for construction and operation Table C-1 through C-6; SRA 24, Perris Valley disturbance area of 4-acre and receptor distance of 25 meters.

Other air quality issues concerning asbestos, diesel particulate matter, long term air quality impacts, toxic air contaminants, and CO hot spot emissions for construction and operations are analyzed in the Air Quality and Greenhouse Gas Impact Study (RK Engineering Group, Inc.), and impacts regarding those air quality issues are determined to be less than significant.

- c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and

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

Surrounding land uses include residential, which would be developed to the south adjacent to the project site and is considered a sensitive receptor. The greatest potential during construction for toxic air contaminant emissions would be related to diesel particulate matter (DPM) emissions associated with heavy diesel equipment used during construction activities. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk." Individual cancer risk is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Table 20 indicates that localized operational emissions will be below the SCAQMD thresholds of significance. As discussed above, and indicated in Tables 17 and 18, construction based particulate matter emissions would be below the regional and localized emissions levels and given the short term construction schedule, the proposed project's construction activity is not expected to be a substantial source of toxic air contaminant emissions that would indicate long term exposure and elevated cancer risk. The project would be required to implement the best available pollution control strategies to minimize potential health risks as indicated in the RK Engineering Group Air Quality and Greenhouse Gas Impact Study.

Project operation is not likely to include significant toxic air contaminants, which are defined as air pollutants that may cause or contribute to an increase in mortality or serious illness, or which may pose a hazard to human health. The project would consist of single-family residential uses. This type of project does not include major sources of toxic air contaminants emissions (like substantial diesel exhaust emissions) that would result in significant exposure of sensitive receptors to substantial pollutant concentrations. Therefore, the project impact is considered less than significant.

d) Construction:

Heavy-duty equipment in the project area during construction will emit odors; however, the construction activity would cease to occur after individual construction is completed. The project is required to comply with Rule 402 during construction, which states that a person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. No other sources of objectionable odors have been identified for the proposed Project. Therefore, the project impact from odor emissions generated by construction activities would be less than significant.

Operation:

Land uses that commonly receive odor complaints include agricultural uses (farming and livestock), chemical plants, composting operations, dairies, fiberglass molding facilities, food

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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processing plants, landfills, refineries, rail yards, and wastewater treatment plants. The project is located within a rural/agricultural community and any odor emitting agricultural activities would be consistent with the surrounding uses and environment. The project will be required to comply with standard building code requirements related to exhaust ventilation, as well as comply with SCAQMD Rule 402. Rule 402 requires that a person may not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. Project related odors are not expected to meet the criteria of being a nuisance. The project's operation would result in less than significant odor impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project:

**7. Wildlife & Vegetation**

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** GIS database, WRCMSHCP, Determination of Biological Equivalent or Superior Preservation (prepared by Helix Environmental Planning, Inc., January 3, 2018), Focused Burrowing Owl & Los Angeles Pocket Mouse Surveys (prepared by Phillip Brylski, Ph.D), and MSHCP Consistency Analysis (prepared by Principe and Associates)

Findings of Fact:

- a) The project site does not fall within a designated subunit of the Harvest Valley/Winchester Area Plan, Criteria Cell, or Multiple Species Habitat Conservation Plan (MSHCP) conservation area. The project will not require the Riverside County Habitat Acquisition and Negotiation Strategy (HANS) process. The project would not conflict with provisions of the MSHCP pursuant to the MSHCP Consistency Analysis prepared for the project by Principe and Associates. Adherence to the protocols/mitigation of the nesting season survey for the Burrowing Owl and procedures/mitigation for compliance with the Mammal Species Survey Area (Los Angeles pocket mouse/Stephens' kangaroo rat/northwestern San Diego pocket mouse), impacts would be reduced to less than significant levels and the project would be in compliance with the MSHCP. Impacts to conflicts with adopted plans are considered less than significant with mitigation measures BIO-1 through BIO-3 incorporated.
- b-c) The habitat on the site along with the habitat along the lower elevation of Double Butte Park offer low to moderate suitable habitat for LAPM populations. This habitat is located between agriculture operations and the rocky slopes of Double Butte. The habitat is isolated from other core habitat by a mix of agriculture and residential developed and has been isolated for decades and lacks long-term conservation value.

A key consideration for choosing the off-site mitigation detailed below is to contribute acreage toward the long-term conservation of LAPM. Avoidance of the onsite habitat would create a small isolated patch of protected habitat. Additionally, a portion of the LAPM habitat proposed for impacts would be impacted by the County's plans to widen Grand Avenue. Conservation of off-site high-quality habitat was selected as the superior conservation alternative.

On-site vegetation may potentially be used by migratory birds for breeding. The proposed project would require removal of some vegetation during construction activities; therefore, the proposed project has potential to directly impact nesting bird-species. To avoid potential impacts to nesting birds, and in conformance with the Migratory Bird Treaty Act and California Fish and Game Code, a nesting bird survey will need to be performed within 3 days of obtaining a grading permit.

Also, to prevent impacts to burrowing owl, a 30-day pre-construction survey for burrowing owls is required prior to initial ground-disturbing activities to ensure that no owls have colonized the site in the days or weeks preceding construction. If burrowing owls have colonized the project site prior to the initiation of construction, the project proponent should immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, and would need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. The proposed project would then be consistent with Species Conservation Objective 6 of the MSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation for impacts to 0.43 acre of occupied LAPM habitat will occur at a ratio of 2 to 1. The project will mitigate Impacts to 0.43 acre via the purchase and conservation of 0.86 acre of LAPM habitat. The mitigation is proposed to occur on APN 583-180-033 located on the border of the Aguanga and Pauba Valley communities in unincorporated Riverside County, California. The mitigation location is on the RCA owned Geller #2 Phase 3 property along Temecula Creek and is categorized as being high quality habitat for LAPM with long term conservation value. This mitigation is superior to the low to moderate habitat value provided by on and adjacent to the project site, and superior to the small patch of habitat proposed to be impacted which has minimal conservation value given its small size and lack of connectivity with additional habitat.

The proposed project would impact 18,609 square feet (0.43 ac.) of occupied Los Angeles pocket mouse (LAPM), Stephens' kangaroo rat and northwestern San Diego pocket mouse habitat. According to the Determination of Biological Equivalent or Superior Preservation (DBESP) prepared by Helix Environmental Planning (Jan 3, 2018), the project will need to mitigate the loss of 0.43 acre of occupied LAPM habitat at a 2 to 1 ratio. The project will provide 0.86 acre of LAPM habitat via a purchase of quality habitat located on the Regional Conservation Authority (RCA) owned Geller #2 Phase 3 property along Temecula Creek (refer to DBESP Report). Compliance with mitigation measure BIO-2 will reduce impacts to LAPM to less than significant levels.

As stated above, mitigation for impacts to 0.43 acre of occupied LAPM habitat will occur at a ratio of 2 to 1. The project will mitigate Impacts to 0.43 acre via the purchase and conservation of 0.86 acre of LAPM habitat. The mitigation is proposed to occur on APN 583-180-033 located on the border of the Aguanga and Pauba Valley communities in unincorporated Riverside County, California. The mitigation location is on the RCA owned Geller #2 Phase 3 property along Temecula Creek and is categorized as being high quality habitat for LAPM with long term conservation value. This mitigation is superior to the low to moderate habitat value provided by on and adjacent to the project site, and superior to the small patch of habitat proposed to be impacted which has minimal conservation value given its small size and lack of connectivity with additional habitat.

Highly mobile State-listed Species of Special Concern like the California horned lark and San Diego black-tailed jackrabbit would not be lost during project ground disturbance or grading activities. These species would exclude the site from their ranges, and likely relocate to other suitable habitat available in Double Butte Park directly north of the project site. Implementation of mitigation measures BIO-1 through BIO-3 would reduce impacts to sensitive species to less than significant levels.

d) The site does not currently provide a wildlife movement corridor for migrations, foraging movements or for finding a mate through this portion of the Winchester Valley. Agricultural activities on the site as well as most of the properties located south of Double Butte Park have acted as a barrier to wildlife movements for decades. The site does not connect two or more larger core habitat areas that would otherwise be fragmented or isolated from one another. The site does not provide suitable food, water or shelter resources to support wildlife species and facilitate movement within a corridor. Thus, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) Riparian habitat does not occur onsite. The Riversidean sage scrub natural community is listed as being rare enough to merit inclusion in the Inventory of Rare and Endangered Vascular Plants of California, and are known or believed to be communities with the highest inventory priorities in the California Natural Diversity Data Base (CNDDDB).

Approximately half of the Riversidean sage scrub present on the site may be removed to widen Grand Avenue. This occurrence of Riversidean sage scrub is not considered to be a significant biological resource. It is a small and isolated occurrence growing on a hill that is surrounded by field croplands and Grand Avenue. It is not continuous or contiguous with any similar resource. Based on the MSHCP Habitat Accounts in Volume 2 of the MSHCP, the Vegetation Associations growing on the site have been described as Coastal Sage Scrub (3.6 acres). This occurrence of Riversidean sage scrub is not considered to be a significant biological resource. It is a small and isolated occurrence growing on a hill that is surrounded by field croplands and Grand Avenue. It is not continuous or contiguous with any similar resource.

The project will result in the removal of 60 acres of onsite field croplands and non-native grasslands. Field croplands and non-native grasslands are not listed as a sensitive natural community or natural communities with highest inventory priorities in the CNDDDB. The removal of these croplands/grasslands is not considered to be a substantial adverse or cumulative impact. No impacts to riparian habitat or other sensitive natural communities would occur.

- f) There are no federally protected wetlands that exist on the project site. The regional basin depicted in the west portion of the project site is within the project boundary and depicted on various exhibits. The regional basin development area will be avoided and is not considered a part of the project. The regional basin and relevant facilities will be entitled by others (constructed per Riverside County Flood Control and Water Conservation District (RCFCWCD) plans, Drawing No. 4-891 approved on 1-12-2017) and will be required to prepare its own CEQA compliance documentation. The ephemeral drainage that exists in the regional basin development area does not qualify as a USACE jurisdictional water of the U.S. The drainage does fall under the jurisdiction of CDFW. There is no jurisdictional riparian vegetation or habitat associated with the drainage. Because the regional basin area is not considered part of the project, project development would avoid the drainage area. No impact would occur to the drainage as part of the project construction.

The project avoids the ephemeral stream that occurs on the site, but is not seeking credit for the avoidance as the stream is proposed to be impacted as part of the adjacent project, Tract 30989. The adjacent tract 30989 includes proposed impacts to the ephemeral stream with the construction of a flood control basin. As a result, Tract 30989 will be responsible for documenting and mitigating the potential impacts to this feature at a later date.

The project will not impact the ephemeral drainage at the regional basin facility because RCFCWCD has obtained prior approval to construct a regional basin and storm drain on approximately nine acres located in the western portion of the project site. The project would not disturb the western portion of the site. No impacts would occur.

- g) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California

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Code of Regulations. The project will not 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 California Department of Fish and Game or U.S. Wildlife Service.

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridor, or impede the use of native wildlife nursery sites. The project will not 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. The project site will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of Clean Water Act. The proposed project will not conflict with any local policies or ordinances protection biological resources, such as a tree preservation policy or ordinance. Impacts to conflicts with adopted plans are considered less than significant with mitigation measures BIO-1 through BIO-3 incorporated.

Most of the project site has been previously cleared of vegetation. As detailed above, no biological resources that would be protected by local policies or ordinances exist on site. Any potential impacts to biological resources is discussed in the analysis above and have been reduced to less than significant levels with implementation of mitigation measures. No specimen, heritage or species of oak trees that would meet the criteria for preservation and/or protection in the County of Riverside Tree Management Guidelines are present on the site. No impact would occur.

**Mitigation:** Mitigation Required.

**BIO-1** Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15th through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Also, 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 the survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the burrowing owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the burrowing owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

**BIO-2** The project shall purchase 0.86 acre of Los Angeles pocket mouse (LAPM) habitat to provide for the loss of 0.43 acre of LAPM habitat on site in coordination with the Western Riverside County Regional Conservation Authority. The mitigation purchase shall be at a 2:1 ratio of replacement habitat and shall be located on the border of the Aguanga and Pauba Valley area in unincorporated Riverside County. The mitigation location is on the Regional Conservation Authority owned Geller #2 Phase 3 property (APN 583-180-033) along Temecula Creek.

**BIO-3** Storm drain and retention basin proposed to be built by TR30989 within this parcel. If this Tract Map develops the retention basin, a DBESP must be submitted to the Wildlife Agencies.

If the project is found to have impacts to Riparian/Riverine areas a Determination of Biologically Equivalent or Superior Preservation (DBESP) must be submitted and approved by EPD and the Wildlife Agencies to demonstrate compliance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan. This will include a Jurisdictional Delineation of the riverine/riparian areas on the project site.

Monitoring: Verifications to County Biologist and Regional Conservation Authority for clearances

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

**Source(s):** On-site Inspection, Project Application Materials, PDA 4792-Historical/Archaeological Resources Survey and Project Effect Mitigation, PDA 4918-Archaeological Testing and Treatment Plan (Two New Sites), PDA 4936-Phase II Cultural Resources Testing and Evaluation

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project site contains a portion of a historic segment of the San Jacinto and Pleasant Valley Irrigation District canal and a historic-period refuse dump (Site 33-014089), which initially were considered eligible for listing in the California Register of Historical Resources. During a subsequent site visit it was determined that much of the site had been destroyed. Detailed documentation of the surviving segment of the canal, including photo-recording, scaled plan-view and cross-section drawings, and a subsurface soil profile in a shovel test pit to reveal the original bottom of the canal. In conjunction with similar documentation completed previously on other segments of the canal, the recordation procedures conducted at Site 33-014089 have effectively reduced potential impacts by the proposed project on the site to a level less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, PDA 4792-Historical/Archaeological Resources Survey and Project Effect Mitigation, PDA 4918-Archaeological Testing and Treatment Plan (Two New Sites), PDA 4936-Phase II Cultural Resources Testing and Evaluation

Findings of Fact:

a-b) In 2005 the project site contained three prehistoric bedrock milling sites (33-104086, 33-014187, and 33-014088). During a subsequent site visit it was determined that two of the previously milling sites (33-014086 and 33-014087) had been destroyed. The remaining site (33-014088), along with a newly recorded site P-33-024250 were the subject of a Phase II testing and evaluation study in 2015. Based on the results of this study, it has been determined that the resources are not significant pursuant to the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5 due to their limited research potential. Moreover, if the resources are not considered significant historic resources pursuant to CEQA Section 15064.5 loss of these resources cannot contribute to a potentially significant cumulative impact. Thus, impacts are considered less than significant.

CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this project. Further, the project conditions require that an archaeologist and a tribal monitor be present during initial ground disturbing activities so that in the event unanticipated cultural resources are identified during grading, they will be handled and evaluated in an appropriate manner. Implementation of this condition would reduce potential impacts to less than significant levels.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. Thus, no impact would occur.

Mitigation: No mitigation required (refer to project conditions above).

Monitoring: Archaeological and Native monitoring will be required.

**ENERGY** Would the project:

**10. Energy Impacts**

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Findings of Fact:

- a) The project would result in an increase in energy consumption during the relatively limited duration of the construction phase. Construction vehicles using diesel and gasoline, electric and gas power tools, pumps, generators and other construction equipment needed for project development would consume energy and fuel. Most of the equipment would most likely require diesel fuel, but the smaller construction tools would utilize natural fossil gas fuel or electricity. Construction workers commuting to the site are anticipated to come from the local region, which would minimize fuel use and reduce vehicle miles traveled. Contractors would need to demonstrate compliance with current applicable California Air Resources Board (CARB) regulations, which would require vehicles and equipment to comply with current energy use and emission standards. CARB's Airborne Toxic Control Measure would prohibit diesel fueled commercial vehicles greater than 10,000 pounds from idling for more than five minutes at any given time.

The residential development would be required to be constructed in compliance with current California Energy Efficiency Standards and the 2019 California Building Standards Code

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(CALGreen) standards. Compliance with the regulations discussed above would reduce energy impacts to less than significant levels.

- b) The project will be required to comply with the mandatory requirements of Title 24 Part 11 of the California Building Standards Code (CALGreen) and Title 24 Part 6 Building Efficiency Standards, which would reduce energy usage. The project would implement building design, site area and operational enhancements that garner 100 points (or greater) for residential development through improvements listed in the Riverside County Climate Action Plan (CAP) screening tables. The screening tables provide energy efficiency and emission reduction strategies. Therefore, the project would not conflict or obstruct a State or Local plan for renewable energy or energy efficiency. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

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

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

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

Findings of Fact:

- a-b) The project site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone or County of Riverside Fault Zone. Additionally, No active or inactive faults are known to traverse the site. Additionally, the site does not lie within a fault zone established by the County of Riverside. The nearest fault is located approximately 2.67 miles southwest of the site. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**12. Liquefaction Potential Zone**

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report

Findings of Fact:

a) There is a potential for liquefaction-induced settlement in the medium dense silty sand layers in the southwest corner of the site. The total seismically-induced settlement including dry settlement (above groundwater) in the upper 50 feet is estimated to range up to 0.66 inch. The differential settlement is estimated to be 0.33 inch (or less) over a horizontal distance of 40 feet.

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site) COA.50. PLANNING.02. With mitigation impacts would be less than significant.

Mitigation:

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

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2301, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

Monitoring:

Monitoring shall be conducted through the Building and Safety Plan Check Process.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

Findings of Fact:

a) Strong ground shaking and/or settlement (seismic densification) may occur at this site due to local earthquake activity. However, this site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone or County of Riverside Fault Zone and no active or inactive faults are known to traverse the site. Additionally, Uniform Building Code (UBC) requirements pertaining to residential development will mitigate the potential impact to less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As UBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**14. Landslide Risk**

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report

Findings of Fact: No evidence of on-site landslides was observed and based on generally flat lying nature of the site and planned grading of the rocky knolls, the potential for rockfall due to either erosion or seismic ground shaking is considered nil. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

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

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

Findings of Fact:

a) 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. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>16. Other Geologic Hazards</b>				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** On-site Inspection, Project Application Materials, Geology Report

**Findings of Fact:**

- a) The geology report did not identify any other geologic hazards such as mudflow, or volcanic hazard on the project site and the possibility of the affects due to seiches is considered nil. Impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>17. Slopes</b>				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials

**Findings of Fact:**

- a-c) Cut and fill slopes (2H:1V) of up to 25 feet in height are anticipated. However, the design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. These agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Grading will not negate or affect the subsurface sewage disposal systems. Furthermore, 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. Impacts would be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

**Findings of Fact:**

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Impacts would be less than significant.
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts are considered less than significant.
- c) The project is proposing Eastern Municipal Water District (EMWD) for water and sewer service. No septic tanks or alternative waste water disposal systems are proposed. There will be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

- |   | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

**Findings of Fact:**

- a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. The grading slopes on the project site will not create an increase in water erosion on-site or off-site. The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project:

**20. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials, Air Quality and Greenhouse Gas Impact Analysis (RK Engineering Group, Inc.)

Findings of Fact:

a-b) Construction:

Greenhouse gas emissions are estimated for on-site and off-site construction activity using CalEEMod. Table 21 in the Air Quality and Greenhouse Gas Impact Analysis (RK Engineering Group, Inc.), shows the construction greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction. Construction emissions are amortized over 30 years and added to the long-term operational emissions, pursuant to SCAQMD recommendations.

Operation:

Greenhouse gas emissions are estimated for on-site and off-site operational activity using CalEEMod. Greenhouse gas emissions from mobile sources, area sources and energy sources are shown in Table 22 of the Air Quality and Greenhouse Gas Impact Analysis (RK Engineering Group, Inc.). CalEEMod annual GHG output calculations are provided in Appendix B of the Air Quality and Greenhouse Gas Impact Analysis (RK Engineering Group, Inc.). As shown in Table 22, the total annual emissions are 2,966.01. Thus, the project-GHG emissions are anticipated to be below the SCAQMD's Tier 3 approach, which limits GHG emissions to 3,000 MTCO<sub>2e</sub> for residential projects. The project related long-term GHG impacts would be less than significant.

Riverside County Climate Action Plan (CAP):

As stated in the Air Quality and Greenhouse Gas Impact Analysis (RK Engineering Group, Inc.), The Riverside County CAP has been adopted to ensure the County meets the State-wide policies for reducing GHG emissions, as required by the California Global Warming

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Solutions Act (AB 32). A threshold level above 3,000 MTCO<sub>2</sub>e per year is used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. The Screening Tables allow new development projects a streamlined option for complying with CEQA requirements for addressing GHG emissions. The screening tables are setup similar to a checklist, with points allocated to certain elements that reduce greenhouse gas emissions. If a project garners 100 points, then the project is considered to be consistent with Riverside County's plan (and the broader state-wide policies) for reducing GHG emissions. As shown in Table 22, project GHG emissions would not exceed the 3,000 MTCO<sub>2</sub>e CAP threshold based on the unmitigated conditions. However, the project proponents have agreed to try to further reduce its carbon footprint by complying with the Riverside County CAP checklist. A project design feature is provided to show further compliance with the CAP (if necessary).

**Project Design Feature DF-18:**

The project applicant has agreed to implement building design, site-area and operational enhancements that garner 100 points or greater through improvements listed in the Riverside County CAP Screening Tables for Residential Development. A copy of the CAP Screening Table is provided in Appendix C of the RK Engineering Group, Inc. Air Quality and Greenhouse Gas Impact Study. The County will determine if this will be required.

The project will also be required to comply with the mandatory requirements of Title 24 part 11 of the California Building Standards Code (CALGreen) and Title 24 Part 6 Building Efficiency Standards to further reduce energy usage and GHG emissions. CALGreen and building code compliance are considered part of the project's design features. Because the project would not exceed the 3,000 MTCO<sub>2</sub>e CAP threshold, the project would not conflict with an applicable plan, policy or regulation for the purpose of reducing the emissions of greenhouse gases and the impacts would be considered less than significant.

Project Design Features:

The following project design features include standard rules and requirements, best practices and recognized design features for reducing air quality criteria pollutants and GHG emissions. Design features are assumed to be part of the conditions of approval for the project and integrated into the design.

Construction Design Features:

DF-1. The project must follow the standard SCAQMD rules and requirements with regards to fugitive dust control, which includes, but are not limited to the following:

1. All active construction areas shall be watered two (2) times daily.
2. Speed on unpaved roads shall be reduced to less than 15 mph.
3. Any visible dirt deposition on any public roadway shall be swept or washed at the site access points within 30 minutes.
4. Any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered twice daily.
5. All operations on any unpaved surface shall be suspended if winds exceed 15 mph.
6. Access points shall be washed or swept daily.
7. Construction sites shall be sandbagged for erosion control.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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8. Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
9. Cover all trucks hauling dirt, sand, soil, or other loose materials, and maintain at least 2 feet of freeboard space in accordance with the requirements of California Vehicle Code (CVC) section 23114.
10. Pave or gravel construction access roads at least 100 feet onto the site from the main road and use gravel aprons at truck exits.
11. Replace the ground cover of disturbed areas as quickly possible.
12. A fugitive dust control plan should be prepared and submitted to SCAQMD prior to the start of construction.

DF-2. Prepare and implement a Construction Management Plan which will include Best Available Control Measures to be submitted to the County of Riverside.

DF-3. Construction equipment shall be maintained in proper tune.

DF-4. All construction vehicles shall be prohibited from excessive idling. Excessive idling is defined as five (5) minutes or longer.

DF-5. Minimize the simultaneous operation of multiple construction equipment units.

DF-6. The use of heavy construction equipment and earthmoving activity shall be suspended during Air Alerts when the Air Quality Index reaches the "Unhealthy" level.

DF-7. Utilize low emission "clean diesel" equipment with new or modified engines that include diesel oxidation catalysts, diesel particulate filters or Moyer Program retrofits that meet CARB best available control technology. Tier 4 engines should be utilized, whenever possible.

DF-8. Establish an electricity supply to the construction site and use electric powered equipment instead of diesel-powered equipment or generators, where feasible.

DF-9. Establish staging areas for the construction equipment that are as distant as possible from adjacent sensitive receptors (residential land uses).

DF-10. Use haul trucks with on-road engines instead of off-road engines for on-site hauling.

DF-11. Utilize zero VOC and low VOC paints and solvents, wherever possible.

**Operational Design Features:**

DF-12. Comply with the mandatory requirements of Title 24 part 11 of the California Building Standards Code (CALGreen) and the Title 24 Part 6 Building Efficiency Standards.

DF-13. Implement water conservation strategies, including low flow fixtures and toilets, water efficient irrigation systems, drought tolerant/native landscaping, and reduce the amount of turf.

DF-14. Comply with the mandatory requirements of CalRecycle's commercial recycling program and implement zero waste strategies.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- DF-15. Provide the necessary infrastructure to support electric vehicle charging within residential garages.
- DF-16. Encourage homeowner to use electric landscaping equipment, such as lawnmowers and leaf blowers.
- DF-17. Provide rooftop solar installation, as required in the 2019 California Building Standards Code for new residential construction.
- DF-18. The project has agreed to implement building design, site-area and operational enhancements that garner 100 points or greater through improvements listed in the Riverside County CAP Screening Tables for Residential Development. The County will determine if this will be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project:

**21. Hazards and Hazardous Materials**

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Phase I and Limited Phase II Environmental Site Assessment of the Property Referred to as Stonecreek, TR36365 prepared by Carlin Environmental Consulting, Inc., April 9, 2013

Findings of Fact:

- a-b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. Transporting, use and storage of hazardous materials during construction of the project would be in compliance with all applicable federal and State regulations/laws. The regulations include but may not be limited to, the Hazardous Materials Transportation Act, the California Hazardous Materials Management Act, the California Code of



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Regulations (Title 22), and the Resource Conservation and Recovery Act. Mandatory compliance with these regulations would ensure that impacts would be reduced to less than significant levels.

- c) The project would be required to comply with applicable Riverside County Codes and regulations pertaining to emergency response and evacuation plans pursuant to the Riverside County Sheriff's Department and Riverside County Fire Department. All construction activities and staging would occur on-site, and no street or land closures are anticipated to be required during construction. The project would be a single-family residential development with no restricted entries or exits. The residential development would not conflict with the Riverside County Emergency Operations Plan. The project would be reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. No impact would occur.
- d) The project is not anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The closest school to the project site is Winchester Elementary School, located approximately 1.5 miles southeast of the project site. No impact would occur.
- e) According to Envirostor, accessed on August 14, 2020<sup>1</sup>, the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

Because the site is located near an old landfill, a limited Phase II investigation and soil testing was conducted to assess potential migration of soil gas containing methane and/or volatile organic compounds (VOC's) from the landfill to the project site. Trichloroethene (TCE) was the only VOC that was detected during the testing. The concentration of TCE encountered (0.32 ug/L) was significantly less than screening levels (1,220.0 ug/L) for residential structures. The results indicated significantly less risk (1 per 9.5 trillion) of harmful exposure than recommended by governing agencies, which is 1 per million.

The Phase I and Limited Phase II study stated that several Recognized Environmental Concerns (REC's) were identified during the site assessment that included heavy metals related to the adjacent railroad tracks to the south; pesticides related to past agricultural uses; methane and/or methane migration from the adjacent landfill; and groundwater contamination related to the adjacent landfill. The Limited Phase II investigation addressed the potential for heavy metals and pesticides by sampling and laboratory testing. It was concluded that neither REC required additional investigation or mitigation for the proposed project.

The Phase II investigation conducted by Carlin Environmental Consulting as part of the environmental site assessment included testing by installing three groundwater monitoring wells to determine if the existing groundwater had contaminants of concern related to the adjacent landfill to the north. Laboratory testing of the groundwater samples collected indicated no chemicals of concern within the laboratory detection limits. Furthermore, Carlin Environmental Consulting installed 33 soil gas probes to determine if methane gas and VOC's from either onsite activities or from subsurface migration from the adjacent landfill exist. Monitoring of the soil gas

<sup>1</sup> [https://www.envirostor.dtsc.ca.gov/public/profile\\_report?](https://www.envirostor.dtsc.ca.gov/public/profile_report?)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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probes indicated relatively consistent and low levels of methane gas beneath the site (240 to 540 ppm). The methane encountered is interpreted to be related to past agricultural uses and/or natural degradation of organics in the alluvium and/or groundwater beneath the site. A second possible source could be the result of methane off-gassing from the landfill. However, the gas probes monitored by the landfill operators that are adjacent to the landfill have not detected any significant off-gassing of methane in several years.

The project shall be conditioned to prepare a subsurface environmental vapor assessment to be reviewed by the Riverside County Department of Waste Resources for any portion of the proposed tract that is within 1,000 feet of Landfill Unit A, for the purpose of determining the type and extent of a gas barrier system that shall be installed to protect proposed housing units if determined necessary. Furthermore, the project applicant/developer shall install multi-level landfill gas detection probes in coordination with the Riverside County Department of Waste Resources in intervals of 100 feet along the portion of the boundary of the Double Butte Landfill Unit A fronting the tract. These are conditions of project approval and not considered mitigation measures pursuant to CEQA. Implementation of the conditions would reduce potential hazardous landfill impacts to less than significant levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**22. Airports**

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a-d) The project is not located within the vicinity of any public or private airport. The closest airport in proximity to the project site is Hemet-Ryan Airport, located approximately 5.6 miles east of the project site. The project would not result a public safety hazard due to its location to public or private airports. No impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

<b>23. Water Quality Impacts</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, Preliminary Drainage Report (United Engineering Group, Oct. 2019), Preliminary Water Quality Management Plan (United Engineering Group, Jul. 9, 2020), Geotechnical Exploration (Leighton and Associates, Inc., Jun. 29, 2012), Phase I and Limited Phase II Environmental Site Assessment prepared by Carlin Environmental Consulting, Inc.

**Findings of Fact:**

- a) As stated in the Preliminary Drainage Report, all onsite water runoff volume is to be collected within the proposed system of bio-retention basins. Additional water quality will be handled via infiltration or filtration at the bottom two basins located at the southern edge of the project site. The drainage would be treated in the basins before it flows/discharges into the area storm drain system. Detailed design of the basins, outlet structures and any filter media will be prepared at final design and would treat the volume indicated in the Preliminary Drainage Report and the Preliminary Water Quality Management Plan. Prior to issuance of building permits, the applicant

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would provide the County a final Water Quality Control Management Plan for review and approval. A less than significant impact would occur.

The proposed project is located directly south of the Double Butte Disposal Site (Unit A); a Class III solid waste disposal facility that was operated by the County of Riverside from 1973 through 1994 when it was closed to the public. The Riverside County Department of Waste Resources (RCDWR) is responsible for maintenance and monitoring of the facility during the post-closure period, which by regulation will not be less than 30 years. The project would be conditioned to allow RCDWR to install a groundwater monitoring well(s) within the project boundaries if deemed necessary by RCDWR, and RCDWR reserves the right to relocate existing monitoring well DG-4 if necessary due to a change in the right of way or relocation of Grand Avenue. Further, the project would be reviewed by RCDWR and would be required to comply with any conditions imposed by RCDWR. Thus, a less than significant impact would occur.

- b) Groundwater wells and pumping facilities are not included as part of the proposed project. The project would require potable water from an existing area water system. The local water purveyor is Eastern Municipal Water District, who would review and approve infrastructure placement, design and connections. A less than significant impact would occur.
- c) The project would include construction of impervious surfaces associated with the development of roads and residential buildings/driveways/sidewalks/patios, etc. Stormwater generated within the project area would be managed such that any runoff would be directed to on-site basins, treated and released into the area drainage system. Impacts would be considered less than significant.
- d) The project applicant would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) that will identify Best Management Practices (BMPs) that will be used during construction to prevent soil erosion from either stormwater or wind. Utilized BMPs would prevent erosion or siltation both on- and off-site. With the approval and implementation of the SWPPP, impacts would be reduced to less than significant levels.
- e-g) According to the preliminary drainage report completed for the project site, to determine existing and developed stormwater runoff volume, it was determined that with the proposed development of the site would include water quality basins, which would reduce potential impacts from stormwater flows. The bio-retention basins are planned in locations throughout the project to clean and discharge flood water. The basins will be designed per Riverside County LID – Bioretention standards. Per Riverside County Flood Control and Water Conservation District (RCFCWCD) preliminary design standards, the site is designed based on the difference in runoff hydrograph volume between the developed condition and the pre-developed condition for the 24 hour duration event for the ten year return frequency, plus the water quality volume (refer to the Preliminary Drainage Report, July 2020, Section 4.0, Hydrologic Conditions).

Pursuant to the preliminary drainage report, the project will provide developed roads, bio-retention basins, and detention basins of sufficient size to accept, clean, mitigate the increase, and route the runoff from the proposed site. Basins for the proposed project have been designed to detain the difference in runoff hydrograph volume between the developed condition and the pre-developed condition for the 24-hour duration event for the 10-year return frequency, plus water quality volume. Runoff will be routed to bio-retention basins throughout the project via curb openings. The water quality basins will drain via underdrains into a storm drain system and



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eventually into the two basins at the south edge of the property. Refer to the preliminary drainage plan for more detail.

No on-site or off-site flooding is anticipated to occur. The proposed basins would have the capacity to capture and handle flows generated from the development without causing flooding. The design, size and location of the basins would be reviewed and approved by RCFCWCD and the County of Riverside. Impacts would be considered less than significant.

- h) The project site is located approximately 3.25 miles northwest of Diamond Valley Lake and, according to the Harvest Valley/Winchester Area Plan Figure 11, Special Flood Hazard Areas, the project appears to be within the dam inundation area. Flood waters resulting from a breach of Diamond Valley Lake has the potential to release pollutants due to inundation of the project area. With adherence to the flood proofing and flood protection measures of Riverside County Ordinance No. 458, impacts would be reduced to less than significant levels. According to the Geotechnical Exploration, no evidence of on-site landslides was observed during a field investigation or document review. Based on the generally flat lying nature of the site and planned grading of the rocky knolls, the potential for rockfall due to either erosion or seismic ground shaking is considered nil for the area. Based on that statement, mudflows caused by flooding is considered low. Due to the distance of the site from the Pacific Ocean approximately 35 miles to the west, and the Santa Ana Mountains that are in between the site and the Pacific Ocean, the occurrence of impacts due to a tsunami is considered very low. There are some irrigation ponds in close proximity west of the site. However, compliance with Ordinance No. 458 would reduce impacts due to a potential seiche is considered low. Thus, flood hazard impacts are considered less than significant.
- i) The project has been designed to include water quality basins. A Water Quality Management Plan in compliance with Riverside County Flood Control requirements would be prepared, reviewed and approved for the proposed project, which would not conflict with the Riverside County Water Quality Management Plan for the project region. No construction of groundwater wells or pumping facilities are proposed. The project would require potable water provided by EMWD. Thus, the project would not conflict with or obstruct with a sustainable groundwater management plan. No impact would occur.

Mitigation:

- WQ-1 The project applicant/developer shall coordinate with Riverside County Department of Waste Resources (RCDWR) to reserve a relocation area to relocate existing monitoring well DG-4 (if necessary) due to a change in the right of way alignment or relocation of Grand Avenue.
- WQ-2 The project applicant/developer shall coordinate with Riverside County Department of Waste Resources (RCDWR) to install groundwater monitoring well(s) (if necessary) within the project boundary.

Monitoring: Monitoring will be conducted by Riverside County Planning staff in coordination with Riverside County Department of Waste Resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**LAND USE/PLANNING** Would the project:

**24. Land Use**

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

**Source(s):** Riverside County General Plan, GIS database, Project Application Materials

**Findings of Fact:**

a) The existing land use at project site is designated as a Medium Density Residential (MDR) according to the Riverside County General Plan. Medium Density Residential allows single-family detached and attached residences with a density range of two to five dwelling units per acre. The project proposes a density of 3.17 dwelling units per acre. The current Zoning for the project site is Rural Residential (R-R). A zone change from R-R (Rural Residential) to R-4 (Planned Residential Development) would be required. The proposed project's lot sizes range from 4,000 square feet (minimum), 5,921 square feet average, which would be consistent with the R-4 zone. Adjacent General Plan land use designations include the following:

- North, Public Facilities
- South, Medium Density Residential
- East, Medium Density Residential
- West, Light Industrial and Public Facilities

Based on the analysis conducted throughout this Mitigated Negative Declaration document, the project would not be in conflict with any adopted land use plan, policy or regulation adopted by Riverside County (or other regulating agency with jurisdiction over the project) for the purpose of avoiding or mitigating and environmental effect. Relevant mitigation stated in this document would reduce impacts to less than significant levels. As a result, a less than significant impact would occur.

b) The project proposes residential development on vacant parcels in an established rural and developing community. Each lot would have its own driveway access that would utilize the existing circulation system for the community. This type of development would not be out of the ordinary for this area and would be consistent with existing land uses planned for the parcels. The project does not propose any bridges, utility easements, roadway right-of-way, or drainage channels that would have the potential to divide the community. No impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**MINERAL RESOURCES** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>25. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-6 "Mineral Resources Area"

**Findings of Fact:**

- a) According to the Riverside County General Plan Multipurpose Open Space Element, Figure OS-6, Mineral Resource Zones, the project site appears to fall within the classification of Mineral Resource Zone 3 (MRZ-3). MRZ-3 is a zone where resources are likely to exist, but the significance of mineral resource deposits are undetermined. No mining facilities are located within the vicinity of the project site. Implementation of the project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State and impacts are considered less than significant.
- b) Refer to response 25 a) above. The project site is not delineated on the County's General Plan or any other land use plan as a mineral resource site. Project implementation would not result in the loss of availability of a local mineral resource recovery site. Impacts would be less than significant.
- c) Refer to response 25 a) and b) above. The project site is not in an area that is known to have abandoned quarries or mines. No mining operations occur within the vicinity of the project site. Implementation of the project would not have the potential to expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Impacts are considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**NOISE** Would the project result in:

<b>26. Airport Noise</b>				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

**Findings of Fact:**

- a) The project area is located within the March Joint Air Reserve Base Influence Area but outside the southeastern most extension of a 60 dB CNEL contour. The southeaster most extension of the 60 dB CNEL contour is approximately 4.6 miles northwest of the project site. The southern portion of the runway is located approximately 13 miles to the northwest of the project site. While airplanes using the March Joint Air Reserve Base may be perceived by future residents, a less than significant impact would occur.
- b) Ryan Field is a private airstrip that is located approximately 4.8 miles northeast of the project site. Pines Air Park is located approximately 4.3 miles south of the project site. Because these distances are not considered to be within the vicinity of the project site, no impact would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**27. Noise Effects by the Project**

- |   |                          |                                     |                                     |                          |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| b) Generation of excessive ground-borne vibration or ground-borne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source(s):** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials, Preliminary Acoustical Study (RK Engineering Group, Inc., October 12, 2012, Stone Creek TTM36365 Preliminary Acoustical Study – Supplemental Memorandum Letter, prepared by RK Engineering Group, Inc., December 19, 2019

**Findings of Fact:**

- a) Construction of the project would cause temporary noise and vibration to the surrounding area. The closest sensitive receptor to the site is an existing residential dwelling more than 700 feet east of the project boundary. However, due to the distance of the nearest residence to the site, construction noise is anticipated to dissipate to less than significant levels. Construction noise would be temporary and would be required to comply with County construction noise standards which limit hours and days of construction. Following construction, noise levels at the project site would increase in association with the proposed residential development. Noises generated that are common to residential development would include traffic noise and back yard noise (lawn mowers, etc.). The proposed residential uses are not anticipated to exceed any applicable noise standards and impacts would be considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The potential source of permanent noise for the project will be traffic along Grand Avenue and Leon Road. RK Engineering Group, Inc. conducted an acoustical analysis of the project. The project was assessed with respect to off-site generated noise impacts. A noise barrier/wall (with a minimum height of 7 feet) is proposed along Grand Avenue for certain lots, which will shield all first floor exterior areas, resulting in noise levels at the first floor level to be below the County's 65 dBA CNEL standard. The project would be required to adhere to the recommendations provided in the preliminary acoustical study. Adherence to the recommendations would reduce noise impacts to less than significant levels.

The noise study estimated railroad noise along the adjacent tracks to the south to determine future exterior noise levels. The adjacent railroad tracks are not currently in use and future daily train usage was estimated based on the Riverside County Transportation Commission (RCTC) Commuter Rail Feasibility Study, 2005. The RCTC has recently published the Next Generation Rail Corridors Analysis, which further analyzes potential commuter rail service along the proposed Perris to San Jacinto line. Based on the noise study review of the most recent estimates along this line, the railroad noise impacts and recommendations identified in the noise study are adequate for the proposed project. If deemed necessary by Riverside County Planning, a 10 foot high noise barrier wall shall be constructed as a condition of approval along the project's southern boundary to shield residential homes from future rail noise.

b) Project construction would require excavation and grading activities that may generate minor ground-borne vibrations. Vibration levels are dependent on various soil types and type of construction equipment used. The closest sensitive receptor to the site is an existing residential dwelling more than 700 feet east of the project boundary. As ground-borne vibration amplitudes dissipate and decrease with distance, vibration generated from construction activities is not anticipated to significantly impact the existing residence. Construction activities would be conducted during a relatively short duration and would be required to comply with Riverside County's permitted daytime construction hours. Once the proposed residential units are occupied, no activities that could cause generation of excessive ground-borne vibration or ground-borne noise is likely to occur. Impacts would be considered less than significant.

The County's Noise Element has a section that outlines vibration impacts (outlined in Appendix A of the RK Engineering Group Preliminary Acoustical Study). The Federal Transit Administration's (FTA) "Transit Noise and Vibration Impact Assessment," (Washington D.C., 2006) was utilized to assess potential vibration impacts from the adjacent rail line. The FTA Manual provides recommended vibration thresholds, and reference data for assessing probable ground-borne vibration near railroad or other fixed-guide-way transportation systems. Typical levels of ground-borne vibrations are shown in Exhibit E of the RK Engineering Group Preliminary Acoustical Study). A summary of the ground-born vibration criteria is included in Exhibit F from the FTA report.

The FTA Manual recommends a residential vibration velocity standard in decibels (VdB) of eighty (80) VdB (re. 0.000001 inches per second) where there are fewer than 70 vibration events per day. The projected future track utilization would be approximately 18 events (16 Metrolink + 2 freight). The manual suggests that a vibration impact zone of 200 feet may be present for train movements at 60 – 70 miles per hour (mph). For a slower speed movement, the impact distance is much smaller.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The FTA Manual (Appendix G, Figure 10-1.1., *Generalized Ground Surface Vibration Curves*) shows a reference vibration level of 90 VdB at 25 feet from the track centerline for a heavy locomotive traveling at 50 mph. The projected vibration impact for heavy locomotive and Metrolink operations are outlined in Table 6 of the RK Engineering Group Preliminary Acoustical Study. The vibration impact will vary depending on the speed of the train and the respective distance to the sensitive receiver location. As demonstrated by the shaded area in Table 6, the vibration impact will range from 67 – 84 VdB.

It is estimated that a freight operations traveling at 10 mph (at 2 operations per day) will have a vibration impact of approximately 70 VdB at 50 feet. This impact is considered less than significant.

It is estimated that the Metrolink operations traveling at 50 mph (at 16 operations per day) will have a vibration impact of approximately 84 VdB at 50 feet. The vibration impact decreases to 81 VdB at a distance of 75 feet. Per the FTA Manual, vibration levels are recommended to be 80 VdB or lower. The location of the residential facades facing the tracks should be located at a distance of at least 85 feet from the centerline of the track to avoid potential vibration impacts. In the event this design is not feasible, other mitigation measures may be introduced. It should be noted that Metrolink operations are not currently in operation and the County still is in the planning phase of the Perris Valley Rail Line extension. It is recommended that an additional vibration analysis be prepared as deemed necessary by County of Riverside Planning Staff. Thus, Impacts would be considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring Required.

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

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

Source(s): Riverside County General Plan Figure OS-8, County GIS

Findings of Fact:

a) The northwest portion of the project site is mapped as having a high potential for paleontological resources based on geologic formations or mappable rock units that contain fossilized body elements, and trace fossils such as tracks, nests and eggs, which may occur on or below the surface. The south eastern portion of the project site is mapped as having a low potential for paleontological resources. Accordingly, the proposed project would be conditioned to maintain a qualified paleontologist or paleontological monitor to conduct full-time monitoring in areas of grading excavation. A project paleontologist would be required to prepare a Paleontological Resource Impact Mitigation Program (PRIMP) that would be reviewed and approved by the County Geologist and would reduce impacts to paleontological resources to less than significant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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levels. With mitigation measure PALEO-1, the proposed project would have a less than significant impact.

Mitigation:

PALEO-1 PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

**\* Safeguard Artifacts Being Excavated in Riverside County (SABER)**

Monitoring: Monitoring would be conducted by the project paleontologist in coordination with the County Geologist, in accordance with the approved PRIMP.

**POPULATION AND HOUSING** Would the project:

**29. Housing**

a) Displace substantial numbers of existing people or 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) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Source(s): Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Under existing conditions, there is no housing on-site, nor is the site occupied by any people. No housing or people would be displaced. The Project proposes to develop the site with 224 dwellings, which would provide for new housing opportunities within the County. The project would not create a demand for additional housing. A portion of the project is providing a smaller “Z” lot residential unit concept that is typically more affordable than traditional single family residential housing. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

c) The proposed Project would develop the property with 224 residential homes. According to the rates utilized in the Riverside County General Plan for the Harvest Valley/Winchester Area Plan (2.91 persons per household), the proposed project would be expected to accommodate an estimated future population of approximately 651 residents. The proposed residential development is forecast to increase the local population by approximately 651 persons. According to the forecast for the population in the Harvest Valley/Winchester Area Plan given demographics and economic trends for 2035 is an increase of 46,950 persons. An increase of 651 persons from development of the project would represent an increase in population of approximately 1.39% in 2035. This is considered a minor increase in population, which will not induce substantial unplanned population growth in the area. The project does not propose to extend roadways or infrastructure other than what is necessary to serve the project site. The project would remain consistent with the General Plan land use designation and would not cumulatively exceed any official regional or local population projections. It is unlikely that implementation of the proposed Project would induce substantial population growth either directly or indirectly beyond what is proposed by the Riverside County General Plan.

Additionally, under CEQA, direct population growth by a project is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities, or if it can be demonstrated that the potential growth results in a physical adverse environmental effect. As documented in this environmental assessment, activities of the proposed project’s population would result in impacts to the environment; however, mitigation measures are provided in this environmental assessment to address all impacts associated with the project’s population to less-than-significant levels. Accordingly, the project’s impacts associated with population inducement would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**30. Fire Services**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan Safety Element

**Findings of Fact:**

The Riverside County Fire Department provides fire protection services to the project area. Pursuant to the Riverside County Fire Department Fire Protection Master Plan, the project would be considered a "Category II-Urban" development, which requires a fire station to be within three (3) roadway miles of the project and a full first alarm assignment team operating on the scene within 15 minutes of dispatch. The proposed project would be primarily served by Riverside County Fire Department Station No. 34, located approximately 1.46 miles southeast of the Project site at 32655 Haddock St in the community of Winchester. Thus, the project site is adequately served by fire protection services under existing conditions. In addition, the project would be served by adequate fire protection services in accordance with the Riverside County Fire Protection Master Plan.

Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. Furthermore, the project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the County in providing for fire protection services. Payment of the DIF fee would ensure that the project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the foregoing analysis, implementation of the project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Impacts are considered as less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Sheriff Services**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan

**Findings of Fact:**

Riverside County Sherriff's Department provides community policing to the Project area via the Perris Sheriff's Station, located approximately 8 miles northwest of the Project site at 137 N. Perris Blvd. Suite A, Perris, CA 92570. The Riverside County Sheriff's Department has set a minimum level of service standard 1.0 deputy per 1,000 people.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the rates utilized in the Riverside County General Plan (2.91 persons per household), the proposed project would be expected to accommodate an estimated future population of approximately 651 residents. As the population and use of an area increases, additional financing of equipment and manpower needs are required to meet the increased demand. The proposed project would result in an increase in the cumulative demand for services from the Riverside Sheriff's Department. To maintain the desirable level of service, buildout of the proposed project would generate a need for less than one deputy. The proposed project would generate a need for less than one deputy. The proposed project would not result in the need for new or expanded physical sheriff facilities because the addition of less than one new deputy would not necessitate the construction of new or modified sheriff facilities.

The proposed project's demand on sheriff protection services would not be a significant on a direct or cumulative basis because the project would not create the need to construct a new Sheriff station or physically alter an existing station. The project and other cumulative developments would be required to comply with the provisions of the County's DIF Ordinance (Ordinance No. 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the project provides fair share funds for the provision of additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the project. The project's incremental demand for sheriff protection services would be less than significant with the Project's required payment of DIF fees.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**32. Schools**

Source(s): School District correspondence, GIS database

Findings of Fact:

The proposed project would be served by the Hemet Unified School District (HUSD). Future students generated by the project would attend the Winchester Elementary School, located 1.83 miles southeast of the project site; Rancho Viejo Middle School, located 6.72 miles northeast of the project site; and the Tahquitz High School, located 6.75 miles northeast of the project site.

Buildout of the proposed project would result in an increase in demand for school services as compared to existing conditions. Although it is possible that the Hemet Unified School District (HUSD) may ultimately need to construct new school facilities in the region to serve the growing population within their service boundaries, such facility planning is conducted by the HUSD and is not the responsibility of the project. Furthermore, the proposed project would be required to contribute fees to the HUSD in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation for project-related impacts to school services. Therefore, mandatory payment of school impact fees would reduce the project's impacts to school facilities to less than significant levels.

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

Monitoring: No monitoring is required.

**33. Libraries**

Source(s): Riverside County General Plan

Findings of Fact:

Implementation of the project would result in an increase in the population in the project area and would increase the demand for library services. There are no library facilities or expansion of library facilities proposed as part of the project.

The project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance No. 659), which requires a fee payment to assist the County in providing public services, including library services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of library services, and these funds may be applied to the acquisition and/or construction of public services and/or equipment (including library books). Mandatory payment of DIF fees and future tax revenue generated by the Project's 224 homes would ensure that Project-related impacts to library services would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**34. Health Services**

Source(s): Riverside County General Plan

Findings of Fact:

The proposed project would accommodate additional population in the community of Harvest Valley/Winchester would thereby result in an increased demand for medical facilities. The provision of private health care is largely based on economic factors and demand and is beyond the scope of analysis required for this environmental assessment. However, the project would remain consistent with the General Plan land use designation and would not cumulatively exceed any official regional or local population projections. It is unlikely that implementation of the proposed project would induce substantial population growth either directly or indirectly beyond what is proposed by the Riverside County General Plan. As described in the Riverside County General Plan EIR, the increase in total population at build-out is not substantial because the increase in the County's tax base will provide additional funding for [public] medical facilities that will be determined by periodic medical needs assessment. Additionally, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. As such, impacts to public medical facilities and resources associated with the proposed project would be less than significant.

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

Monitoring: No monitoring is required.

<b>RECREATION</b> Would the project:				
<b>35. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The proposed project would develop the property with a combination of 224 detached and attached homes. The project proposes approximately 9.6 acres of passive and active public park space. Adequate recreational facilities would be provided on-site, and there would be no need to expand off-site recreational facilities as a result of the project. Environmental impacts associated with the construction of the on-site parks have been evaluated throughout this environmental assessment, and where appropriate mitigation measures have been identified to reduce impact to below significance. Accordingly, impacts due to the construction or expansion of recreational facilities would be less than significant.
- b) The proposed project would accommodate 9.6 acres of passive and active public park space on-site, which is more than adequate to meet the future recreational demands of project residents. Because adequate recreational facilities are accommodated on-site, it can be reasonably concluded that future project residents would not utilize existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Accordingly, impacts would be less than significant.
- c) According to RCIT, the project site is located within a County Service Area (CSA) 146, which provides funding for parks and recreation, sheriff, and landscaping services. However, the project would provide adequate parkland on-site to meet the parkland demands of future project residents. Accordingly, the payment of Quimby fees would not be required, and no impact would occur.

Mitigation: No mitigation is required.



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

**36. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Include the construction or expansion of a trail system?

**Source(s):** Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact:

a) According to Harvest Valley/Winchester Figure 9, no regional trails, community trails, or bike paths are planned to traverse through or near the Project site. However, a trail would be provided along the northern alignment of Grand Avenue, where other trail connections may be provided in the future. Accordingly, impacts associated with recreational trails would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION** Would the project:

**37. Transportation**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan, Project Application Materials, Stone Creek TTMs 36365 & 36711 Traffic Impact Analysis, prepared by RK Engineering Group, Inc., revised May 7, 2014, Stone Creek TTM36365 Single Family Residential Vehicle Miles Traveled Analysis, prepared by RK Engineering Group, Inc., February 8, 2021, Supplement Letter for Stone Creek (TTM36365 & 36711) Traffic Impact Analysis, March 13, 2014,

Findings of Fact:

a) To be consistent with Riverside County transportation policies, RK Engineering Group, Inc. prepared a Traffic Impact Analysis that shows how the project will be consistent with Riverside County General

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan policies regarding circulation impacts and provides Level of Service (LOS) analysis. LOS is a qualitative measure describing the efficiency of traffic flow. LOS designations are used to describe the operating characteristics of the street system in terms of level of congestion or delay experienced by traffic. However, as of July 1, 2020, roadway congestion, typically measured in terms of LOS, automobile delay or roadway capacity, generally will no longer constitute a significant environmental impact under CEQA. The Traffic Impact Analysis concluded that the project can be accommodated with the implementation of the recommended improvements within the study. Also, Traffic Impact Analysis typically supports the Air Quality, Greenhouse Gas Emissions and Noise analysis sections within environmental documents. The Traffic Impact Analysis shows consistency with General Plan Policies within the Circulation Element as well as consistency with the Highway 79 Policy Area. The project's internal circulation provides streets and sidewalks that would facilitate pedestrian and bicycle circulation throughout the proposed community. Therefore, the project would not conflict with a program, plan, ordinance, or policy addressing the circulation system. Impacts are considered less than significant.

b) In response to Senate Bill 743, the California Natural Resource Agency certified and adopted new CEQA Guidelines in December 2018, which identify Vehicle Miles Traveled (VMT) as the most appropriate metric to evaluate a project's transportation impact (CEQA Guidelines section 15064.3). In December 2020 the County of Riverside adopted the Transportation Analysis Guidelines for Level of Service Vehicle Miles Traveled (TA Guidelines).

According to the RK Engineering Group, Inc. VMT Analysis, the project meets the County's criteria for small project screening and may be presumed to have a less than significant impact to VMT. Table 1, *VMT Screening Criteria* (refer to RK Engineering Group VMT Analysis) indicates that the annual project Greenhouse Gas emissions are less than 3,000 metric tons of carbon dioxide equivalent (MTCO<sub>2e</sub>). The VMT Analysis is based on data from the Riverside Transportation Analysis Model (RIVTAM) and findings in the Stone Creek TTM36365 Air Quality and Greenhouse Gas Impact Study. Thus, the project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). The project's impact to VMT is considered less than significant.

c) All roadway improvements planned as part of the Project would be in conformance with applicable Riverside County standards and would not result in any hazards due to a design feature. Therefore, impacts would be less than significant.

d) Implementation of the proposed Project would result in improvements to Grand Avenue and the establishment of new roadways on-site that would require maintenance. Maintenance of Grand Avenue planned for improvement by the Project would not result in any significant impacts to the environment. Impacts associated with the physical construction of these roadways already are evaluated in appropriate sections of this environmental assessment, and any identified significant impacts have been mitigated to the maximum feasible extent. Maintenance of the proposed roadway facilities would be funded through the Project developer's payment of Development Impact Fees (DIF) and future Project residents' payment of property taxes. Therefore, the maintenance of roadways proposed by the Project would not result in any new impacts to the environment beyond what is already disclosed and mitigated by this environmental assessment, and impacts would therefore be less than significant.

e) With exception of planned improvements to Grand Avenue, the Project has no potential to affect any existing roadways during Project construction. During improvements to Grand Avenue, portions of the roadway may need to be closed down temporarily, or traffic may be diverted. However, the general grid

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pattern in the surrounding area provides numerous alternative routes. Accordingly, impacts during construction would be less than significant.

f) The Project site is not identified as an emergency access route under any local or regional plans. Project effects to the surrounding circulation system would be minimal during construction, and alternative access routes would be available to ensure the adequate provision of emergency services to the area during Project construction. Thus, during construction of the proposed Project, impacts due to inadequate emergency access to nearby uses would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**38. Bike Trails**

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

a) According to Harvest Valley/Winchester Figure 9, there are no bike trails or facilities planned within the project vicinity, with exception of a future trail along the northerly alignment of Grand Avenue, which is not intended for use as a bike trail. Accordingly, the proposed project would not conflict with any policies supporting the creation of bike trails, and impacts are considered as less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRIBAL CULTURAL RESOURCES** Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

**39. Tribal Cultural Resources**

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

**Source(s):** County Archaeologist, AB52 Tribal Consultation

**Findings of Fact:**

a-b) Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law’s purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on January 29, 2015. Consultations were requested by the Pechanga Band of Luiseno Indians (Pechanga) and the Soboba Band of Luiseno Indians (Soboba). The Rincon Band deferred to closer tribes in a letter dated December 30, 2015.

Soboba requested to consult in a letter dated March 15, 2016. A meeting was held on March 15, 2016 with Soboba. The conditions of approval were provided to the tribe and consultation was concluded the same day. No Tribal Cultural Resources were identified by Soboba.

Pechanga requested to consult in a letter dated January 4, 2016. Consultations had been held prior to AB52 coming into effect and on January 4, 2016 the cultural report was provided to the tribe. The report along with the DPR forms and site map was provided to the tribe on March 4, 2016. The project conditions of approval were provided to the tribe on March 14, 2016. Although no Tribal Cultural Resources were identified within the project boundaries, the tribe provided information that a TCP (Traditional Cultural Property) is located within the vicinity. No specific impacts were identified by the tribes.

Consulting tribes requested that any bedrock milling features that would not be avoided by project design be relocated to an area that will not be subject to future impacts. Planning agreed with this and has conditioned the project with a feature relocation condition for the bedrock milling features located at sites CA-RIV-7730 and CA-RIV-11909.

After several communications with the tribe consultation was concluded on May 03, 2017.

Both Pechanga and Soboba expressed concern that the project area is sensitive for cultural resources and there is the possibility that previously unidentified resources might be found during ground disturbing activities. As such, the project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner. In addition, conditions of approval that dictate the procedures to be followed should any unanticipated cultural resources or human remains be identified during ground disturbing activities has been placed on this project. With

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the inclusion of these Conditions of Approval, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

Mitigation: Refer to conditions of approval above.

Monitoring: Native American monitoring will be required.

**UTILITIES AND SERVICE SYSTEMS** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>40. Water</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials

Findings of Fact:

a) The installation of water lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this environmental assessment accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are required in each applicable subsection of this environmental assessment to reduce impacts to less-than-significant levels. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this environmental assessment. Accordingly, additional mitigation measures beyond those identified throughout this environmental assessment would not be required. Impacts are considered less than significant.

b) The introduction of residents and recreational land uses would result in an increase in demand for potable and non-potable water resources that may not be accounted for by the local water purveyor (EMWD). Additionally, a Plan of Service will be reviewed and approved by EMWD prior to submitting improvement plans. Therefore, there would be a less than significant impact to water supplies.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>41. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Department of Environmental Health Review

Findings of Fact:

a) The Eastern Municipal Water District is the current provider of sewer services to the Project site. On-site wastewater would be conveyed via series of sanitary sewer lines to be constructed within on-site streets.

The installation of sewer lines as proposed by the project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this environmental assessment accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this environmental assessment. Accordingly, additional mitigation measures beyond those identified throughout this environmental assessment would not be required.

b) The introduction of residents and recreational land uses would result in an increase in demand for sewer services that may not be accounted for by the local water purveyor (EMWD). Sewer facilities proposed by the project will be reviewed and approved by EMWD and will adhere to EMWD guidelines and other governmental regulations applicable to construction of sewer facilities. Additionally, a Plan of Service will be reviewed and approved by EMWD prior to submitting improvement plans. Therefore, there would be a less than significant impact to sewer services.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**42. Solid Waste**

-a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan, Riverside County Waste Management District correspondence

**Findings of Fact:**

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six landfills that serve Riverside County residents – these include the Badlands, Blythe, Desert Center, Lamb Canyon, Mecca II, and Oasis landfills. Thus, there would be adequate landfill capacity to accommodate the Project's solid waste needs during both construction and long-term operation. Although the Project would likely contribute to the ultimate need for landfill expansion as needed to accommodate future growth within Riverside County, such potential landfill expansions would not be the direct result of the proposed Project. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature (CEQA Guidelines § 15145). Therefore, there would be a less than significant impact.

b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP) (adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provision of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. The implementation of these requirements and the mitigation measure UTL-1 below provided by Riverside County Waste Management Department (RCWMD, 2012) would reduce the amount of solid waste generated by the Project, which in turn would aid in the extension of the life of affected disposal sites. As such, the Project would comply with the mandates of applicable solid waste statutes and regulations and impacts would be less than significant with mitigation incorporated.

**Mitigation:**

UTL-1 (Condition of Approval 80. Planning.019) Prior to the issuance of building permits for each phase, a Waste Recycling Plan (WRP) shall be submitted to Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e. concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to reduce

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During construction, the Project shall have, at minimum, two bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Additional bins are encouraged to be used for further separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D materials and solid waste disposal must be kept. Arrangements can be made with the franchise hauler.

**Monitoring:**

Prior to building permit final inspection, evidence to demonstrate Project compliance with the approved WRP shall be presented by the Project Proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the Project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**43. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Project Application Materials, Utility Companies

**Findings of Fact:**

a-c) Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company (SCGC), and communication systems would be provided by Verizon (telephone) and Time Warner Cable (cable service). Although TTM No. 36365 and 36711 does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing residential neighborhoods to the south of the Project area, and further to the east and west, it can be reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of street lights are evaluated as less than significant.

e) Landscaping maintenance of the water quality basin, the park site, and the open space area would be provided by the County of Riverside Park District. There would be no impacts to the environment resulting from routine maintenance of public roads, the water quality basin, the park site, and the open space area. Accordingly, no impact would occur and mitigation is not required.

f) There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this environmental assessment. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**WILDFIRE** If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

**44. Wildfire Impacts**

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is located within a high fire area as designated by Riverside County's Map My County GIS database. Portions of the project to the north are designated as very high fire area and Local Fire Responsibility Area. The primary access into the project site would be from existing Grand Avenue. The project would be reviewed by Riverside County Fire and conditions of approval would be required to be adhered to that would reduce potential impacts to fire services. The project would need to comply with Ordinance No. 787 prior to approval of final map recordation, grading permit issuance, building permit issuance and prior to final inspection. The project would also need to comply with Ordinance No. 659, which requires the payment of development impact fees (DIF) for public facilities and services. The interior circulation system will also be reviewed and approved by the County's Transportation Department so that the project would not impair an adopted emergency response plan or emergency evacuation plan. Compliance with Ordinance No. 787 and 659 would reduce impacts to less than significant levels.

b) The project would provide physical improvements (structures, roadways, open space, etc.) that would be developed to comply with the most current fire codes. Project implementation would not exacerbate wildfire risks or expose occupants to pollutant concentrations from a wildfire. Impacts are considered less than significant.

c) The project would provide interior roadway circulation and relevant infrastructure, such as, but not limited to, fire hydrants. The fire hydrants would be located throughout the community pursuant to Riverside County Fire Department regulations/requirements. County Fire would also review, approve and test the hydrants for adequate fire flow. Most other utilities would be underground and would not pose a fire risk. Therefore, the project would not exacerbate fire risk or result in temporary or ongoing impacts to the environment and analyzed throughout this environmental document. Impacts would be considered less than significant.

d) The project would provide improvements such as hardscapes and landscapes that would stabilize the built environment and be constructed in compliance with State, local and Riverside County Fire Department regulations. The open space park area with the small hill would be left natural in most areas. The small hill has vegetation and rock outcroppings that stabilize the slope. The small hill slopes would be set back from the residential development areas creating a buffer that, should a landslide occur, the residential units would be at a safe distance and not be within risk of impacts. The portion of the small hill that would be graded for Grand Avenue improvements would be revegetated which would stabilize the slope. Should the vegetation burn, the slope would be graded at 2:1 (horizontal/vertical) which would reduce the risk of landslides from occurring. The project would also provide drainage facilities that would comply with County Flood Control requirements. Implementation of the proposed project would not expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability or drainage changes. Impacts would be less than significant.

e) Refer to response 44 a) above. Because of compliance with State and County regulations and project design features, the project would not, expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Any impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MANDATORY FINDINGS OF SIGNIFICANCE** Does the Project:

**45.** Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Compliance with mitigation measures presented throughout this document, which include the Biological Resources section, the Cultural Resources section, Greenhouse Gas Emissions, Noise, Paleontological Resources, Tribal Cultural Resources, and Utilities (solid waste disposal) would reduce impacts to less than significant levels. The other environmental topics would either have a less than significant impact or no impact.

**46.** Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** The project does not have impacts which are individually limited, but cumulatively considerable. Throughout this document, the project has been shown to be consistent with land use plans, conservation plans, water quality plans, and other relevant plans, with the incorporation of mitigation measures that reduce impacts to less than significant levels. Potential adverse cumulative impacts would not occur because impacts were determined to be less than significant with implementation of relevant mitigation measures.

**47.** Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts identified throughout this initial study were determined to have no impact, a less than significant impact, or a less than

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant impact with mitigation incorporated. Thus, the project would not have environmental effects that would cause substantial adverse effects on human beings.

**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 as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: N/A

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

Location: County of Riverside Planning Department  
 4080 Lemon Street 12<sup>th</sup> Floor  
 Riverside, CA 92501

Revised: 5/13/2021 3:09 PM  
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**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
Charissa Leach



05/12/21, 8:02 am

TR36365

## ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36365. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

### Advisory Notification

#### **Advisory Notification. 1            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TR36365) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

#### **Advisory Notification. 2            AND - Project Description & Operational Limits**

Tentative Tract Map No. 36365 is a Schedule "A" subdivision of 70.60 acres into two hundred twenty-four (224) single-family residential lots and sixteen (16) lots for a park, regional basin, water quality basins, and landscaping.

#### **Advisory Notification. 3            AND - Design Guidelines**

Compliance with applicable Design Guidelines:  
1. County Wide Design Guidelines and Standards

#### **Advisory Notification. 4            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S):  
Tentative Map, Exhibit A, dated 8/6/20.  
Exhibit D (Design Manual), dated 8/6/20.  
Exhibit L (Conceptual Landscape Plan), dated 9/30/20.

#### **Advisory Notification. 5            AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 5            **AND - Federal, State & Local Regulation Compliance (cont.)**

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
  
- 3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
  - Ord. No. 460 (Division of Land)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 625 (Right to Farm)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 679 (Directional Signs for Subdivisions)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)
  - Ord. No. 927 (Regulating Short Term Rentals)
  - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
  
- 4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

#### Advisory Notification. 6            **AND - Hold Harmless**

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CZ07783 and TR36365 or

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 6            AND - Hold Harmless (cont.)

its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning CZ07783 and TR36365 , including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

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

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

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

#### Advisory Notification. 7            AND - Mitigation Measures

Mitigation Measures from the project's Initial Study-Mitigated Negative Declaration have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project Initial Study-Mitigated Negative Declaration.

### BS-Grade

#### BS-Grade. 1                            0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO









## ADVISORY NOTIFICATION DOCUMENT

### BS-Plan Check

#### BS-Plan Check. 1

#### 0010-BS-Plan Check-USE - BUILD & SAFETY PLNCK

No building footprints have been provided at this time. The applicant shall be aware that as a "Condo" use, set back requirements and building area opening protection percentages and requirements per current adopted building codes at the time of building plan submittal to the building department shall be applicable.

All interior and exterior site conditions shall comply with all required accessibility requirements.

### E Health

#### E Health. 1

#### 0010-E Health-INDUSTRIAL HYGIENE-NOISE STUDY

Noise Consultant: RK Engineering Group, Inc.  
4000 Westerly Place, Suite 280  
Newport Beach, CA 92880

Noise Study: "Stone Creek Tentative Tract Map 36365 Preliminary Acoustical Study, County of Riverside, California" dated October 10, 2012, JN:0995-2012-07

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR 36365 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated February 21, 2013 c/o Steve Hinde, REHS, CIH (RivCo Industrial Hygienist).

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

### Fire

#### Fire. 1

#### 0010-Fire-MAP-#16-HYDRANT/SPACING

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI, for homes with automatic sprinkler systems. This shall include perimeter streets, at each





## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 1 Flood Haz. Report (cont.)

During plan check, a study will need to be prepared to determine the retaining wall's stability from the impact of these flows. Potential scour should be considered in the design of the retaining wall's footing. Please note, the mentioned development of TR33450 (east of the TR36365) in the drainage report is abandoned. Please mention the information in the report. And TR36365 may need to get drainage permission from the adjacent neighbors if there is any discharging of flow from the onsite.

The onsite drainage study boundary was limited to the eastern portion of the site, located east of Lot N (the future regional basin site). Based on the drainage report, the site was divided into two major sub-watersheds with two smaller sub-watersheds (A1&A and B1&B) under each major ones. Areas A and A1 are located within the western portion of the site (east of Lot N and west of the high point near Lot J) with a total area of 45.8 acres after development. The runoffs from A and A1 are routed to water quality basins in Lots F,G and P before convey to a proposed bio-retention basin Lot A located at the end of Street "A", and between Street "C" and south property line. Areas B1 and B are located at eastern portion of the project site (APN 462-020-049) with a total area of 21.8 acres. Onsite flows from these two areas are collected and convey to water quality basins in Lots D, H, I and J before routed to a proposed basin in Lot B via underground storm drains, which is located at southeast corner of the site.

Both Lot A and Lot B outlet to TR 30989 proposed 48" RCP Winchester Hills Line C – Simpson Road Lateral (Proj. No. 4-0-000586, Dwg. No. 4-0892). Lot B proposed an 18" storm drain in Street "C" to convey the discharge to Simpson Road Lateral. The emergency overflow of Lot A will be through the drainage easement (Dwg 4-0892) at the 48" storm drain inlet. The overflow of Lot B will be discharged at east corner of the site along the tract. Drainage permission from the east adjacent property owner(s) may be required.

The proposed riser inlet to Simpson Road Lateral based on TR30989 improvement plans Dwg. No. 4-0892 had the capacity of 20cfs to intercept offsite surface drainage. However, this riser inlet may have not been constructed at this time . Simpson Road Lateral downstream of the inlet was designed to have a 100-year hydraulic capacity of 94.3 cfs. In no case shall the basins' discharge exceed the design flow rate of Simpson Road Lateral or impose negative impacts to the downstream facilities and properties. TR36365 will require Simpson Road Lateral to be constructed as an adequate outlet. If TR36365 decides to develop prior to the completion of the adequate downstream outlet, the project shall construct all the downstream facilities to District's standard.

The Simpson Road Lateral per Dwg 4-0892 will be accepted for maintenance by the District when the construction is completed and appropriate easements are provided to the District. The easement for the Lateral is located where Lot A is proposed. If the design of Lot A impacts the access to the Lateral, new access easement shall be provided for the District. The easement shall be shown on the site plan. An encroachment permit from the District is required for TR36365 to connect to the Simpson Road Lateral.

Currently TR36365 does not have adequate outlet at the downstream, therefore, the basins shall be sized for increased runoff mitigation to eliminate any negative impact on downstream facilities and properties. Both basins Lot A and Lot B were sized based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year



## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 2 Increased Runoff Criteria (cont.)

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

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

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

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

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

Please note, preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

### Planning-

#### Planning. 1 0010-Planning-MAP - ALUC CONDITIONS

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 5 of the Harvest Valley/Winchester Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 1

#### 0010-Planning-MAP - ALUC CONDITIONS (cont.)

or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

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

3. The notice as attached in ALUC's September 25, 2015 letter shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.

4. Any new aboveground detention or bioretention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

#### Planning. 2

#### 0010-Planning-MAP - FUTURE RAILROAD USE

If future usage of the railroad increases a noise and vibration study shall be completed prior to issuing building permits to verify that future residents living within 300 feet of the tracks shall not be exposed to vibration levels exceeding "ANSI ISO Standard 2631-2: 2003, Guide to the Evaluation of Human Exposure to Whole-body Vibration". Noise pass by can be reasonably mitigated by rear yard perimeter wall (10 minute maximum <65 dBA Leq).

The Federal Transit Administration's (FTA) "Transit Noise and Vibration Impact Assessment" -2006 can be used too. The FTA Manual recommends a residential vibration velocity standard in decibels (VbD) of eighty (80) VbD (re. 0.000001 inches per second) where there are fewer than 70 vibration events per day.

The noise and vibration study shall be based on field measurements at site of at least sixteen metro links train passbys and two freight per day (which are in the planning stage). The noise information should minimally contain: noise histograms, (Leq, L1, L10, L50 and L90 of the event); maximum noise levels (dB, A weighted) and its duration; and time duration that the noise exceeds 64 dB, A weighted. The location of the residential facades facing the tracks should be located at a distance of at least 85 feet from the centerline of the track to avoid potential vibration impacts.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 2

#### 0010-Planning-MAP - FUTURE RAILROAD USE (cont.)

At the final design stage, exterior noise levels and sound wall height should be reanalyzed to reflect any changes to the railroad line usage for the future.

#### Planning. 3

#### 0010-Planning-MAP - GEO02301

County Geologic Report (GEO) No. 2301 submitted for this project (TR36365 and TR36711) was prepared by Leighton Consulting, Inc. and is entitled: "Geotechnical Exploration, Grand 62 - Tentative Tract Map (TTM) 36365, southeast of Leon Road and Grand Avenue, Winchester Area, Riverside County, California", dated June 29, 2012. In addition, Leighton Consulting prepared "Response to Riverside County Review Comments, County Geologic Report No. 2301, Tentative Tract Map (TTM) 36365 and Condominium Tract Map 36711, Southeast of Leon Road and Avenue, Winchester Area, Riverside County, California", dated May 14, 2014. The document is herein incorporated as a part of GEO02301.

GEO 2301 concluded:

- 1.No active or inactive faults are known to traverse the site.
- 2.This site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone or County of Riverside Fault Zone.
- 3.Strong ground shaking and/or settlement (seismic densification) may occur at this site due to local earthquake activity.
- 4.There is a potential for liquefaction-induced settlement in the medium dense silty sand layers in the southwest corner of the site.
- 5.The total seismically-induced settlement including dry settlement (above groundwater) in the upper 50 feet is estimated to range up to 0.66 inch. The differential settlement is estimated to be 0.33 inch (or less) over a horizontal distance of 40 feet.
- 6.No evidence of on-site landslides was observed and based



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 3

#### 0010-Planning-MAP - GEO02301 (cont.)

on generally flat lying nature of the site and planned grading of the rocky knolls, the potential for rockfall due to either erosion or seismic ground shaking is considered nil.

7. Very heavy ripping and/or other specialized excavation techniques may be required to maintain desired excavation rates.

8. Oversized rock (greater than 12 inches in maximum dimension) is anticipated.

9. The near surface soils (including topsoil and alluvium) are potentially compressible and/or possess a hydro-collapse potential in their present state and may settle under the surcharge of fills or foundation loading.

10. The possibility of the affects due to seiches is considered nil.

GEO02301 recommended:

1. The proposed structural improvement areas of the site should be cleared of surface and subsurface obstructions, heavy vegetation and boulders.

2. Topsoil and alluvium should be removed in all settlement-sensitive areas including building pads, pavement, and slopes.

3. No rock in excess of 12 inches in maximum dimension may be placed in any fill within 10 feet of finish grade. Below a depth of 10 feet, rocks up to a maximum dimension of 36 inches may be incorporated into the fill provided adequate fines to fill all voids are present.

4. Within the upper 5 feet of finish grade, fill soils should not contain rock greater than 6 inches in maximum dimension.

GEO No. 2301 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2301 is hereby accepted for Planning purposes.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 8 0020-Planning-MAP - EXPIRATION DATE (cont.)

The conditionally approved TENTATIVE MAP shall expire three 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. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

### Planning-CUL

#### Planning-CUL. 1 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

#### Planning-CUL. 2 Unanticipated Resources

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

- Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

- \* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

- \*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

### Planning-EPD

#### Planning-EPD. 1 0015-EPD-DBESP

Storm drain and retention basin proposed to be built by TR30989 within this parcel. If this Tract Map develops the retention basin, a DBESP must be submitted to the Wildlife Agencies.

If the project is found to have impacts to Riparian/Riverine areas a Determination of Biologically Equivalent or Superior Preservation (DBESP) must be submitted and approved by EPD and the Wildlife Agencies to demonstrate compliance with the requirements of the Western Riverside County Multiple

## ADVISORY NOTIFICATION DOCUMENT

### Planning-EPD

#### Planning-EPD. 1                      0015-EPD-DBESP (cont.)

Species Habitat Conservation Plan. This will include a Jurisdictional Delineation of the riverine/riparian areas on the project site.

### Planning-GEO

#### Planning-GEO. 1                      GEO02301 UPDATE ACCEPTED

County Geologic Report (GEO) No. 2301 (Update) submitted for this project (TR36365) was prepared by Leighton and Associates, Inc. (L&A) and is entitled: "Geotechnical Update, Stone Creek, Tentative Tract Map 36365, County of Riverside, California PN 12692.001", dated February 18, 2020. In addition, L&A prepared the following reports:

"Geotechnical Response to County Review Comments, Slope Stability Analysis (Addendum 1), Stone Creek, Tentative Tract 36365, County of Riverside, California," March 20, 2019 (sic).

"Geotechnical Exploration, Grand 62 – Tentative Tract Map (TTM) 36365, southeast of Leon Road and Grand Avenue, Winchester Area, Riverside County, California", dated June 29, 2012.

"Response to Riverside County Review Comments, County Geologic Report No. 2301, Tentative Tract Map (TTM) 36365 and Condominium Tract Map 36711, Southeast of Leon Road and Avenue, Winchester Area, Riverside County, California", dated May 14, 2014.

GEO 2301 concluded:

1. No active or inactive faults are known to traverse the site.
2. This site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone or County of Riverside Fault Zone.
3. Strong ground shaking and/or settlement (seismic densification) may occur at this site due to local earthquake activity.
4. There is a potential for liquefaction-induced settlement in the medium dense silty sand layers in the southwest corner of the site.
5. The total seismically-induced settlement including dry settlement (above groundwater) in the upper 50 feet is estimated to range up to 0.66 inch. The differential settlement is estimated to be 0.33 inch (or less) over a horizontal distance of 40 feet.
6. No evidence of on-site landslides was observed and based on generally flat lying nature of the site and planned grading of the rocky knolls, the potential for rockfall due to either erosion or seismic ground shaking is considered nil.
7. Based on our analyses, the planned cut slope meets the minimum stability requirements for both static and pseudo-static conditions and are considered both grossly and surficially stable (see attached Slide Program output). However, cut slopes should be observed/mapped by the geotechnical consultant during grading to confirm that no adverse oriented joints or fractures are present within the finished surface.
8. Very heavy ripping and/or other specialized excavation techniques may be required to maintain desired excavation rates.
9. Oversized rock (greater than 12 inches in maximum dimension) is anticipated.
10. The near surface soils (including topsoil and alluvium) are potentially compressible and/or possess a hydro-collapse potential in their present state and may settle under the surcharge of fills or foundation loading.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

#### Planning-GEO. 1                      GEO02301 UPDATE ACCEPTED (cont.)

11. The possibility of the affects due to seiches is considered nil.

GEO02301 recommended:

1. The proposed structural improvement areas of the site should be cleared of surface and subsurface obstructions, heavy vegetation and boulders.
2. Topsoil and alluvium should be removed in all settlement-sensitive areas including building pads, pavement, and slopes.
3. No rock in excess of 12 inches in maximum dimension may be placed in any fill within 10 feet of finish grade. Below a depth of 10 feet, rocks up to a maximum dimension of 36 inches may be incorporated into the fill provided adequate fines to fill all voids are present.
4. Within the upper 5 feet of finish grade, fill soils should not contain rock greater than 6 inches in maximum dimension.

GEO No. 2301 satisfies the requirement for a geologic/geotechnical update study for Planning/CEQA purposes. GEO No. 2301 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the Building & Safety Department upon application for grading and/or building permits.

#### ECS - Liquefaction

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

“This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2301, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site.”

#### ECS – Blasting Impacts

An environmental constraints sheet (ECS) shall be prepared relative to the potential for blasting at this site for site grading purposes. The ECS shall indicate the areas that may require blasting and shall reference the Blasting Impacts Analysis report prepared for this project.

### Transportation

#### Transportation. 1                      0010-Transportation-MAP - CFD 05-1

The subject property of TR36365 was included in the formation of CFD 05-1 and was originally described as APN(s) 461-050-012, and 462-020-049 in the CFD formation documents. CFD 05-1 did not finance any mitigation fees and as a result no fee credits are to be given for the subject property's participation in the CFD. The subject property shall continue to participate in CFD 05-1.

#### Transportation. 2                      0010-Transportation-MAP - COUNTY WEB SITE

Additional information, standards, ordinances, policies,



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

**Transportation. 2**                      **0010-Transportation-MAP - COUNTY WEB SITE (cont.)**

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

**Transportation. 3**                      **0010-Transportation-MAP - DRAINAGE 1**

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

**Transportation. 4**                      **0010-Transportation-MAP - DRAINAGE 2**

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

**Transportation. 5**                      **0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT**

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

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

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 5                      0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT (cont.)**

County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

- 2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

#### **Transportation. 6                      0010-Transportation-MAP - OFF-SITE PHASE**

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

#### **Transportation. 7                      0010-Transportation-MAP - R-O-W EXCEEDS/VACATION**

If the existing right-of-way along Grand Avenue exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

#### **Transportation. 8                      0010-Transportation-MAP - STD INTRO 3(ORD 460/461)**

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### **Transportation. 8                      0010-Transportation-MAP - STD INTRO 3(ORD 460/461) (cont.)**

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

#### **Transportation. 9                      0010-Transportation-MAP - TS/CONDITIONS**

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

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

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

- I-215 Southbound Ramps (NS) at:
  - McCall Boulevard (EW)
  - Newport Road (EW)

- I-215 Northbound Ramps (NS) at:
  - McCall Boulevard (EW)
  - Newport Road (EW)

- Menifee Road (NS) at:
  - McCall Boulevard (EW)
  - Simpson Road (EW)

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 9

#### 0010-Transportation-MAP - TS/CONDITIONS (cont.)

Newport Road (EW)

Leon Road (NS) at:

Grand Avenue (EW)

Simpson Road (EW)

Domenigoni Parkway (EW)

Project Access West (NS) at:

Grand Avenue (EW)

Project Access East (NS) at:

Grand Avenue (EW)

Winchester Road (NS) at:

9th Avenue (EW)

Simpson Road (EW)

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

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

#### Transportation. 10

#### 0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP

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

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

For more information regarding the public work bidding requirements please visit the following link:  
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

Plan: TR36365

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50. Prior To Map Recordation

BS-Grade

050 - BS-Grade. 1                      0050-BS-Grade-MAP-LOT TO LOT DRN EASEMENT                      Not Satisfied

Tract 36365 proposes a "Z" lot drainage design requiring easements from adjacent lots in order to drain the individual lots. Prior to recordation, a 5' wide drainage easement for the entire lot to lot drainage area shall be included on the final map and shall be submitted to the Building and Safety Department Grading Division for review and approval.

Fire

050 - Fire. 1                              0050-Fire-MAP-#004-ECS-FUEL MODIFICATION                      Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

Please refer to California Resources Code 4251 - 4291 for specifications.

050 - Fire. 2                              0050-Fire-MAP-#46-WATER PLANS                      Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 3                              0050-Fire-MAP-#47-SECONDARY ACCESS                      Not Satisfied

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or





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Fire

050 - Fire. 8                      0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR (cont.)                      Not Satisfied

with the following note: Access will not have an up, or  
downgrade of more than 15%. and will have a  
minimum vertical clearance of 13.5'. Access will be  
designed to withstand the weight of 75 thousand pounds.  
Access will have a turning radius of 38 feet capable of  
accommodating fire apparatus.

050 - Fire. 9                      0050-Fire-MAP-#7-ECS-HAZ FIRE AREA                      Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor  
with the following note: The land division is located in  
the "Hazardous Fire Area" of Riverside County as shown on a  
map on file with the Clerk of the Board of Supervisors. Any  
building constructed on lots created by this land division  
shall comply with the special construction provisions  
contained in Riverside County Ordinance 787.7

Flood

050 - Flood. 1                      ADP Fee Notice                      Not Satisfied

A notice of drainage fees shall be placed on the Environmental Constraint Sheet and Final Map. The  
exact wording of the note shall be as follows:

**NOTICE OF DRAINAGE FEES**

"Notice is hereby given that this property is located in the Salt Creek Channel - Winchester/North  
Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside  
pursuant to Section 10.25 of Ordinance No. 460 and Section 66483, et seq, of the Government Code  
and that said property is subject to fees for said drainage area. Notice is further given that, pursuant  
to Section 10.25 of Ordinance No. 460, payment of the drainage fees shall be paid to the Riverside  
County Flood Control and Water Conservation District at the time of issuance of the grading or  
building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time  
of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the  
time of issuance of the actual permit."

050 - Flood. 2                      Submit Plans - Map                      Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not  
limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site  
plan, the final map and the environmental constraint sheet, the geotechnical soils report and  
environmental documents (CEQA, federal and state permits). The storm drain plans and the  
hydrologic and hydraulic report must receive District approval prior to the grading final inspection or  
building permit whichever occurs first. All submittals shall be date stamped by the Engineer and  
include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the  
District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check  
fee deposit.

Planning

050 - Planning. 1                      0050-Planning-MAP - AG/DAIRY NOTIFICATION                      Not Satisfied

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Planning

050 - Planning. 1                      0050-Planning-MAP - AG/DAIRY NOTIFICATION (cont.)                      Not Satisfied

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

050 - Planning. 2                      0050-Planning-MAP - AGENCY CLEARANCE                      Not Satisfied

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated August 21, 2012, generally summarized as follows:

A clearance shall be obtained from the Riverside County Transportation Department that confirms that the planned alignment of Grand Avenue along the Double Butte Landfill property frontage will not result in any redesign of the tract and specifies that the tract is clear to record.

An Environmental Constraints Sheet shall be recorded with Tract Map No. 36365 that specifies that this tract of homes is adjacent to the closed Double Butte Landfill; an unlined, Class III municipal solid waste landfill open from 1973 to 1994.

050 - Planning. 3                      0050-Planning-MAP - ANNEX TO PARK DISTRICT                      Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-Wide Recreation and Parks District.

050 - Planning. 4                      0050-Planning-MAP - ECS BLASTING IMPACTS                      Not Satisfied

An environmental constraints sheet (ECS) shall be prepared relative to the potential for blasting at this site for site grading purposes. The ECS shall indicate the areas that may require blasting and shall reference the Blasting Impacts Analysis report prepared for this project.

050 - Planning. 5                      0050-Planning-MAP - ECS LIQUEFACTION                      Not Satisfied

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

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2301, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

050 - Planning. 6                      0050-Planning-MAP - ECS NOTE MT PALOMAR LIGHT                      Not Satisfied

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

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Planning

050 - Planning. 6                      0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont.      Not Satisfied

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

050 - Planning. 7                      0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM                      Not Satisfied

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

"Lot Nos. 102, 103, 121, 134, and 180-183 as shown on the TENTATIVE MAP, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 8                      0050-Planning-MAP - ECS SHALL BE PREPARED                      Not Satisfied

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

050 - Planning. 9                      0050-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 10                      0050-Planning-MAP - OFFER OF TRAILS                      Not Satisfied

An offer of dedication to the County of Riverside for a twelve foot (12') wide trail within a twenty foot (20') easement along the east side of Leon Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 11                      0050-Planning-MAP - QUIMBY FEES (1)                      Not Satisfied

Plan: TR36365

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Planning

050 - Planning. 11                      0050-Planning-MAP - QUIMBY FEES (1) (cont.)                      Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with Valley-Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 12                      0050-Planning-MAP - RCWMD AGENCY                      Not Satisfied

PRIOR TO FINAL MAP RECORDATION the applicant shall provide a detailed Street Improvement Plan for the portion of Grand Avenue fronting TR 36365 to the Riverside County Waste Management Department (RCWMD) for review and approval. A clearance letter shall be obtained from RCWMD confirming that any road alignment or re-alignment will avoid encroachment or impacts in any other way to existing landfill facilities or appurtenances.

050 - Planning. 13                      0050-Planning-MAP - RCWMD STREET DETAILS                      Not Satisfied

The applicant shall provide a detailed Street Improvement Plan for the portion of Grand Avenue fronting TR 36365 to the Riverside County Waste Management Department (RCWMD) for review and approval. A clearance letter shall be obtained from RCWMD confirming that any road alignment or re-alignment will avoid encroachment or impacts in any other way to existing landfill facilities or appurtenances.

\*This condition was added by Planning at the request of Ryan Ross from RCWMD.

050 - Planning. 14                      0050-Planning-MAP - REQUIRED APPLICATIONS                      Not Satisfied

No FINAL MAP shall record until Change of Zone No. 7783 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

050 - Planning. 15                      0050-Planning-MAP - TRAIL EASEMENT                      Not Satisfied

~~Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan. The Harvest Valley/Winchester Area Plan identifies a Regional Trail (20') along Leon Road. The trails plan shall show the trail as identified on the TENTATIVE MAP.~~

050 - Planning. 16                      0050-Planning-MAP - TRAIL MAINTENANCE                      Not Satisfied

~~The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a twelve foot (12') wide trail within a twenty foot (20') wide easement located along the east side of Leon Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.~~

Survey

050 - Survey. 1                      0050-Survey-MAP - ACCESS RESTRICTION                      Not Satisfied

Lot access shall be restricted on Grand Avenue and Leon



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50. Prior To Map Recordation

Survey

050 - Survey. 1                      0050-Survey-MAP - ACCESS RESTRICTION (cont.)                      Not Satisfied  
Road and so noted on the final map.

050 - Survey. 2                      0050-Survey-MAP - EASEMENT                      Not Satisfied  
Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Survey. 3                      0050-Survey-MAP - VACATION                      Not Satisfied  
The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Grand Avenue. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

Transportation

050 - Transportation. 1                      0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST                      Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1            0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc    Not Satisfied

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

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

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

050 - Transportation. 2            0050-Transportation-MAP - ASSESSMENT DIST 1            Not Satisfied

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.

050 - Transportation. 3            0050-Transportation-MAP - CORNER CUT-BACK I            Not Satisfied

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.

050 - Transportation. 4            0050-Transportation-MAP - DEDICATION SL1            Not Satisfied

Streets A through L, inclusive, shall be improved with 36 foot full-width AC pavement and 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section A. (36'/56')

050 - Transportation. 5            0050-Transportation-MAP - EXISTING MAINTAINED SL1            Not Satisfied

Grand Avenue Standard Section

Grand Avenue along project boundary is a paved County maintained road designated as an Urban Arterial and shall be improved with 8" concrete curb and gutter, located 55 feet from centerline, 8" curbed landscape median, and matchup asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department in the 152 foot full-width dedicated right-of-way in accordance with County Standard No. 91. (110'/152')

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.



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50. Prior To Map Recordation

Transportation

050 - Transportation. 7      0050-Transportation-MAP - INTERSECTION/50' TANGENT (      Not Satisfied  
from flowline/curbface or as approved by the Transportation  
Planning and Development Review Division Engineer.

050 - Transportation. 8      0050-Transportation-MAP - LANDSCAPING/TRAILS      Not Satisfied

The project proponent shall comply in accordance with the landscaping and/or trail requirements within public road right-of-way (or within easements adjacent to the public right-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Grand Avenue and Leon Road.

Landscaping plans shall be submitted on standard County plan sheet format 24" x 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance and/or trails is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 9      0050-Transportation-MAP - LIGHTING PLAN      Not Satisfied

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 10      0050-Transportation-MAP - OFF-SITE INFO      Not Satisfied

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.

050 - Transportation. 11      0050-Transportation-MAP - RCWMD AND GRAND AVENUE      Not Satisfied

The applicant shall provide a detailed Street Improvement Plan for the portion of Grand Avenue fronting TR 36365 to the Riverside County Waste Management Department (RCWMD) for review and approval. A clearance letter shall be obtained from RCWMD confirming that any road alignment or re-alignment will avoid encroachment or impacts in any other way to existing landfill facilities or appurtenances.

050 - Transportation. 12      0050-Transportation-MAP - SIGNING & STRIPING PLAN      Not Satisfied

A signing and striping plan is required for this project.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 12      0050-Transportation-MAP - SIGNING & STRIPING PLAN (co)      Not Satisfied

The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

050 - Transportation. 13      0050-Transportation-MAP - SOILS 2      Not Satisfied

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

050 - Transportation. 14      0050-Transportation-MAP - STREET NAME SIGN      Not Satisfied

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

050 - Transportation. 15      0050-Transportation-MAP - TS/DESIGN      Not Satisfied

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

Signals not eligible for fee credit:

Menifee Road (NS) at McCall Blvd. (EW) (signal modification to add southbound right-turn overlap)

Leon Road (NS) at Simpson Road (EW)

Project Access West (NS) at Grand Avenue (EW)

(Cash-in-lieu of construction for future signal at the time the signal is warranted or when Grand Avenue is improved as a 6-lane Urban Arterial. Cash-in-lieu is not required if signal is constructed.)

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

050 - Transportation. 16      0050-Transportation-MAP - TS/GEOMETRICS      Not Satisfied

The intersection of Leon Road (NS) at Simpson Road (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one through lane

Southbound: one left-turn lane, one through lane

Eastbound: one left-turn lane, one through lane

Westbound: one left-turn lane, one through lane

The intersection of Project Access West (NS) at Grand Avenue (EW) shall be improved to provide the following geometrics:



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50. Prior To Map Recordation

Transportation

050 - Transportation. 16      0050-Transportation-MAP - TS/GEOMETRICS (cont.)      Not Satisfied

Northbound: one left-turn lane, one right-turn lane  
Southbound: S/A  
Eastbound: one left-turn lane, one through lane  
Westbound: one left-turn lane, one through lane

The intersection of Project Access East (NS) at Grand Avenue (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane  
Southbound: S/A  
Eastbound: one left-turn lane, one through lane  
Westbound: one left-turn lane, one through lane

or as approved by the Transportation Department.

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

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

050 - Transportation. 17      0050-Transportation-MAP - UTILITY PLAN      Not Satisfied

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

050 - Transportation. 18      0050-Transportation-MAP\*- LC LNDSCP COMMON AREA M      Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 18      0050-Transportation-MAP\*- LC LNDSCP COMMON AREA M      Not Satisfied

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

050 - Transportation. 19      0050-Transportation-USE - TUMF CREDIT AGREEMENT      Not Satisfied

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

050 - Transportation. 20      50 – TRANSPORTATION – BCS ANNEX OTHER      Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS. Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition. Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1      0060-BS-Grade-MAP - APPROVED WQMP      Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-MAP - APPROVED WQMP (cont.)                      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2                      0060-BS-Grade-MAP - DRNAGE DESIGN Q100                      Not Satisfied

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

060 - BS-Grade. 3                      0060-BS-Grade-MAP - GEOTECH/SOILS RPTS                      Not Satisfied

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County. \* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4                      0060-BS-Grade-MAP - GRADING SECURITY                      Not Satisfied

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

060 - BS-Grade. 5                      0060-BS-Grade-MAP - IMPORT/EXPORT                      Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5                      0060-BS-Grade-MAP - IMPORT/EXPORT (cont.)                      Not Satisfied

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6                      0060-BS-Grade-MAP - NOTRD OFFSITE LTR                      Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 7                      0060-BS-Grade-MAP - NPDES/SWPPP                      Not Satisfied

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

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

060 - BS-Grade. 8                      0060-BS-Grade-MAP - OFFSITE GDG ONUS                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 9                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG                      Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG (cont.)                      Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 10                      0060-BS-Grade-MAP - SWPPP REVIEW                      Not Satisfied

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 11                      0060-BS-Grade-MAP- BMP CONST NPDES PERMIT                      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

E Health

060 - E Health. 1                      0060-E Health-DEH-ECP CLEARANCE REQUIRED                      Not Satisfied

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, clearance from DEH-ECP is required. The Phase I and Limited Phase II Environmental Site Assessment report is currently under review. Additional assessment may be required. Contact DEH-ECP for review and approval. Applicable review fees shall apply. For further information, please contact ECP at (951) 955-8980.

Fire

060 - Fire. 1                      0060-Fire-MAP-#004 FUEL MODIFICATION                      Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.

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60. Prior To Grading Permit Issuance

Fire

060 - Fire. 1                      0060-Fire-MAP-#004 FUEL MODIFICATION (cont.)                      Not Satisfied

- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

Flood

060 - Flood. 1                      ADP Fee - Map                      Not Satisfied

TR36365 is located within the boundaries of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.

060 - Flood. 2                      Encroachment Permit Required                      Not Satisfied

An encroachment permit shall be obtained for any work that is to be performed within the District right-of-way or involving District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

060 - Flood. 3                      Increased Runoff Mitigation                      Not Satisfied

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature(s) shall be submitted for review and approval prior to issuance of permits for this project. See the Advisory Notification Document for Increased Runoff Mitigation Criteria.

060 - Flood. 4                      Submit Plans                      Not Satisfied

Submit storm drain plans, the hydrologic and hydraulic report, and reference material including but not limited to, street improvement plans, grading plans, utility plans, the approved tentative map or site plan, the final map and the environmental constraint sheet, the geotechnical soils report and environmental documents (CEQA, federal and state permits). The storm drain plans and the hydrologic and hydraulic report must receive District approval prior to the grading final inspection or building permit whichever occurs first. All submittals shall be date stamped by the Engineer and include a Plan Check Application, Flood Control Deposit Based Fee Worksheet, found on the District's website (<https://rcflood.org/I-Want-To/Services/Submit-for-Plan-Check>), and a plan check fee deposit.



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-MAP - AGENCY CLEARANCE                      Not Satisfied

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated August 12, 2012, summarized as follows:

(1) In conjunction with the submittal of flood control/drainage plans to the Riverside County Flood Control and Water Conservation District, plans for the control of runoff from the Double Butte Landfill property shall be provided to the Riverside County Waste Management Department for review and approval (if any drainage structure(s) are proposed on the landfill property).

(2) A clearance shall be obtained from the RCWMD that either confirms that a well(s) is not required or that the project proponent has entered into a binding agreement with the RCWMD to allow the installation of groundwater monitoring well(s) within the project boundaries. The agreement will specify the number and location of wells, projected dates for installation, access to well(s) for installation and monitoring, and any other areas of responsibility of all parties.

(3) The owner/developer shall enter into an agreement with the RCWMD to relocate, if necessary, one (1) existing on-site groundwater monitoring (DG-4), and chain-link fencing, if these structures are located in or affected by structures in the planned right-of-way of Grand Avenue.

(4) A subsurface environmental vapor assessment of any portion of the tract within 1000 feet of the disposal footprint for Unit A of the Double Butte Landfill, as determined by the RCWMD, shall be prepared by a licensed California professional geologist or civil engineer to identify and analyze preferential pathways for the migration of landfill gas and to determine the type and extent of a landfill gas barrier system that should be installed to protect proposed housing units within the area of study. Both the Work Plan and the environmental assessment shall be reviewed and approved by the RCWMD to determine if further study and/or mitigation beyond that which is recommended herein should be required and implemented.

060 - Planning. 2                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3                      0060-Planning-MAP - REQUIRED APPLICATIONS                      Not Satisfied

No grading permits shall be issued until Change of Zone No. 7783 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 4                      0060-Planning-MAP - SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 70.6 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer

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### 60. Prior To Grading Permit Issuance

#### Planning

060 - Planning. 4                      0060-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied  
be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 5                      0060-Planning-MAP - TRAIL EASEMENT                      Not Satisfied  
The land divider/permit holder shall cause grading plans to be prepared which delineates grading within a proposed twenty foot (20') trail easement located along the east side of Leon Road, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 6                      0060-Planning-MAP - TRAILS PLAN                      Not Satisfied  
Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Planning Department or other County Department identified by the Planning Department or review and approval. This trails plan shall show the trail with all topography, grading, cross-sections, fencing, signage (if applicable), street crossings and under crossings and all landscaping.

#### Planning-CUL

060 - Planning-CUL. 1                      Cultural Resources Monitoring Program (CRMP)                      Not Satisfied  
Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

Archaeological Monitor An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

Cultural Sensitivity Training - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

Unanticipated Resources - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Cultural Resources Monitoring Program (CRMP) (cont.) Not Satisfied

potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

Artifact Disposition- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 2 Feature Relocation Not Satisfied

Feature Relocation

Site(s) CA-RIV- 7730 and CA-RIV-11909 cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor, Project Archaeologist and a tribal representative shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. Before construction activities are allowed to start and using professional archaeological methods, any visible artifacts shall be recovered and recorded, photo documentation of each feature in situ shall occur. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature. The relocation information shall be included in the Phase IV Monitoring Report.

Controlled Grading- The bedrock milling features at cultural site(s) CA-RIV- 7730 and CA-RIV-11909 will be impacted during construction activities and the soils surrounding them will be disturbed. To address controlled grading in this area, a plan will be developed by the Project Archaeologist. The controlled grading plan shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV monitoring report.

060 - Planning-CUL. 3 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

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

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 4                      Project Archaeologist                      Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1                      0060-EPD-DBESP                      Not Satisfied

Storm drain and retention basin proposed to be built by TR30989 OR TTM34677 within this parcel. If this Tract Map develops the retention basin, a DBESP must be submitted to the Wildlife Agencies.

If the project is found to have impacts to Riparian/Riverine areas a Determination of Biologically Equivalent or Superior Preservation (DBESP) must be submitted and approved by EPD and the Wildlife Agencies to demonstrate compliance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan. This will include a Jurisdictional Delineation of the riverine/riparian areas on the project site.

060 - Planning-EPD. 2                      0060-EPD-Nesting Bird Survey (MBTA)                      Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2            0060-EPD-Nesting Bird Survey (MBTA) (cont.)            Not Satisfied  
Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

060 - Planning-EPD. 3            0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR            Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

Planning-PAL

060 - Planning-PAL. 1            PRIMP            Not Satisfied

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

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 PRIMP (cont.) Not Satisfied

the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
2. PRIMP must be accompanied by the final grading plan for the subject project.
3. Description of the proposed site and planned grading operations.
4. Description of the level of monitoring required for all earth-moving activities in the project area.
5. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
6. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
7. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
8. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
9. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
10. Procedures and protocol for collecting and processing of samples and specimens.
11. Fossil identification and curation procedures to be employed.
12. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
13. All pertinent exhibits, maps and references.
14. Procedures for reporting of findings.
15. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
16. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. PG); as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department



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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1            0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.)    Not Satisfied  
for review and subsequently for the required clearance of  
the condition of approval prior to the issuance of a  
grading permit.

Please note, if improvements within the road right-of-way  
are required per the conditions of approval, the grading  
clearance may be dependent on the submittal of street  
improvement plans, the opening of an IP account, and  
payment of the processing fee.

Otherwise, please submit required grading plan to the  
Transportation Department, Plan Check Section, 8th Floor,  
4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

060 - Transportation. 2            0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMF    Not Satisfied

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

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

For more information regarding the public work bidding  
requirements please visit the following link:  
[http://rctlma.org/trans/Land-Development/Funding-Programs/  
Road-and-Bridge-Benefit-District-RBBD/Public-Works-  
Bidding-Requirements.](http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements)

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1            0070-Planning-MAP - ARTIFACT DISPOSITION            Not Satisfied

Prior to Grading Permits Final:

The landowner(s) shall relinquish ownership of all cultural resources, including sacred items, burial  
goods, and all archaeological artifacts and non-human remains as part of the required mitigation for  
impacts to cultural resources. The applicant shall relinquish the artifacts through one or more of the  
following methods and provide the Riverside County Archaeologist with evidence of same.

a. 1. A fully executed reburial agreement with the appropriate culturally affiliated Native American  
tribe or band. This shall include measures and provisions to protect the future reburial area from any

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                      0070-Planning-MAP - ARTIFACT DISPOSITION (cont.)                      Not Satisfied  
future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources as approved by the Riverside County Archaeologist.

b. 2. A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.

c. 3. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center.

Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report

070 - Planning. 2                      0070-Planning-MAP - PALEO MONITORING REPORT                      Not Satisfied  
"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

070 - Planning. 3                      0070-Planning-MAP - PHASE IV REPORT                      Not Satisfied

ARCHAEOLOGICAL MONITORING REPORT:  
PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting.

The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 3                      0070-Planning-MAP - PHASE IV REPORT (cont.)                      Not Satisfied

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-MAP - NO B/PMT W/O G/PMT                      Not Satisfied

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

080 - BS-Grade. 2                      0080-BS-Grade-MAP - ROUGH GRADE APPROVAL                      Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1                      0080-E Health-USE - WATR/SEWR WILL SERVE                      Not Satisfied

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers. TR36365 is

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1	0080-E Health-USE - WATR/SEWR WILL SERVE (cont.) proposing use of Eastern Municipal Water District (EMWD) for water and sewer. Provide First Release letters prior to building permit issuance.	Not Satisfied
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Fire

080 - Fire. 1	0080-Fire-MAP - SECONDARY/ALTER ACCESS  In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.	Not Satisfied
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080 - Fire. 2	0080-Fire-MAP-#50C-TRACT WATER VERIFICA  The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.	Not Satisfied
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Approved water plans must be a the job site.

080 - Fire. 3	0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER  Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code.  Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.  West County- Riverside Office 951-955-4777 East County- Palm Desert Office 760-863-8886	Not Satisfied
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Flood

080 - Flood. 1	ADP Fee - Map  TR36364 is located within the boundaries of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460 Section 10.25. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Actual fee will be calculated based on the fee in effect at the time of payment. Drainage fees shall be payable to the Flood Control District. Personal or corporate checks will not be accepted for payment.	Not Satisfied
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080 - Flood. 2	ENCROACHMENT PERMIT REQUIRED	Not Satisfied
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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      0080-Planning-MAP - AGENCY CLEARANCE (cont.)                      Not Satisfied

of closure plan modifications).

(d) Riverside County Waste Management Department (locations of groundwater monitoring wells and chain-link fencing, and future access and monitoring on any groundwater well(s) located within the boundaries of the tract(s)).

(e) Riverside County Transportation Department to provide a permanent easement to the Waste Management Department to access and monitor any groundwater monitoring wells that remain and/or are relocated within the parkway of the planned right-of-way of Grand Avenue.

(f) Riverside County Flood Control and Water Conservation District (master surface drainage plan).

(3) If the parties involved do not agree on the type or extent of the landfill gas barrier system, a third party, technical consultant shall be hired by the Waste Management Department to independently evaluate the results of the environmental assessment and recommendations, with all associated costs to be covered by the project proponent. The results of the third, technical review shall be submitted as a Minor Change to Tract No. 36365 for consideration and final dispensation by the Board of Supervisors.

(4) The developer or builder will be required to either reimburse the cost of installation or install multi-level landfill gas (LFG) detection probes at intervals of 100 feet along that portion of the boundary of the Double Butte Landfill (Unit A) fronting the tract, in compliance with South Coast Air Quality Management District (SCAQMD) Rule 1150.1 and the California Code of Regulations (CCR) Title 27, Subchapter 4, Article 6. Developer shall also be responsible for any initial permitting or compliance costs associated with the installation of LFG detection probes (CEQA, MSHCP Surveys, etc). The LFG probe design and location must be approved by the Waste Management Department, Environmental Health Department (Local Enforcement Agency), and SCAQMD. Monitoring of the probes will be performed by the Waste Management Department.

(5) A Waste Recycling Plan (WRP) shall be submitted to the RCWMD for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by demolition, construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

080 - Planning. 3                      0080-Planning-MAP - COLOR SCHEME                      Not Satisfied

Colors/materials shall conform substantially to those shown on approved Exhibit D.

080 - Planning. 4                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 5                      0080-Planning-Map - NOI-2 - Vibration Analysis                      Not Satisfied

Prior to issuance of building permits, and if deemed necessary by Riverside County, an additional



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Planning

080 - Planning. 5                      0080-Planning-Map - NOI-2 - Vibration Analysis (cont.)                      Not Satisfied  
vibration analysis shall be conducted to determine the vibration impacts to residential units located along the southern property line due to potential rail service operations. Currently, there is no rail operations along the portion of the rail line south of the project site.

080 - Planning. 6                      0080-Planning-MAP - Renewable Energy Generation R2-CE1                      Not Satisfied  
In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. This is anticipated to be accommodated through solar panels mounted on the building rooftops.

The energy demand shall be determined at the initial building permit stage. Utilizing the energy demand calculated, the appropriate amount of solar panels shall be included with the related building permits to ensure their installation and operation.

080 - Planning. 7                      0080-Planning-MAP - ROOF MOUNTED EQUIPMENT                      Not Satisfied  
Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 8                      0080-Planning-MAP - SCHOOL MITIGATION                      Not Satisfied  
Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 9                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied  
All utility extensions within a lot shall be placed underground.

080 - Planning. 10                      0080-Planning-MAP - VW WALLS                      Not Satisfied  
Prior to issuance of a building permit for any wall that will be the maintenance responsibility of Valley-Wide, the design of the wall shall be submitted to Valley-Wide for review and approval.

080 - Planning. 11                      0080-Planning-MAP - Walls/Fencing Plans                      Not Satisfied  
The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee conforming with Exhibit D. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

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Planning

080 - Planning. 11

0080-Planning-MAP - Walls/Fencing Plans (cont.)

Not Satisfied

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.

H. Corner lots shall be constructed with wrap-around decorative block wall returns (Note: exceptions for the desert area discussed above).

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

K. Per the noise analysis for the project, a minimum seven (7) foot tall wall is required on residential lots adjacent to Grand Avenue and a minimum ten (10) foot tall wall is required on residential lots along the southern boundary bordering the rail line. (MM NOI-1)

Transportation

080 - Transportation. 1

0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST

Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1      0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc    Not Satisfied  
Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

080 - Transportation. 2      0080-Transportation-MAP - LC LANDSCAPE SECURITIES    Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

080 - Transportation. 3      080 - Transportation - Landscape Inspection Deposit Required    Not Satisfied  
Landscape Inspection Deposit Required

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3      080 - Transportation - Landscape Inspection Deposit Required      Not Satisfied  
associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 4      080 - Transportation - Landscape Plot Plan/Permit Required      Not Satisfied  
Landscape Plot Plan/Permit Required

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect; —
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought-tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4            080 - Transportation - Landscape Plot Plan/Permit Required ( Not Satisfied

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 5            080 - Transportation - Landscape Project Specific Requirements Not Satisfied

Landscape Project Specific Requirements

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.
- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.

080 - Transportation. 6            80 - TRANSPORTATION – BCS ANNEX OTHER            Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements to annex into new or existing CSA/CFD/LMD or other maintenance district as determined by County BCS.

Plan: TR36365

Parcel: 462020049

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6                      80 - TRANSPORTATION – BCS ANNEX OTHER (cont.)                      Not Satisfied

Applicant shall contact County BCS to discuss the specific requirements to fulfill the condition. Upon determination of compliance from BCS including the completion of all required reports and annexations, the Transportation Department shall clear this condition at the request of County BCS only.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-MAP - BMP GPS COORDINATES                      Not Satisfied

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2                      0090-BS-Grade-MAP - PRECISE GRDG APPROVAL                      Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.



Plan: TR36365

Parcel: 462020049

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3                      0090-BS-Grade-MAP - REQ'D GRDG INSP'S                      Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4                      0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE                      Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5                      0090-BS-Grade-MAP - WQMP BMP CERT REQ'D                      Not Satisfied

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 6                      0090-BS-Grade-MAP - WQMP BMP INSPECTION                      Not Satisfied

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 7                      0090-BS-Grade-MAP - WQMP BMP REGISTRATION                      Not Satisfied

Plan: TR36365

Parcel: 462020049

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 7                      0090-BS-Grade-MAP - WQMP BMP REGISTRATION (cont.)                      Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

Flood

090 - Flood. 1                      Facility Completion - Map                      Not Satisfied

The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase unless either 1) the District has accepted the drainage system for operation and maintenance or 2) written approval has been provided by the District.

Planning

090 - Planning. 1                      0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI                      Not Satisfied

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2                      0090-Planning-MAP - FENCING COMPLIANCE                      Not Satisfied

Walls and fencing shall be provided throughout the subdivision in accordance with the approved final site development plans and walls/fencing plan.

090 - Planning. 3                      0090-Planning-MAP - QUIMBY FEES (2)                      Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. said certification shall be obtained from Valley-Wide Recreation and Parks District.

090 - Planning. 4                      0090-Planning-MAP - Renewable Energy Generation R2-CE1                      Not Satisfied

In accordance with measure R2-CE1 of the County's Climate Action Plan, the proposed project shall be required to offset its energy demand by 30 percent through provision of renewable energy generation. In accordance with the prior condition titled "Renewable Energy Generation R2-CE1", prior to building permit final inspection, the renewable energy system as approved with the prior condition shall be installed and ready for operation.

090 - Planning. 5                      0090-Planning-MAP - TRAIL CONSTRUCTION                      Not Satisfied

Prior to final inspection for the first production residential building, the applicant shall build the trail along Leon Road as shown on the approved trails plan. Upon trail completion, the applicant shall arrange for an inspection of the constructed trail with the Riverside County Planning Department or other County Department identified by the Planning Department at the time of trail clearance.

Plan: TR36365

Parcel: 462020049

90. Prior to Building Final Inspection

Planning

090 - Planning. 6                      090 - PLANNING - Landscape Signage Required on Model H    Not Satisfied  
Landscape Signage Required on Model Home Complexes

The developer/ permit holder shall:  
Prior to building permit final inspection, Model Home Complexes (MHC) shall display a sign indicating that the home features water efficient planting and irrigation. The sign shall be displayed in the front yard of each home and be clearly visible to the prospective home buyers.

Transportation

090 - Transportation. 1                      0090-Transportation-MAP - 80% COMPLETION                      Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these



Plan: TR36365

Parcel: 462020049

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1            0090-Transportation-MAP - 80% COMPLETION (cont.)            Not Satisfied

conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2            0090-Transportation-MAP - LANDSCAPING            Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Grand Avenue and Leon Road.

090 - Transportation. 3            0090-Transportation-MAP - R & B B D            Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone E3 of the Menifee Valley Road and Bridge Benefit District.

NOTE: The project proposes 224 residential lots.

090 - Transportation. 4            0090-Transportation-MAP - STREETLIGHTS INSTALL            Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

Plan: TR36365

Parcel: 462020049

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5            0090-Transportation-MAP - TS/INSTALLATION            Not Satisfied

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

Signals not eligible for fee credit:

- Menifee Road (NS) at McCall Blvd. (EW) (signal modification to add southbound right-turn overlap)
- Leon Road (NS) at Simpson Road (EW)

or as approved by the Transportation Department.

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

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

090 - Transportation. 6            0090-Transportation-MAP - UTILITY INSTALL            Not Satisfied

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

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

090 - Transportation. 7            0090-Transportation-MAP - WRCOG TUMF            Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee-schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 8            090 - Transportation - Landscape Inspection and Drought Cor    Not Satisfied

Landscape Inspection and Drought Compliance

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation

Plan: TR36365

Parcel: 462020049

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8      090 - Transportation - Landscape Inspection and Drought Cor Not Satisfied  
systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and  
shading plans. The Transportation Department will ensure that all landscaping is healthy, free of  
weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in  
good working order. The developer/permit holder's designated landscape representative and the  
Transportation Department landscape inspector shall determine compliance with this condition and  
execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check  
fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this  
condition.



**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: August 6, 2012

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Division

P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
EDA – County Service Area #146/152  
3rd District Supervisor  
City of Menifee Planning Dept.

Eastern Municipal Water Dist.  
Southern California Edison  
Southern California Gas Co.  
Caltrans #8  
Reg. Water Quality Board-Santa Ana  
Air Quality Mgmt. Dist.-South Coast  
U.S. Postal Service- San Bernardino  
Winchester MAC

**CHANGE OF ZONE NO. 7783 and TENTATIVE TRACT MAP NO. 36365- EA42519** – Applicant: Stone Star Riverside LLC – Engineer/Representative: United Engineering Group - Third Supervisorial District - Winchester Zoning Area - South West Area Plan: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) – Location: Northerly of Simpson Road, southerly of Grand Ave, easterly of Leon Road – 70.6 Gross Acres - Zoning: Rural Residential (RR) - **REQUEST: The Change of Zone** proposes to change the existing zone of Rural Residential (RR) to Planned Residential (R-4). The applicant proposes a Schedule A Subdivision of three parcels into 77 residential lots with a range of lot sizes from 4,000 sq ft to 7,000 sq ft, including 17 lots intended for condominium use [the actual map needed for condo purposes will be done separately], and 7 lettered lots which will provide a 9 acre park and a two of water quality basins- APNs: 461-050-012, 462-020-039, 462-020-049

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on August 30, 2012.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Matt Straite**, Project Planner, at **(951) 955-8631** or email at **mstraite@rctlma.org / MAILSTOP# 1070.**

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 25, 2015

**CHAIR**  
Simon Housman  
Rancho Mirage

**VICE CHAIRMAN**  
Rod Ballance  
Riverside

**COMMISSIONERS**

Arthur Butler  
Riverside

Glen Holmes  
Hemet

John Lyon  
Riverside

Greg Pettis  
Cathedral City

Steve Manos  
Lake Elsinore

**STAFF**

Director  
Ed Cooper

John Guerin  
Russell Brady  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Mr. Matt Straite, Contract Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
[Via Hand Delivery]

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1148MA15  
Related File No.: TR36365 and TR 36711 (Tentative Tract Maps), CZ07783  
(Change of Zone)  
APNs: 461-050-012, 462-020-039, 462-020-049

Dear Mr. Straite:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No. 2015-01 (as adopted on August 13, 2015), staff reviewed Change of Zone No. 7783 (CZ07783), a proposal to change the zoning of 70.6 acres located southerly of Grand Avenue, northerly of the BNSF rail line, and easterly of a straight-line northerly extension of Leon Road in the unincorporated community of Winchester from R-R (Rural Residential) to R-4 (Planned Residential) and W-1 (Watercourse, Watershed, and Conservation Areas).

This change of zone is being considered in conjunction with Tentative Tract Map No. 36365, a proposal to divide 47.77 acres of this site into 199 single-family residential lots with a minimum lot size of 4,000 square feet and 12 lots for landscape, drainage, and park purposes, and Tentative Tract Map No. 36711, a proposal to divide the remaining 22.83 acres into 18 single-family residential lots with a minimum lot size of 18,000 square feet and 4 lots for landscape and drainage. The tentative tract maps were reviewed pursuant to ALUC's general delegation as per Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E, residential density is not restricted.

The elevation of Runway 14-32 at its southerly terminus is approximately 1,488 feet above mean sea level (1488 feet AMSL). The proposed maximum pad elevation is 1499.3 feet AMSL. The R-4 zone allows a maximum building height of 40 feet for single-family residences, for a total maximum elevation of 1539.3 feet AMSL. However, the site is located beyond the 20,000 foot radius from the runway at March Air Reserve Base/Inland Port Airport and all other public use

airports, including Hemet-Ryan, Perris Valley, and French Valley Airports. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons would not be required.

As ALUC Director, I hereby find the above-referenced Change of Zone CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions for the Tentative Tract Maps.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed zone change and tentative tract maps. As the site is located within Airport Compatibility Zone E, both the existing and the proposed zoning are consistent with the March ALUCP.

I also find the above-referenced Tentative Tract Maps CONSISTENT with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

**CONDITIONS:**

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the project and shall be prohibited at this site, in accordance with Note 1 on Table 5 of the Harvest Valley/Winchester Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.

**AIRPORT LAND USE COMMISSION**

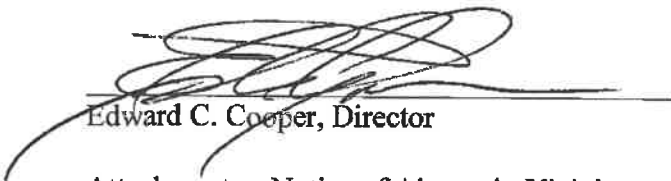
**September 25, 2015**

4. Any new aboveground detention or bioretention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

If you have any questions, please contact John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

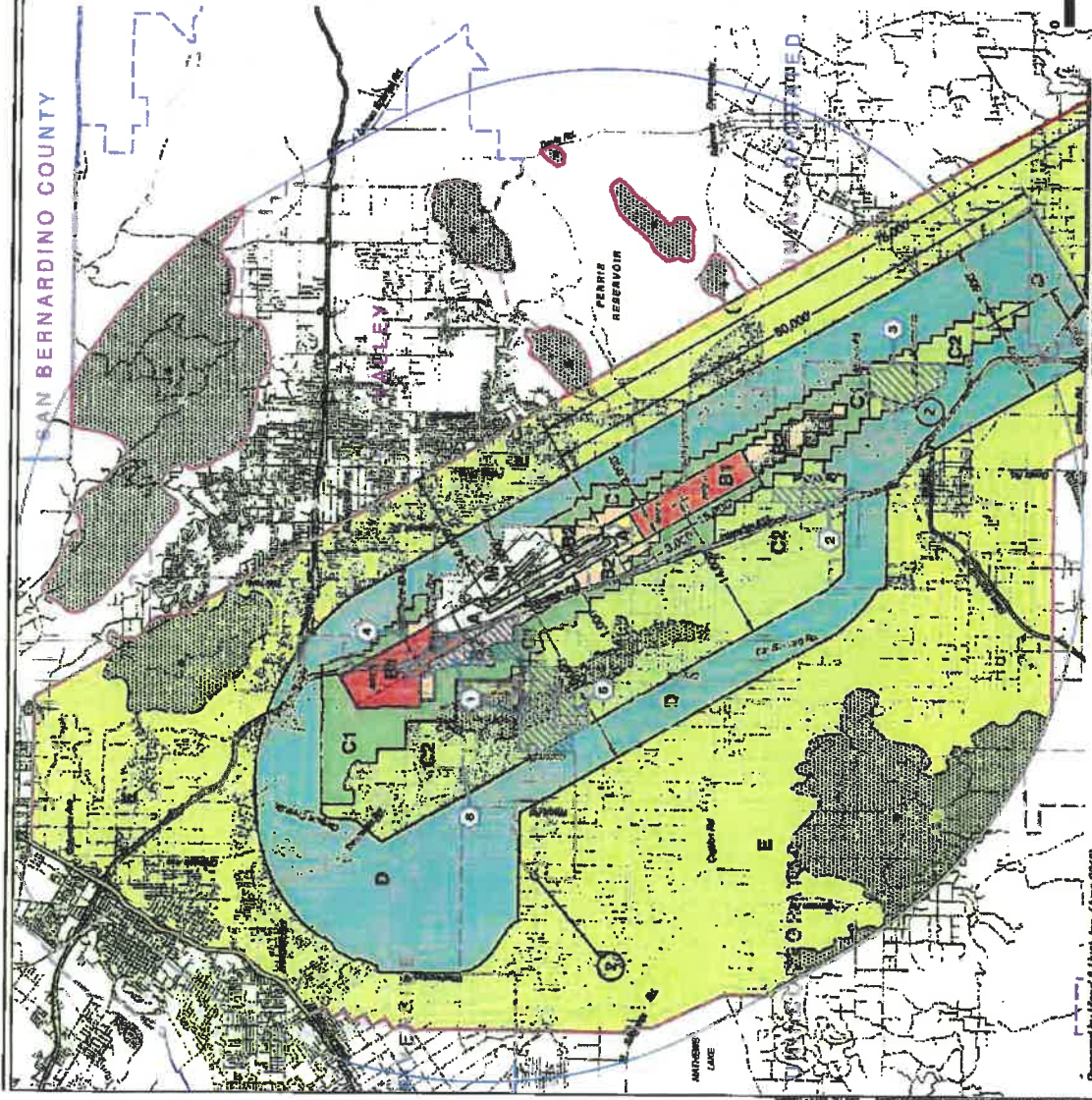
cc: Stonestar Riverside, LLC (applicant/owner/payee)  
Trip Hord (representative)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Sonia Pierce, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1148MA15\ZAP1148MA15.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)





**LEGEND**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C1
  - Zone C2
  - Zone D
  - Zone E
  - Zone M
  - High Terrain Zone
  - First West 77 Military Outer Horizontal Safety Buffer Zone
  - First East 77 Notification Area

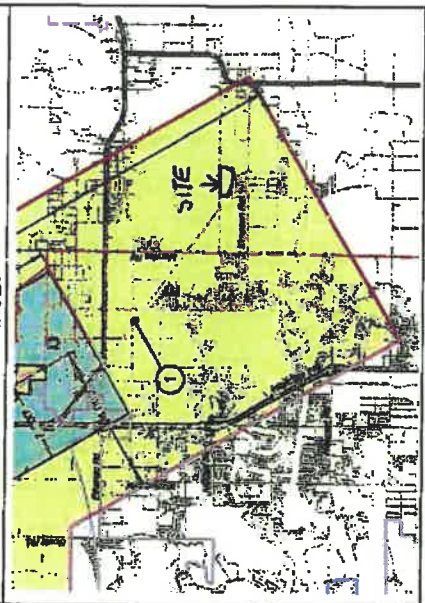
**Boundary Lines**

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- 1 Point at which aircraft on Runway 05 ILS approach descend below 2000 feet above runway end. Airport Elevation is 1,206 feet MSL.
- 2 Point at which departing aircraft typically reach 8,000 feet above runway end.

- 1 March JPA: March Business Center/Meridian
- 2 Pearis Harvest Landing
- 3 Pearis Park West
- 4 Moreno Valley: Affordable Housing
- 5 March JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

**INSET**



Note: All dimensions are measured from runway ends and centerlines.

Riverside County  
 Airport Land Use Commission  
 March Air Reserve Base / Inland Port Airport  
 Land Use Compatibility Plan  
 (Adopted November 13, 2014)

Map MA-1

**Compatibility Map**  
 March Air Reserve Base / Inland Port Airport

SEE INSET AT RIGHT





SITE

Main Street

Grand Ave

Simpson Rd

Green Rd

Green Valley Way

Green Rd

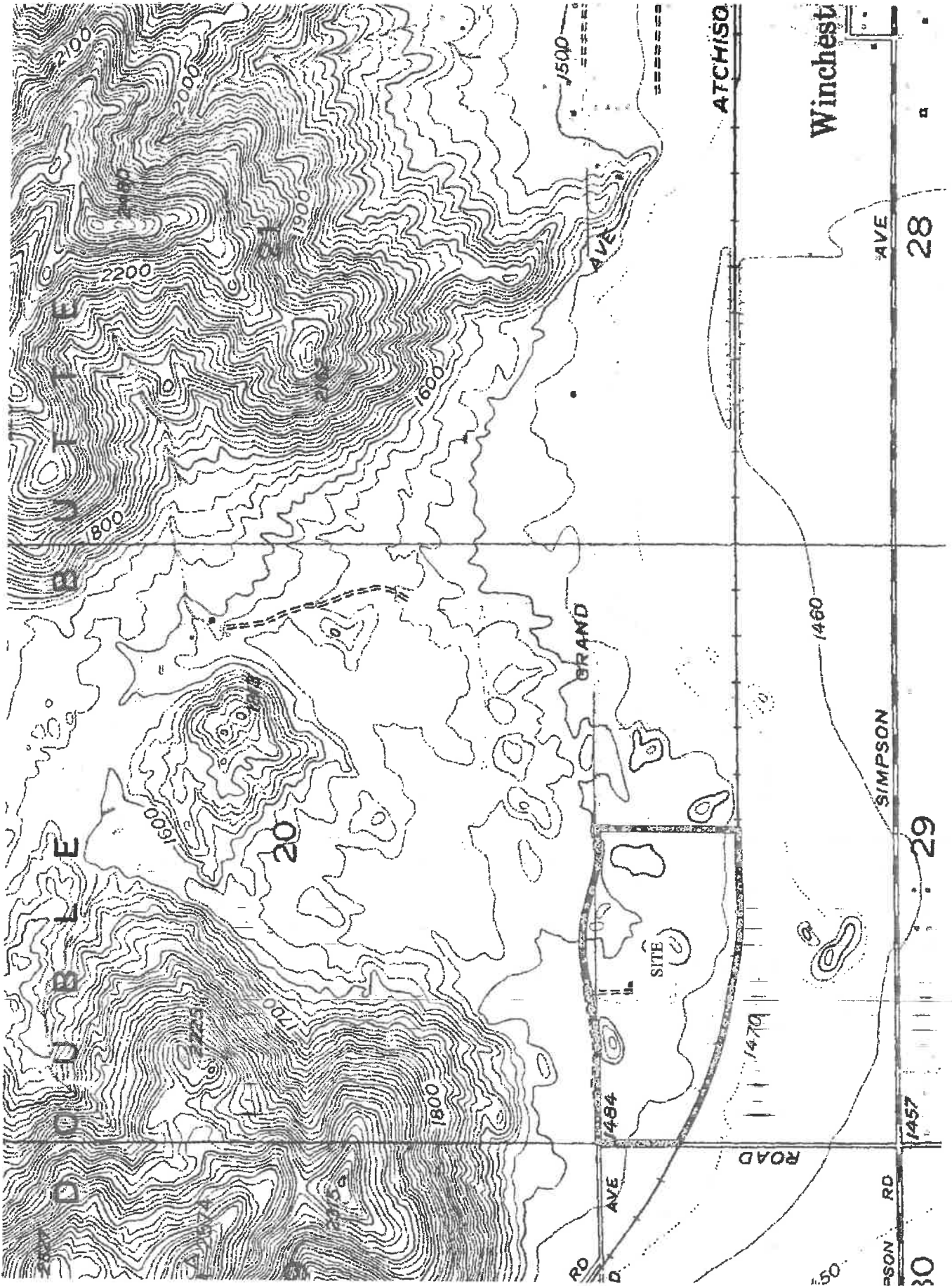
**VICINITY MAP**

STONE CREEK

RIVERSIDE COUNTY, CALIFORNIA

NOT TO SCALE





SCALE: 1" = 850'

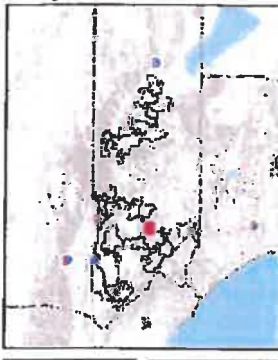
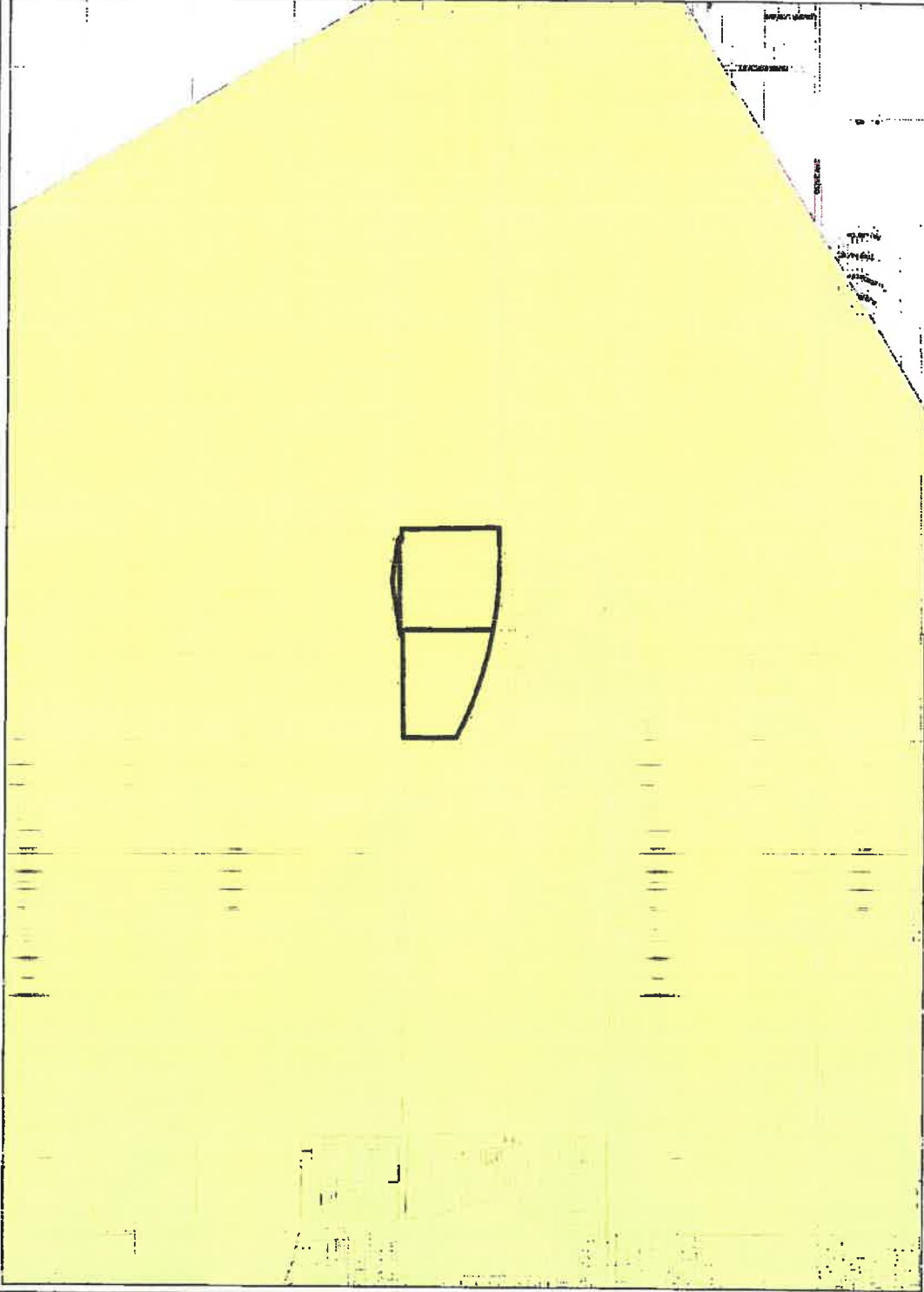


USGS MAP

WINCHESTER QUADRANGLE

RIVERSIDE COUNTY, CALIFORNIA

# My Map



**Legend**

**Airport Compatibility**

[Pattern]	OTHER ZONE
[White]	A
[Light Yellow]	A-EXC1
[Yellow]	B1
[Light Green]	B1-APZ I
[Light Blue]	B1-APZ I-EXC1
[Light Purple]	B1-APZ II
[Light Orange]	B1-APZ II-EXC1
[Light Red]	B1-EXC1
[Light Brown]	B2
[Light Grey]	B2-EXC1
[White]	C
[Light Green]	C1
[Light Green]	C1-EXC1
[Light Green]	C1-EXC3
[Light Green]	C1-EXC4
[Light Green]	C1-HIGHT
[Light Green]	C2
[Light Green]	C2-EXC1
[Light Green]	C2-EXC2
[Light Green]	C2-EXC3
[Light Green]	C2-EXC5
[Light Green]	C2-EXC8
[Light Green]	C2-HIGHT
[Light Green]	C2-HIGHT-EXC1
[Light Green]	C2-HIGHT-EXC5

## Notes

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



0 2,380 4,759 Feet



REPORT PRINTED ON... 9/25/2016 2:51:49 PM

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# My Map



- Legend**
- Runways
  - adjacent\_highways
  - Interstate
  - Interstate 3
  - State Highway 60
  - State Highway 3
  - US HWY
  - OUT
  - highways\_large
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - USHWY
  - counties
  - cities



0 19,038 38,075 Feet



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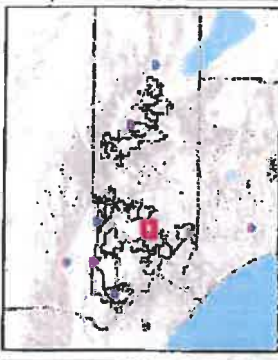
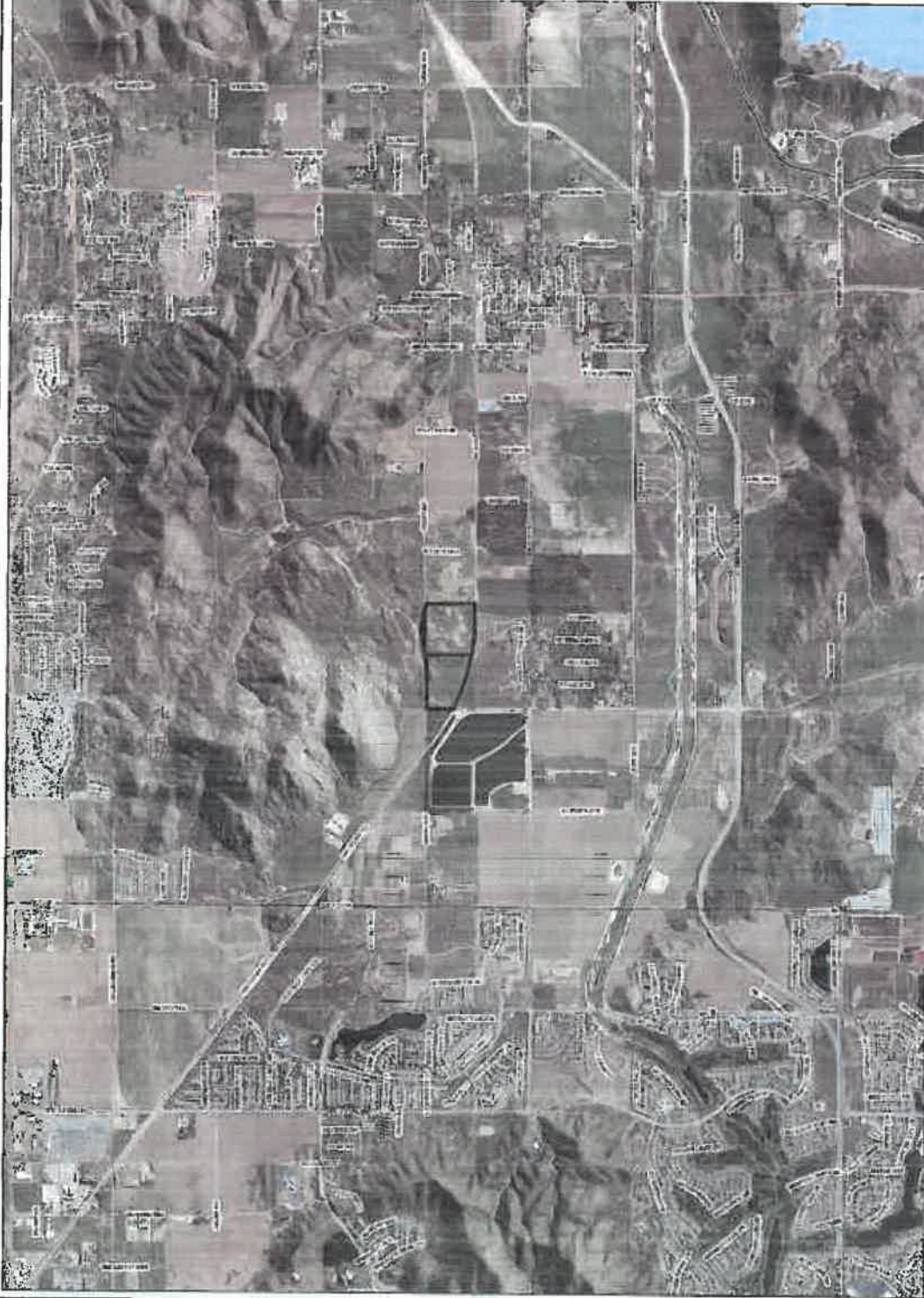
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## Notes



# My Map



- Legend**
- Runways
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - majorroads
  - counties
  - cities
  - hydrography/fines
  - waterbodies
  - Lakes
  - Rivers

## Notes

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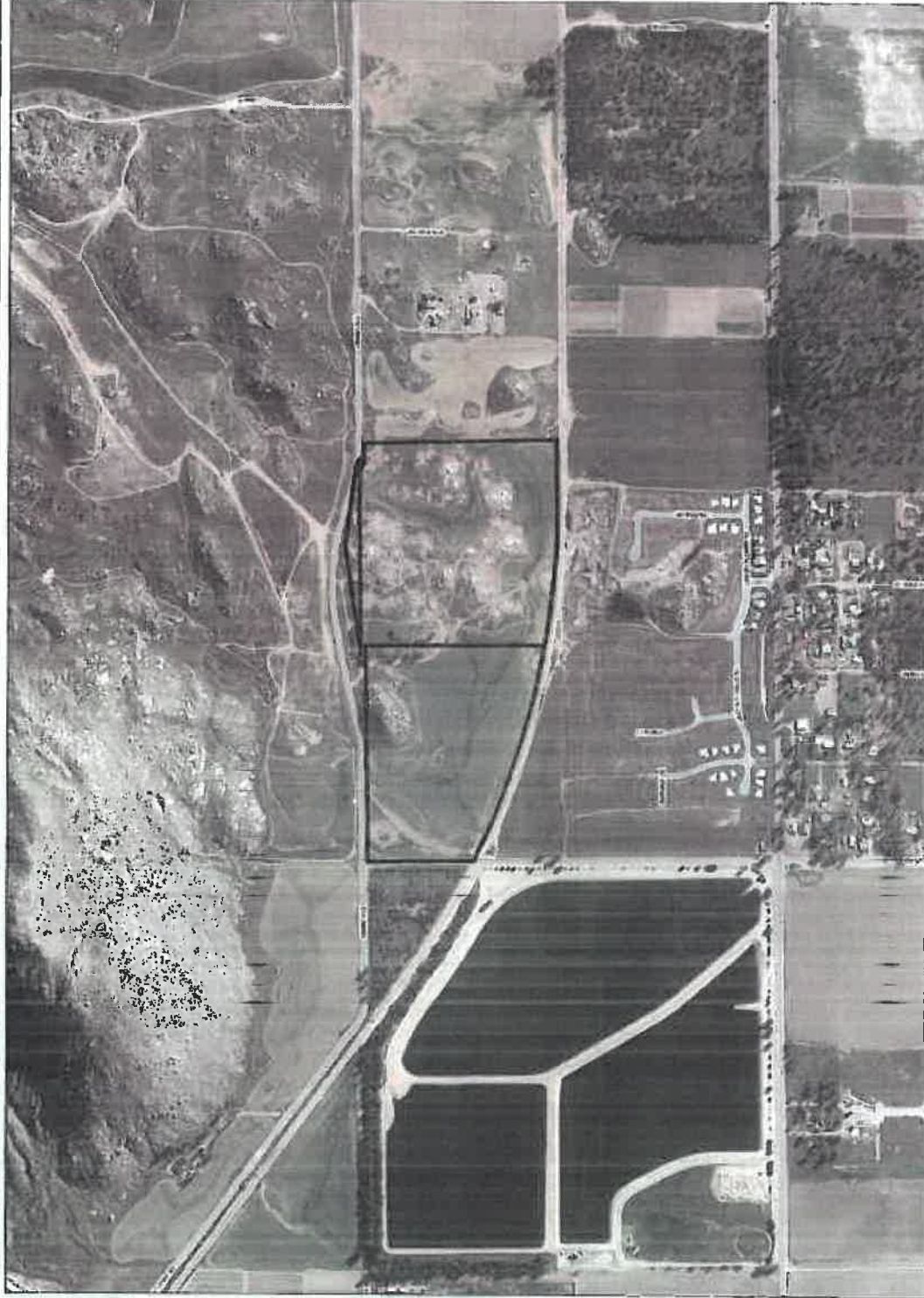


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# My Map



- Legend**
- RCLIS Parcels
  - Cemap
  - Runways
  - roads
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

## Notes

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0 1,190 2,380 Feet



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## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Lansing Stone Star, LLC, a Delaware Limited Liability Company authorized to transact business in California ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APNs 461-050-012, 462-020-039 and 462-020-049; and,

**WHEREAS**, on September 13, 2012, PROPERTY OWNER filed an application for Tract No. 36365 and on July 21, 2015, PROPERTY OWNER filed an application for Tract No. 36711 (collectively "PROJECT"); and,

**WHEREAS**, PROPERTY OWNER is a Delaware Limited Liability Company that is managed by LC Partners Stone Star, LLC, a California Limited Liability Company ("LC"). Pursuant to LC's operating agreement, Gregory P. Lansing, Trustee of the Gregory P. Lansing Separate Property Trust dated January 30, 2015, is the manager of LC. The Certification of Trust indicates the true name of the manager as Gregory Peter Lansing, Trustee of the Gregory Lansing Separate Property Trust dated January 30, 2015. Confirmation has been provided indicating that the Certification of Trust is correct and consistent with the intent of the operating agreement; and

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

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

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

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

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

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

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

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

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

the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

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

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

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

PROPERTY OWNER:  
Lansing Stone Star, LLC  
Attn: Gregory P. Lansing  
12671 High Bluff Drive, Suite 150  
San Diego, CA 92130

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

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

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

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

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

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

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

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

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

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

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

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

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement



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

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

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

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

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

By:   
Charissa Leach  
Assistant TLMA Director – Community Development

Dated: 11/2/17

**PROPERTY OWNER:**  
Lansing Stone Star, LLC, a Delaware Limited Liability Company

By: LC Partners Stone Star, LLC, a California Limited Liability Company  
Its Managing Member

By: Gregory Peter Lansing, Trustee of the Gregory Lansing Separate  
Property Trust dated January 30, 2015  
Its Manager

By:   
Gregory Peter Lansing  
Trustee

Dated: 10/16/17

FORM APPROVED COUNTY COUNSEL  
BY:   
MICHELLE CLACK  
DATE: 11/2/17

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**CHANGE OF ZONE NO. 7783 and TENTATIVE TRACT MAP NO. 36365 – Intent to Adopt a Mitigated Negative Declaration** – EA42519 – Applicant: Stone Star Riverside, LLC – Engineer/Representative: United Engineering Group – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Medium Density Residential (MDR)(2-5 Dwelling Units Per Acre) – Location: Northerly of Simpson Road, southerly of Grand Avenue, and easterly of Leon Road – 70.60 Gross Acres – Zoning: Rural Residential (RR) – **REQUEST:** The Change of Zone is a proposal to change the zoning classification of the project site from Rural Residential (R-R) to Planned Residential (R-4). The Tentative Tract Map is a proposal for a Schedule “A” subdivision of 70.60 acres into 224 single-family residential lots and 17 lots for a park, regional basin, water quality basins, and landscaping. APN’s: 461-050-012, 462-020-039, and 462-020-049.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>JUNE 2, 2021</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

Pursuant to Executive Order N-25-20, this meeting will be conducted by teleconference and at the place of hearing, as listed above. Public access to the meeting location will be allowed but limited to comply with the Executive Order. Information on how to participate in the hearing is available on the Planning Department website at: <https://planning.rctlma.org/>. For further information regarding this project please contact Project Planner Russell Brady at (951) 955-3025 or email at [rbrady@rivco.org](mailto:rbrady@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration is available for review via email by contacting the project planner. Please contact the project planner regarding additional viewing methods.

Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning Department. All comments received prior to the public hearing will be submitted to the Planning Commission for consideration, in addition to any oral testimony, before making a decision on the proposed project. All correspondence received before and during the meeting will be distributed to the Planning Commission and retained for the official record.

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

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

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIENGUYEN certify that on April 21, 2021,

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

APN (s) or case numbers CZ07783 / TR36365 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

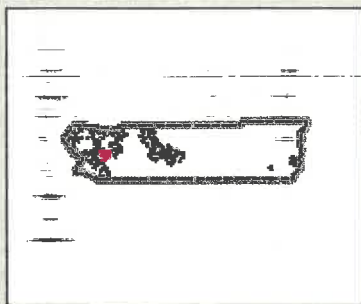
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS Mailing Labels

CZ07783 / TR36365 ( 1600 feet buffer )



### Legend

- County Boundary
- Cities
- World Street Map



### Notes



0 1,505 3,009 Feet

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461030004  
BRIMLOW DANIEL R & CHERYL D REVOCABLE  
1902 KALAMA RIVER RD  
KALAMA WA 98625

461050006  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

461140033  
SSR INV CO  
1930 ALPHA AVE  
SOUTH PASADENA CA 91030

462020022  
TIA KIM NGO  
14052 SHIRLEY ST  
WESTMINSTER CA 92683

462020005  
GRAND BEELER  
P O BOX 86673  
SAN DIEGO CA 92138

462020020  
PHILIP T. RHEINGANS  
P O BOX 8986  
MOSCOW ID 83843

462040043  
ARNULFO GUTIERREZ  
28550 SHADY TREE LN  
WINCHESTER CA 92596

461030006  
ALLIANCE HOME INV INC  
19745 E COLIMA STE I-565  
CITY INDUSTRY CA 91748

461140025  
EASTERN MUNICIPAL WATER DIST  
P O BOX 8300  
PERRIS CA 92572

462020042  
RONALD W. WONG  
17562 GERALDINE LN NO B  
HUNTINGTON BEACH CA 92647

462040059  
ROBERT E. BRAY  
24922 RAINBARREL RD  
WILDOMAR CA 92595

462190001  
WATERMARKE HOMES  
1505 S D ST STE 200  
SAN BERNARDINO CA 92408

462201006  
VALLEY WIDE RECREATION & PARK DIST  
P O BOX 907  
SAN JACINTO CA 92581

461050008  
BK DECLARATION OF TRUST DATED 7/28/2010  
1902 KALAMA RIVER RD  
KALAMA WA 98625

461140009  
MAHMOUD NADERI  
P O BOX 7041  
LAGUNA NIGUEL CA 92607

462020034  
GRAND VON EUW  
P O BOX 86673  
SAN DIEGO CA 92138

462020050  
KANDACE W. CHENG  
25115 LAS PALMERAS  
TEMECULA CA 92590

462040044  
MARCIANO R. PEREZ  
28520 SHADY TREE LN  
WINCHESTER CA 92596

462040057  
KENNETH W. MALTBY  
28530 BUTLER RD  
WINCHESTER CA 92596

461050012  
LANSING STONE STAR  
12671 HIGH BLUFF STE 150  
SAN DIEGO CA 92130

461030010  
RIVERSIDE COUNTY TRANSPORTATION  
PO BOX 12008  
RIVERSIDE CA 92502

461140027  
RIVERSIDE COUNTY TRANSPORTATION  
P O BOX 12008  
RIVERSIDE CA 92502

462020053  
CRAIG D. WALLACE  
1110 RIVER ROCK DR  
FOLSOM CA 95630

462030054  
JOE M. SERRANO  
622 WOODLAND PKY  
SAN MARCOS CA 92069

462030073  
RAFAEL GOMEZ  
31203 SIMPSON RD  
WINCHESTER CA 92596

462040055  
MARSHALL BRENNAN  
28515 DAWN LN  
WINCHESTER CA 92596

462020051  
ISAAC BOLANOS  
16514 MURPHY RD  
LA MIRADA CA 90638

462040042  
JOSE EMERARDO FUERTE  
475 BACCA CREEK DR  
PERRIS CA 92571



462040058  
DONALD D. HANSBERGER  
28555 SHADY TREE LN  
WINCHESTER CA 92596

462040056  
CYNTHIA ALVAREZ  
28525 SHADY TREE LN  
WINCHESTER CA 92596

462020033  
PAUL D. VONEUW  
31845 GRAND AVE  
WINCHESTER CA 92596

Valley-Wide Recreation and Parks District  
P.O. Box 907  
San Jacinto, CA 92581

Pechanga Cultural resources  
P.O. Box 2183  
Temecula, CA 92593

Southern California Edison  
2244 Walnut Grove Ave, Room 312  
P.O. Box 600  
Rosemead, CA 91770

Eastern Municipal Water District  
P.O. Box 8300  
Perris, CA 92572-8300

Southern California Gas Company  
P.O. Box 1626  
Monterey Park, CA 91754

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821

**Applicant:**

Lansing Stone Star, LLC  
12671 High Bluff Drive  
San Diego, CA 92130

**Representative:**

Trip Hord Associates  
PO Box 1235  
Riverside, CA 92502

**Applicant:**

Lansing Stone Star, LLC  
12671 High Bluff Drive  
San Diego, CA 92130

**Representative:**

Trip Hord Associates  
PO Box 1235  
Riverside, CA 92502

**Applicant:**

Lansing Stone Star, LLC  
12671 High Bluff Drive  
San Diego, CA 92130

**Representative:**

Trip Hord Associates  
PO Box 1235  
Riverside, CA 92502

**Engineer:**

United Engineering Group  
3595 Inland Empire Boulevard, Suite 2200  
Ontario, CA 91764

**Engineer:**

United Engineering Group  
3595 Inland Empire Boulevard, Suite 2200  
Ontario, CA 91764

**Engineer:**

United Engineering Group  
3595 Inland Empire Boulevard, Suite 2200  
Ontario, CA 91764