



RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY
PLANNING DEPARTMENT

9:00 A.M.

NOVEMBER 7, 2012

**PLANNING
COMMISSIONERS
2012**

1st District
John Roth

2nd District
John Snell
Chairman

3rd District
John Petty
Vice Chairman

4th District
Bill Sanchez

5th District
Jan Zuppardo

Planning Director
Carolyn
Syms Luna

Legal Counsel
Michelle Clack
*Deputy County
Counsel*

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION
4080 LEMON STREET, 1ST FLOOR, BOARD CHAMBERS
RIVERSIDE, CALIFORNIA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the TLMA Commission Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Mary Stark at (951) 955-7436 or E-mail at mcstark@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 CONSENT CALENDAR

1.1 **NONE**

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

2.1 **NONE**

3.0 PUBLIC HEARING: 9:00 a.m. or as soon as possible thereafter:

3.1 **CHANGE OF ZONE NO. 7679/TENTATIVE PARCEL MAP NO. 35543** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Spencer Freeman - Engineer/Representative: Collins Allan - Fifth/First Supervisorial District - Meadowbrook Zoning Area - Elsinore Area Plan: Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) - Location: Northerly of Mazie Avenue, on the southerly side of River Road, and easterly of Highway 74 - 3.72 Acres Gross - Zoning: Rural Residential (R-R) - **REQUEST**- The Change of Zone proposes to change the site's zoning from Rural Residential (R-R) to Residential Agricultural - 1 Acre Minimum (R-A-1). The Tentative Parcel Map is a Schedule "H" subdivision of 3.72 acres into three (3) residential parcels ranging in size from 1.01 acres to 1.22 acres. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org. (Legislative)

- 3.2 **GENERAL PLAN AMENDMENT NO. 778, CHANGE OF ZONE NO. 7270, TENTATIVE TRACT MAP NO. 33248** - Intent to Adopt a Mitigated Negative Declaration – Applicant: Elias Alfata – Engineer/Representative: Adkan - Second/Second Supervisorial District - East Corona Zoning District - Temescal Canyon Area Plan: Agriculture (AG), Estate Density Residential (EDR), Rural Mountainous (RM) – Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - Zoning: Residential Agriculture 2 acre minimum (R-A-2) - **REQUEST:** The **General Plan Amendment** proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) {the project site features Rural: Rural Mountainous; no change is proposed to this designation} Land Use Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). The **Change of Zone** proposes to amend the zoning for the site from Residential Agriculture- Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural-Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5). The **Tentative Tract Map** proposes a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7,200 square feet and one (1) 6.73 acre lot for open space. Project Planner: Matt Straite at (951) 955-8631 or email mstraite@rctlma.org. (Legislative)
- 3.3 **PUBLIC USE PERMIT NO. 915** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Anka Behavioral Health, Inc. – Engineer/Representative: Phillip Fomotor – Fourth/Fourth Supervisorial District – Sky Valley Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (5 Acre Minimum) – Location: Northerly of Belleville Road, southerly of Paradise Avenue, easterly of Cozy Lane located at 17105 Wide Canyon Road in Sky Valley – 5 Gross Acres – Zoning: One Family Dwellings – 1¼ Acre Minimum (R-1-1¼) – **REQUEST:** The Public Use Permit proposes a 10-bedroom State Licensed Residential Care Facility, which will be operated in partnership with the Riverside County Department of Mental Health. The facility will serve as many as 15 adults ages 18-59 who are experiencing mental illness. The program will offer temporary residential placement for up to 18 months and include support services to residents such as medication services, therapeutic services, and case management services. The facility will be staffed 24-hours a day, 365 days a year. The facility will not offer any detoxification treatment and will not have any parolees or probationers. Project Planner: Jay Olivas at (951) 955-1195 or email jolivas@rctlma.org. (Quasi-judicial)
- 3.4 **TENTATIVE TRACT MAP NO. 36288** – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Sierra Linda Development – Engineer/Representative: Pangaea Land Consultants - Third/Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) – Location: Northerly of Domenigoni Parkway, southerly of Winchester Hill Drive, westerly of Leon Road, easterly of La Ventana Road - 10 Gross Acres - Zoning: Specific Plan No. 293, Planning Area No. 19 (Winchester Hills) - **REQUEST:** The Tentative Tract Map proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots. Continued from October 17, 2012. Project Planner: H.P. Kang at (951) 955-1888 or email hpkang@rctlma.org. (Quasi-judicial)

4.0 WORKSHOPS:

- 4.1 NONE

5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

6.0 DIRECTOR'S REPORT

7.0 COMMISSIONER'S COMMENTS

Agenda Item No.: 3.1
Area Plan: Elsinore
Zoning Area: Meadowbrook
Supervisory District: Fifth/First
Project Planner: Damaris Abraham
Planning Commission: November 7, 2012

CHANGE OF ZONE NO. 7679
TENTATIVE PARCEL MAP NO. 35543
Environmental Assessment No. 42036
Applicant: Spencer Freeman
Engineer/Representative: Collins Allan

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Change of Zone proposes to change the site's zoning from Rural Residential (R-R) to Residential Agricultural – 1 Acre Minimum (R-A-1).

The Tentative Parcel Map is a Schedule "H" subdivision of 3.72 acres into three (3) residential parcels ranging in size from 1.01 acres to 1.22 acres.

The project site is located northerly of Mazie Avenue, on the southerly side of River Road, and easterly of Highway 74.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to the north
Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to the south, east, and west |
| 3. Existing Zoning (Ex. #3): | Rural Residential (R-R) |
| 4. Proposed Zoning (Ex. #3): | Residential Agricultural – 1 Acre Minimum (R-A-1) |
| 5. Surrounding Zoning (Ex. #3): | Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) to the north
Rural Residential (R-R) to the south, east, and west |
| 6. Existing Land Use (Ex. #1): | Single family residence |
| 7. Surrounding Land Use (Ex. #1): | Vacant and single family residences to the north and west
Scattered single family residences to the south and east |
| 8. Project Data: | Total Acreage: 3.72
Total Proposed Lots: 3
Proposed Min. Lot Size: 1.01 Acres
Schedule: "H" |
| 9. Environmental Concerns: | See attached environmental assessment |

D.M.

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42036**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7679**, amending the zoning classification for the subject property from Rural Residential (R-R) to Residential Agricultural – 1 Acre Minimum (R-A-1), in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 35543**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Residential Agricultural – 1 Acre Minimum (R-A-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "H" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) on the Elsinore Area Plan.
2. The proposed subdivision of 3.72 acres into three (3) residential parcels with a minimum 1.01 acre, is in conformance with Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Very

Low Density Residential (CD: VLDR) (1 Acre Minimum) to the north and Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to the south, east, and west.

4. The current zoning for the subject site is Rural Residential (R-R).
5. The proposed zoning for the subject site is Residential Agricultural – 1 Acre Minimum (R-A-1).
6. The proposed subdivision of 3.72 acres into three (3) residential parcels with a minimum 1.01 acre is consistent with the required lot area dimensions and development standards set forth in the R-A-1 zone.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) to the north and Rural Residential (R-R) to the south, east, and west.
8. Single family residences and vacant land are located within the project vicinity.
9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
10. Environmental Assessment No. 42036 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hydrology/Water Quality

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A High Fire Area;
 - c. A Fault Zone;
 - d. A Flood Zone;
 - e. An area drainage plan; or,
 - f. A dam inundation area.
3. The project site is located within:
 - a. The Stephens Kangaroo Rat Fee Area;
 - b. The boundaries of the Perris & Perris Union High School District;
 - c. An area susceptible to subsidence; and,
 - d. An area with very low liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 345-220-042.

**CHANGE OF ZONE NO. 7679
TENTATIVE PARCEL MAP NO. 35543
PC Staff Report: November 7, 2012
Page 4 of 4**

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Date Prepared: 07/03/12
Date Revised: 09/26/12

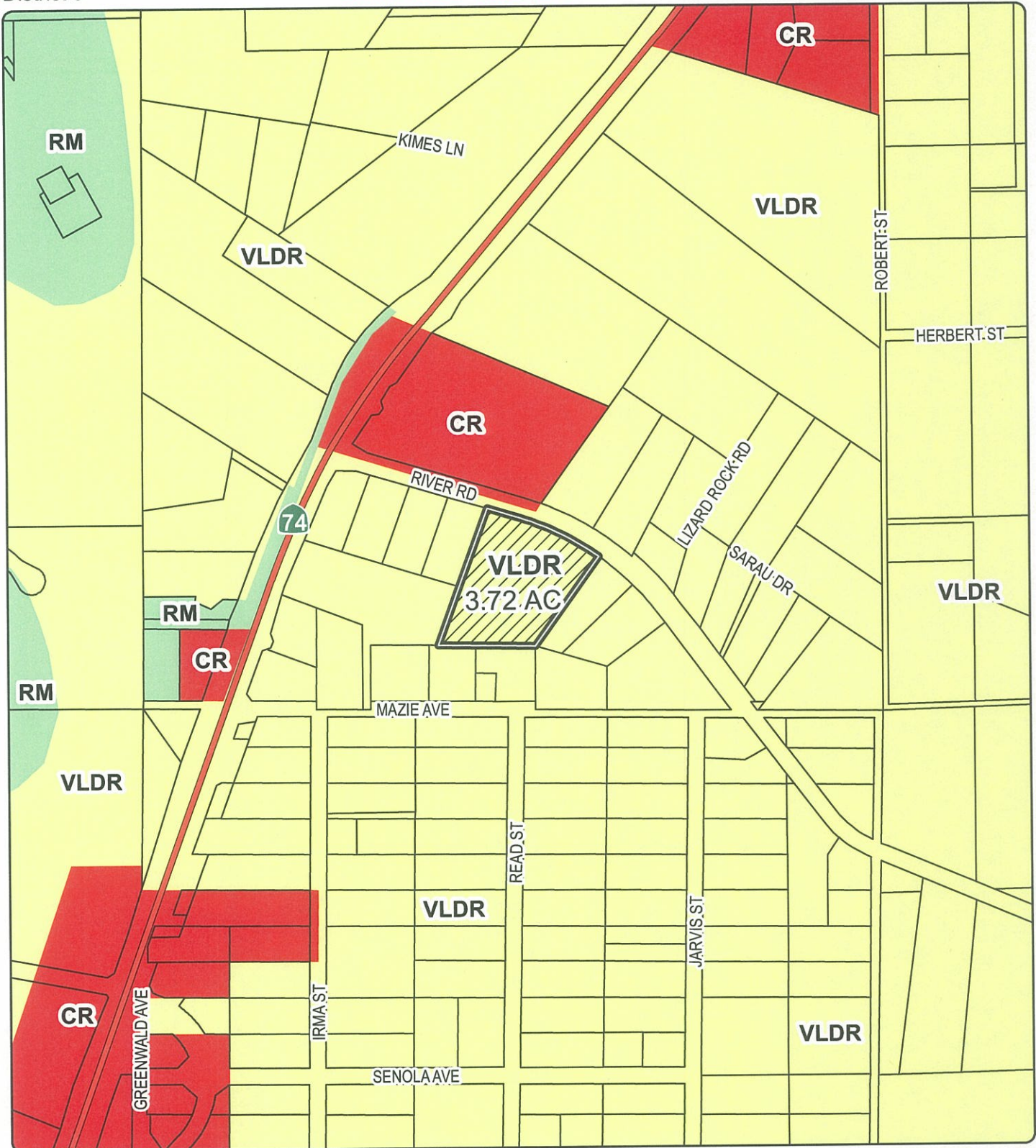
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07679 PM35543

EXISTING GENERAL PLAN

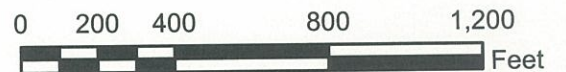
Supervisor Ashley
District 5

Date Drawn: 1/3/2012
Exhibit 5



Zoning Area: Meadowbrook
Township/Range: T5SR4W
Section: 15

Assessors Bk. Pg. 345-22
Thomas Bros. Pg. 836 J4
Edition 2011



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lima.co.riverside.ca.us/index.html>

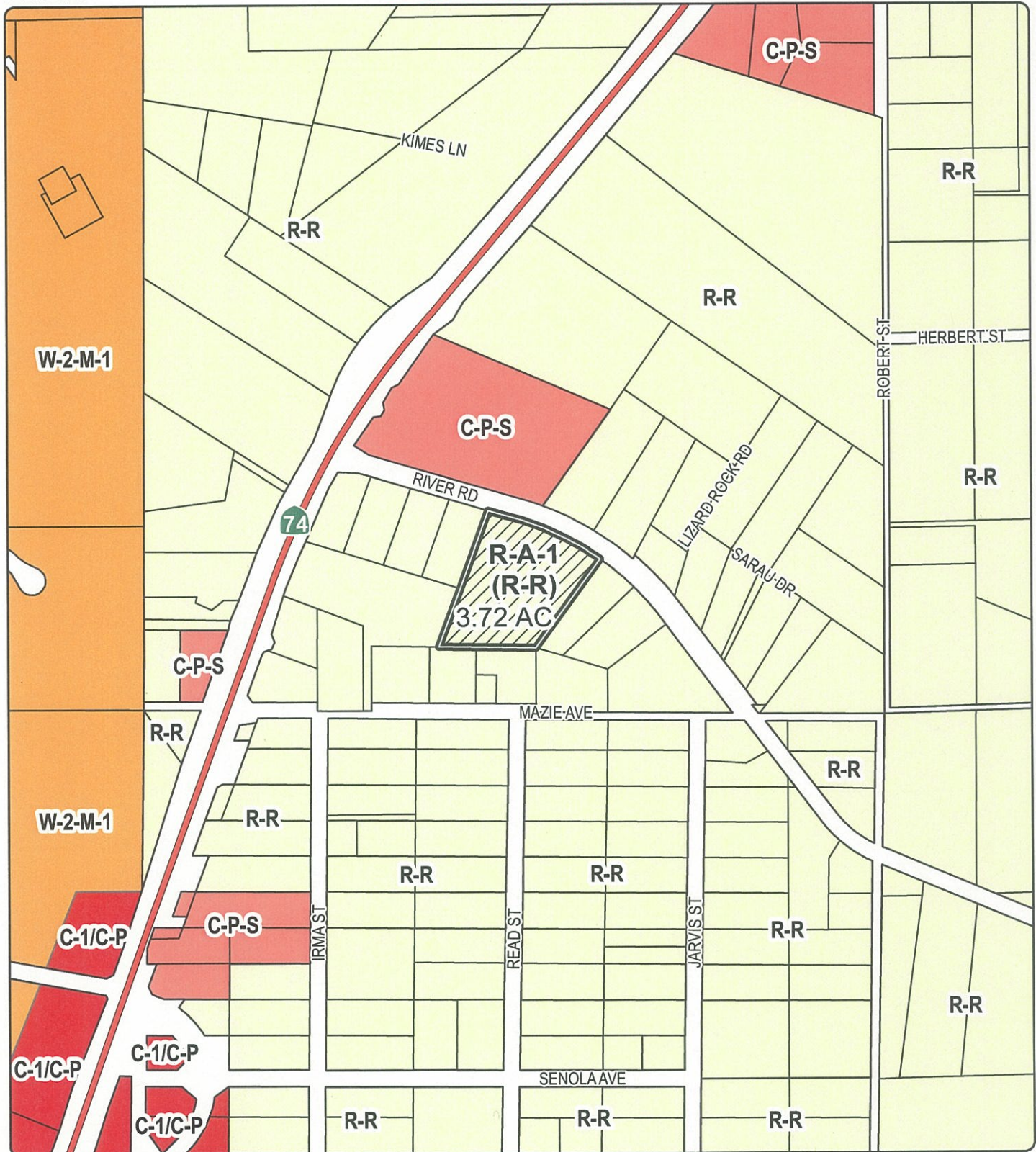
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07679 PM35543

PROPOSED ZONING

Supervisor Ashley
District 5

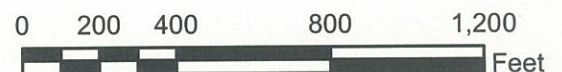
Date Drawn: 1/3/2012
Exhibit 3



Zoning Area: Meadowbrook
Township/Range: T5SR4W
Section: 15

Assessors Bk. Pg. 345-22
Thomas Bros. Pg. 836 J4
Edition 2011

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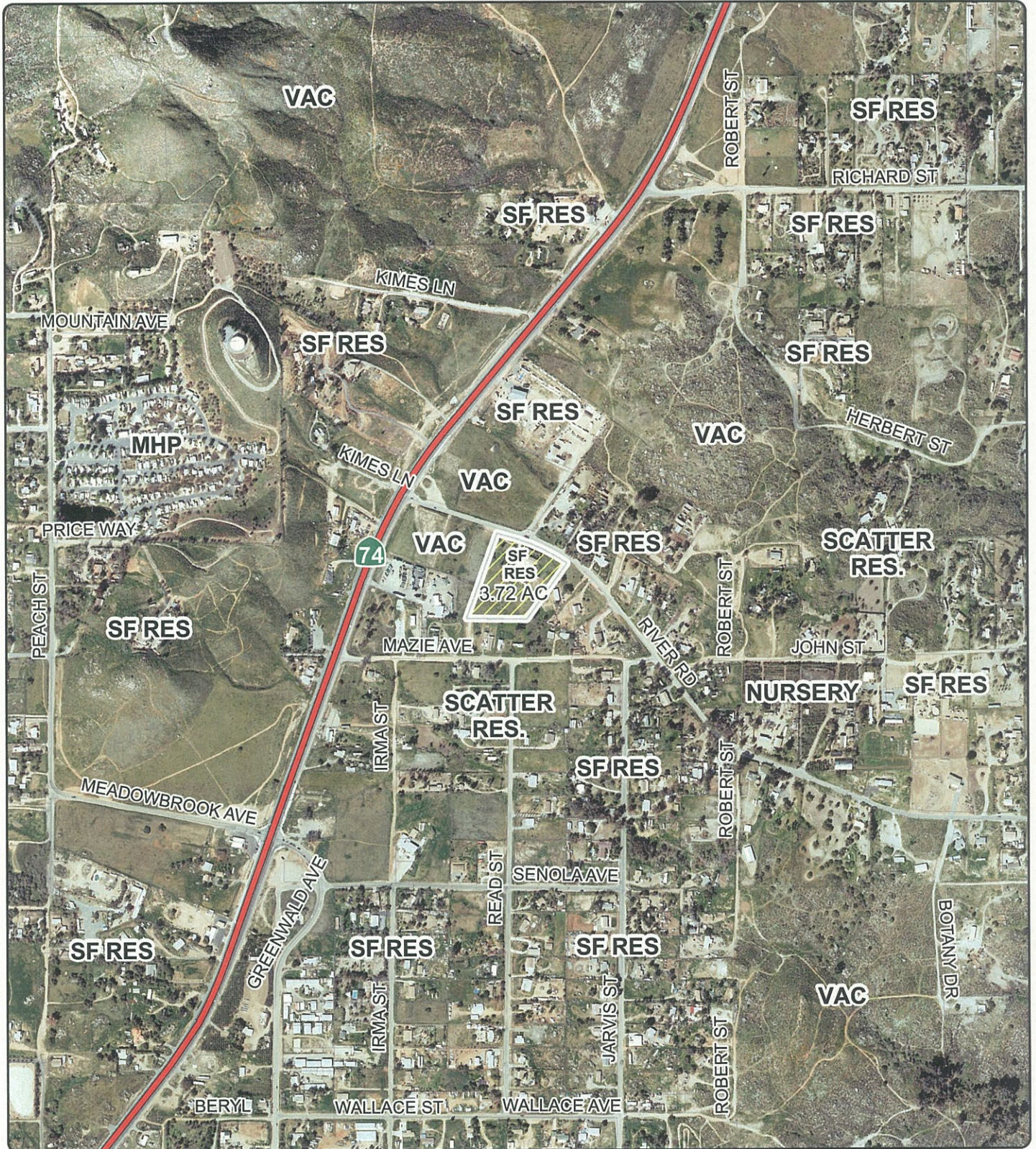


RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07679 PM35543

Supervisor Ashley
District 5

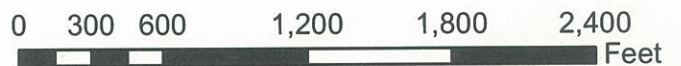
Date Drawn: 1/3/2012
Exhibit 1

LAND USE

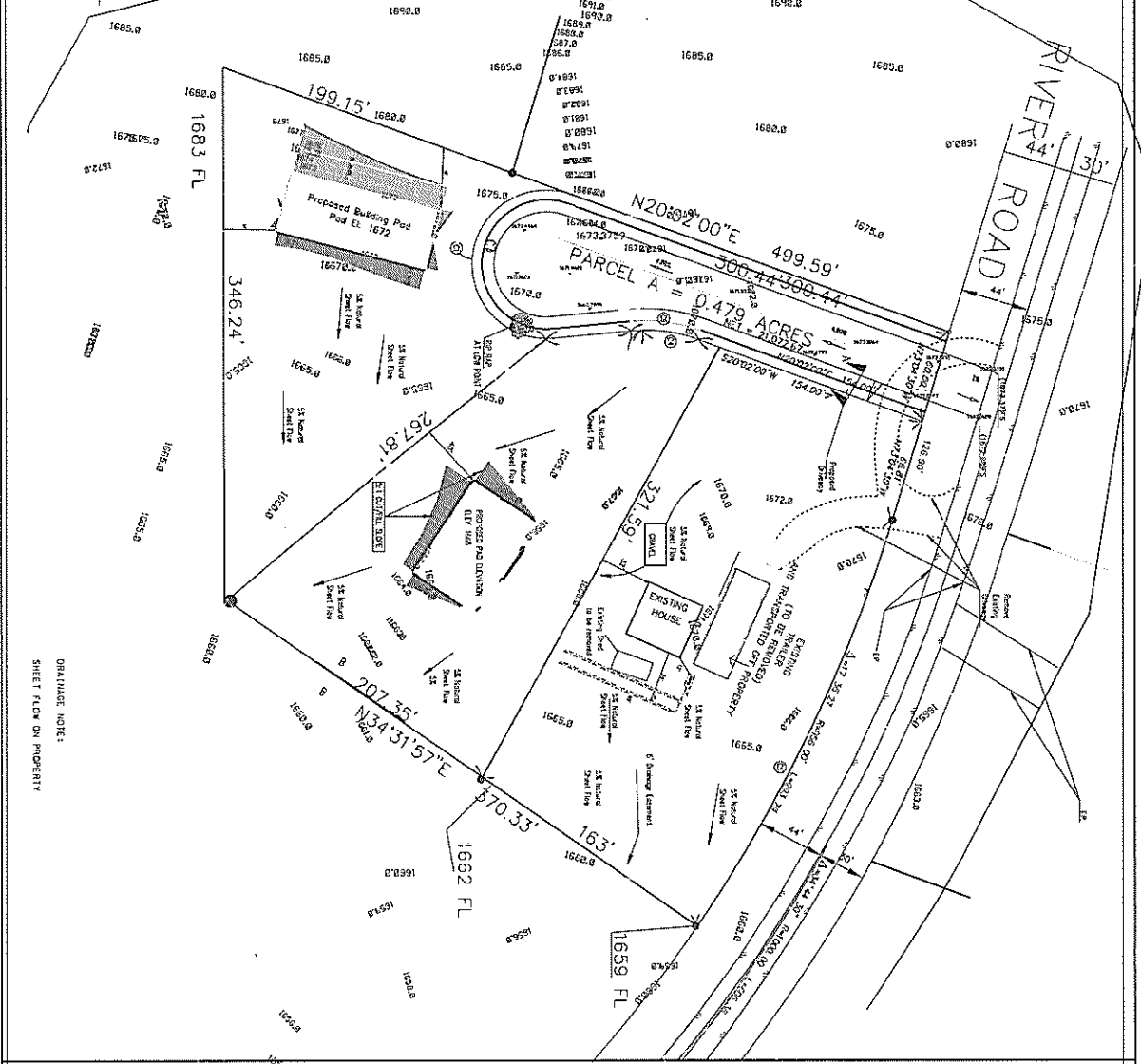
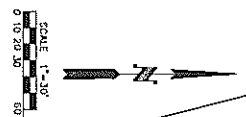


Zoning Area: Meadowbrook
Township/Range: T5SR4W
Section: 15

Assessors Bk. Pg. 345-22
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Edition 2011

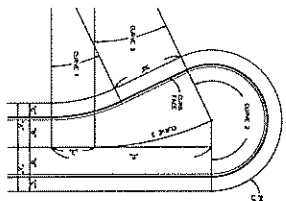
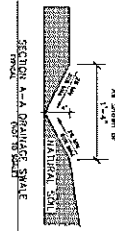


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ORIENTATION NOTE:
SHEET FLOOR ON PROPERTY

NO.	RADIUS	LENGTH	DELTA
C1	48.00'	141.98'	169°28'50"
C2	48.00'	30.20'	36°02'58"
C3	100.00'	7.31'	04°11'27"
C4	100.00'	37.98'	21°20'21"
C5	956.00'	293.79'	176°27'
C6	100.00'	44.56'	25°31'48"
C7	48.00'	172.18'	205°31'48"

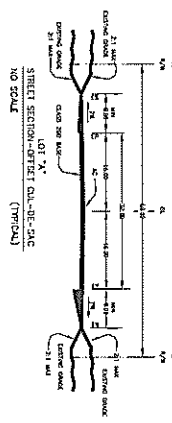


LEGEND

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GENERAL DRIVE ACCESS ROAD PER COUNTY OF INDIANAPOLIS STD. 108

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95	DRIVE	12'-0"	18'-0"
96	DRIVE	12'-0"	18'-0"
97	DRIVE	12'-0"	18'-0"
98	DRIVE	12'-0"	18'-0"
99	DRIVE	12'-0"	18'-0"
100	DRIVE	12'-0"	18'-0"



CONVERTING ROAD SPACING FROM PREVIOUS SHEET TO THIS SHEET PER COUNTY OF INDIANAPOLIS STD. 108

DATE: 12-31-2012

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

Environmental Assessment (E.A.) Number: 42036
Project Case Type (s) and Number(s): Change of Zone No. 7679, Tentative Parcel Map No. 35543
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Spencer Freeman
Applicant's Address: 21275 River Road, Perris, CA 92570
Engineer's Name: Collins Allan
Engineer's Address: 17906 Corrine Way, Riverside, CA 92504

I. PROJECT INFORMATION

A. Project Description:

The Change of Zone proposes to change the site's zoning from Rural Residential (R-R) to Residential Agricultural – 1 Acre Minimum (R-A-1).

The Tentative Parcel Map is a Schedule "H" subdivision of 3.72 acres into three (3) residential parcels ranging in size from 1.01 acres to 1.22 acres.

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

C. Total Project Area: 3.72 Gross Acres

Residential Acres: 3.72	Lots: 3	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 345-220-042

E. Street References: Northerly of Mazie Avenue, on the southerly side of River Road, and easterly of Highway 74.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 4 West, Section 15

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site consists of well-defined ridges and natural watercourses that traverse the property with tributary drainage areas of approximately 19.3 and 3.4 acres from the northwest and west, respectively; with elevations ranging from 1,652 feet to 1,672 feet above sea level. The project site is currently vacant except for an existing house that is to remain and an existing trailer and a shed that is to be removed located on proposed Parcel 3; surrounding land uses include Vacant and single family residences to the north and west and scattered single family residences to the south and east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) land use designation and all other applicable policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Elsinore

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Very Low Density Residential (VLDR) (1 Acre Minimum)

E. Overlay(s), if any: Rural Village Study Area

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) (0.20 – 0.35 Floor Area Ratio) and Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to the north and Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to the south, east, and west.

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Rural Residential (R-R)

J. Proposed Zoning, if any: Residential Agricultural – 1 Acre Minimum (R-A-1)

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) to the north and Rural Residential (R-R) to the south, east, and 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 / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

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

September 26, 2012

Date

Damaris Abraham

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project site is located northerly of Mazie Avenue and on the southerly side of River Road. The project area is not located directly adjacent to a scenic highway corridor. State Highway 74, a State Eligible Scenic Highway, is located approximately 620 ft. west of the project site. Therefore, the proposed project would have a less than significant impact upon a scenic highway corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

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

a) The project site is located 35.38 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 of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance No. 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.23) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The parcels created by this tentative map will ultimately be developed with residential units similar in character with any surrounding residential development. Therefore, the project is not anticipated to create a significant new source of light or glare in the area or expose adjacent residential properties to unacceptable light levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

- a) The project is located on a land designated as "other lands" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.
- b) The project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by an agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

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 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) 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 Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

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

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of 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 is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a) 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is not located within a Criteria Area or cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). Therefore, there is no significant impact.

b-c) A nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season (COA 60.EPD.1). With the incorporation of this mitigation measure, the project will have a less than significant impact.

d) 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 corridors, or impede the use of native wildlife nursery sites. Therefore, there is no significant impact.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no significant impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no significant impact.

Mitigation: No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. (COA 60.EPD.1)

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

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) As a result of consideration of previous development and land clearing, an archaeological field survey was not conducted. However, the parcel is within a half-mile of a known Luiseno prehistoric village location, indicating that the general area is sensitive for prehistoric Native American cultural resources. The presence of subsurface cultural deposits cannot be ruled out for this project. Therefore, limited archaeological monitoring of any future mass or rough grading and utility trenching

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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deeper than 18-inches shall be required to facilitate evaluation and mitigation treatment should cultural resources be exposed. (COA 60.PLANNING.1) In addition, the Temecula Band of Luiseno Mission Indians (Pechanga) letter dated April 3, 2012 indicated that because of the proximity of the project to known village complexes, the Tribe believes that there is a high possibility that any ground disturbing activities could impact cultural resources. Therefore, the Tribe has requested tribal observation of construction grading. (COA 60.PLANNING.4) A final Cultural Resources Monitoring Report shall be submitted to the Riverside County Planning Department prior to final inspection. (COA 90.PLANNING.1) With incorporation of these mitigation measures, the project will have less than significant impact on cultural resources.

Mitigation: Prior to the issuance of a grading permit, the developer/permit holder shall retain and enter into agreement with a qualified Archaeologist for monitoring services during grading (COA 60.PLANNING.1) and the developer/permit holder shall also enter into an agreement with and retain a monitor designated by the Temecula Band of Luiseno Mission Indians (Pechanga). (COA 60.PLANNING.4) Prior to final inspection, a Cultural Resources Monitoring Report shall be submitted to the County of Riverside Planning Department (COA 90.PLANNING.1).

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

9. Archaeological Resources

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

Source: Project Application Materials, County Archaeologist Review, Temecula Band of Luiseno Mission Indians (Pechanga) letter dated April 3, 2012

Findings of Fact:

a-b) As a result of consideration of previous development and land clearing, an archaeological field survey was not conducted. However, the parcel is within a half-mile of a known Luiseno prehistoric village location, indicating that the general area is sensitive for prehistoric Native American cultural resources. The presence of subsurface cultural deposits cannot be ruled out for this project. Therefore, limited archaeological monitoring of any future mass or rough grading and utility trenching deeper than 18-inches shall be required to facilitate evaluation and mitigation treatment should cultural resources be exposed. (COA 60.PLANNING.1) In addition, the Temecula Band of Luiseno Mission Indians (Pechanga) letter dated April 3, 2012 indicated that because of the proximity of the project to known village complexes, the Tribe believes that there is a high possibility that any ground disturbing activities could impact cultural resources. Therefore, the Tribe has requested tribal observation of construction grading. (COA 60.PLANNING.4) A final Cultural Resources Monitoring Report shall be submitted to the Riverside County Planning Department prior to final inspection. (COA 90.PLANNING.1) With incorporation of these mitigation measures, the project will have less than significant impact on cultural resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project is not anticipated to restrict existing religious or sacred uses within the potential impact area. It is anticipated that there will be a less than significant impact to such resources.

Mitigation: Prior to the issuance of a grading permit, the developer/permit holder shall retain and enter into agreement with a qualified Archaeologist for monitoring services during grading (COA 60.PLANNING.1) and the developer/permit holder shall also enter into an agreement with and retain a monitor designated by the Temecula Band of Luiseno Mission Indians (Pechanga). (COA 60.PLANNING.4) Prior to final inspection, a Cultural Resources Monitoring Report shall be submitted to the County of Riverside Planning Department (COA 90.PLANNING.1).

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

10. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Review

Findings of Fact:

a) According to the General Plan, this site has been mapped as having a low potential for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. (COA 10.PLANNING.5) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

a) According to GIS Database, the project site is located in an area with very low liquefaction potential. The impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?				

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review

Findings of Fact:

a) The project site slopes up from an elevation of 1652 feet to 1360 feet. According to Figure S-5, the project site is not located in an area with slopes greater than 25%; therefore, there is no potential for landslides. The project site and surrounding area do not consist of rocky terrain therefore the project is not subject to rock fall hazards. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas" County Geologist review

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Project Application Materials, County Geologist review

a) The project site is not located near large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

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.

c) The project proposes to utilize an Onsite Wastewater Treat System (OWTS). The Department of Environmental Health (DEH) will accept the proposed use of OWTS for the project based on The Stevens Group Soils Percolation Report Project #345-220-042, dated 5/26/08 (COA 10.E HEALTH. 2). The applicant must provide a set of three detailed contoured plot plans drawn to an appropriate scale, of the proposed onsite Wastewater Treat System (OWTS). (COA 10.E HEALTH. 3) These are standard Condition of Approvals and pursuant to CEQA are not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion.

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

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. 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 no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact:

a) The proposed project is a land subdivision creating 3 residential parcels ranging in size from 1.01 acres to 1.22 acres. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 3 primary units, 6 if all parcels also constructed secondary units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOAs model. The impact is considered less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing green house gases. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

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. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project has been 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.

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

e) 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Riverside County Fire Department Review

Findings of Fact:

a) The project site is not located in a high fire area. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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

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

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

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

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The topography of the area consists of well-defined ridges and natural watercourses that traverse the property with tributary drainage areas of approximately 19.3 and 3.4 acres from the northwest and west, respectively. There is adequate area outside of the natural watercourses for building sites. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances. Parcel 2 proposes grading within the natural watercourse. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The property's street and pad grading shall be designed in a manner that perpetuates the existing natural drainage areas, outlet points and outlet conditions. (COA 10.FLOOD RI.1, 60.FLOOD RI. 1, and 80.FLOOD RI. 1) The impact is considered less than significant with mitigation incorporated.

b) The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. If development of this site creates 10,000 square feet or more of impervious surfaces (collectively over the entire project site), a Project Specific Water Quality Management Plan (WQMP) utilizing treatment control BMP shall be submitted to the District. Additionally, if the development includes paved streets and roads that are 5,000 square foot or more, a Project Specific WQMP will be required prior to the issuance of permits. The final WQMP must be approved prior to issuance of building or grading permits. (COA 10.FLOOD RI.1, 50.FLOOD RI. 1, 60.FLOOD RI. 3, 80.FLOOD RI. 2, and 80.FLOOD RI. 4) Therefore, the impact is considered less than significant with mitigation incorporated.

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

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Therefore, there is no significant impact.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no significant impact.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP addresses post-development water quality impacts from new development and re-development projects. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings (COA 10.FLOOD RI.1, 60.FLOOD RI. 1, and 80.FLOOD RI. 1) If development of this site creates 10,000 square feet or more of impervious surfaces (collectively over the entire project site), a Project Specific Water Quality Management Plan (WQMP) utilizing treatment control BMP shall be submitted to the District. Additionally, if the development includes paved streets and roads that are 5,000 square foot or more, a Project Specific WQMP will be required prior to the issuance of permits. The final WQMP must be approved prior to issuance of building or grading permits. (COA 10.FLOOD RI.1, 50.FLOOD RI. 1, 60.FLOOD RI. 3, 80.FLOOD RI. 2, and 80.FLOOD RI. 4)

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

26. Floodplains

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

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The topography of the area consists of well-defined ridges and natural watercourses that traverse the property with tributary drainage areas of approximately 19.3 and 3.4 acres from the northwest and west, respectively. There is adequate area outside of the natural watercourses for building sites.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances. Parcel 2 proposes grading within the natural watercourse. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The property's street and pad grading shall be designed in a manner that perpetuates the existing natural drainage areas, outlet points and outlet conditions. (COA 10.FLOOD RI.1, 60.FLOOD RI. 1, and 80.FLOOD RI. 1) The impact is considered less than significant with mitigation incorporated.

b-c) Parcel 2 proposes grading within the natural watercourse. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The property's street and pad grading shall be designed in a manner that perpetuates the existing natural drainage areas, outlet points and outlet conditions. (COA 10.FLOOD RI.1, 60.FLOOD RI. 1, and 80.FLOOD RI. 1) The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. If development of this site creates 10,000 square feet or more of impervious surfaces (collectively over the entire project site), a Project Specific Water Quality Management Plan (WQMP) utilizing treatment control BMP shall be submitted to the District. Additionally, if the development includes paved streets and roads that are 5,000 square foot or more, a Project Specific WQMP will be required prior to the issuance of permits. The final WQMP must be approved prior to issuance of building or grading permits. (COA 10.FLOOD RI.1, 50.FLOOD RI. 1, 60.FLOOD RI. 3, 80.FLOOD RI. 2, and 80.FLOOD RI. 4) Therefore, the impact is considered less than significant with mitigation incorporated.

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

Mitigation: The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings (COA 10.FLOOD RI.1, 60.FLOOD RI. 1, and 80.FLOOD RI. 1) If development of this site creates 10,000 square feet or more of impervious surfaces (collectively over the entire project site), a Project Specific Water Quality Management Plan (WQMP) utilizing treatment control BMP shall be submitted to the District. Additionally, if the development includes paved streets and roads that are 5,000 square foot or more, a Project Specific WQMP will be required prior to the issuance of permits. The final WQMP must be approved prior to issuance of building or grading permits. (COA 10.FLOOD RI.1, 50.FLOOD RI. 1, 60.FLOOD RI. 3, 80.FLOOD RI. 2, and 80.FLOOD RI. 4)

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

LAND USE/PLANNING Would the project

27. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Tentative Parcel Map proposes a subdivision of 3.72 acres into three (3) residential parcels ranging in size from 1.01 acres to 1.22 acres. The subdivision is consistent with the Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum). The proposed project will not result in an alteration of the present or planned land use of this area. No impacts are anticipated.

b) The project is not located within a city sphere of influence or adjacent to a city or county. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The proposed project is currently zoned Rural Residential (R-R). However, the proposed project includes a Change of Zone which would change the existing zoning to Residential Agricultural – 1 Acre Minimum (R-A-1). The development, a subdivision of 3.72 acres into three (3) residential parcels ranging in size from 1.01 acres to 1.22 acres, is consistent with the standards for the proposed zoning. The project will have no significant impact.

b) The site is surrounded by land which is zoned Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) to the north and Rural Residential (R-R) to the south, east, and west. Therefore, the proposed project is compatible with the existing surrounding zoning. The project will have no significant impact.

c) The project site is surrounded by vacant land and single family residences to the north and west and scattered single family residences to the south and east of the project site. The project is proposing a 1-Acre Minimum single family residential parcels which would be compatible with existing and future land uses in the area.

d) The land use designation for the proposed project site is Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum). The project is proposing to subdivide 3.72 acres

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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into three (3) residential parcels ranging in size from 1.01 acres to 1.22 acres. Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. No impacts will be anticipated.

e) The project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

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

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

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

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located adjacent to River Road. However, the project proposes the creation of three (3) residential parcels which are similar to the neighboring properties. Some road noise will be audible from the site but it would not contribute a significant amount of noise to the project. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); 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) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a) The project will not necessitate the construction or replacement of housing elsewhere; although the project currently has an existing single family residence on proposed Parcel 3, no displacement of existing housing will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.

c) The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated.

d) The project is located within the I-215 Corridor Project Area (I-215) (Meadowbrook sub-area). The project has been transmitted to the Riverside County Economic Development Agency (EDA). No information provided suggested that the proposed project would affect the I-215 Corridor Project Area. The project will have less than significant impact.

e) The project will not cumulatively exceed official regional or local population projections.

f) The project will not induce substantial population growth in the area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.16) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 10.PLANNING.16) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Perris & Perris Union High School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Perris & Perris Union High School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 10.PLANNING.16) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact: The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

Findings of Fact:

- a) The project will not include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b) The project will not include the use of existing neighborhood or regional parks or other recreational facilities in such that substantial physical deterioration of the facility would occur.
- c) The project site is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Figure C-7

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts recreational trails.

Mitigation: No mitigation measures are required.

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

TRANSPORTATION/TRAFFIC Would the project

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

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.

b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project site will have no impact on circulation altering waterborne, rail or air traffic.
- e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.
- f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.
- g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.
- h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.
- i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Figure C-7

Findings of Fact: The proposed project has not incorporated any trails into its design; therefore, the project will have no impacts bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

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

a) The project will be served by the Elsinore Valley Municipal Water District (EVMWD) with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Department of Environmental Health (DEH) Review

Findings of Fact:

a-b) The project proposes to utilize an Onsite Wastewater Treat System (OWTS). The Department of Environmental Health (DEH) will accept the proposed use of OWTS for the project based on The Stevens Group Soils Percolation Report Project #345-220-042, dated 5/26/08 (COA 10.E HEALTH. 2). The applicant must provide a set of three detailed contoured plot plans drawn to an appropriate scale, of the proposed onsite Wastewater Treat System (OWTS). (COA 10.E HEALTH. 3) These are standard Condition of Approvals and pursuant to CEQA are not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Manage-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ment Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source:

Findings of Fact:

a-g) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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49. Energy Conservation

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

Source:

Findings of Fact:

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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.

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, project application

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.

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: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

VII. AUTHORITIES CITED

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

Revised: 9/26/2012 11:53 AM
EA.PM35543

PARCEL MAP Parcel Map #: PM35543

Parcel: 345-220-042

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule "H" subdivision of 3.72 acres into three (3) residential parcels ranging in size from 1.01 acres to 1.22 acres.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35543 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35543, Amended No. 2, dated March 8, 2012.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building &

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10. GENERAL CONDITIONS

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY (cont.) RECOMMND

Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 16 MAP - PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

10.BS GRADE. 20 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 21 MAP - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 22 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 EVMWD POTABLE WATER SERVICE RECOMMND

Parcel Map#35543 is proposing Elsinore Valley Municipal Water District (EVMWD) potable water service. It is the responsibility of the developer to ensure that all

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10. GENERAL CONDITIONS

10.E HEALTH. 1 EVMWD POTABLE WATER SERVICE (cont.) RECOMMND

requirements to obtain potable water service are met with EVMWD as well as all other applicable agencies.

10.E HEALTH. 2 PM#35543 - COMMENTS RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) based on The Stevens Group Soils Percolation Report Project#345-220-042 dated 5/26/08. Please note that per SAN53 notes, proposed rough grading will require a plot plan revision to ensure that all proposed OWTS are installed in natural and undisturbed soils. Additional soils percolation testing may be required at the discretion of DEH.

10.E HEALTH. 3 USE - SEPTIC PLANS RECOMMND

The applicant must submit to the Department of Environmental Health (DEH) a set of three detailed contoured plans, drawn to an appropriate scale, of the proposed onsite wastewater treatment system (OWTS).

In addition, the applicant must submit to DEH for review a copy of the building's floor plan showing all proposed plumbing fixtures to ensure proper septic tank sizing.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

10.FIRE. 2 MAP-#13-HYDRANT SPACING RECOMMND

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located at the proposed culdesac entrance. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD RPT 4/16/12

RECOMMND

Parcel Map No. 35543 proposes a Schedule H subdivision of 3.72 acres into three (3) parcels. The site is located Meadowbrook area, north of Macie Avenue, south of River Road, east of Highway 74, and west of Lizard Rock Road.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property with tributary drainage areas of approximately 19.3 and 3.4 acres from the northwest and west, respectively. The watercourse, with a tributary drainage area of 19.3 acres, skirts the northeast part of Parcel 3. The watercourse appears to run through all four (4) parcels. There is adequate area outside of the natural watercourses for building sites. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances.

Parcel 2 proposes grading within the natural watercourse. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

The development of this project adversely impacts water quality. To mitigate for these impacts, the development must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

If development of this site creates 10,000 square feet or more of impervious surfaces (collectively over the entire project site), a Project Specific Water Quality Management Plan utilizing treatment control BMP shall be submitted to the District. Additionally, if the development includes paved streets and roads that are 5,000 square foot or more, a Project Specific WQMP will be required prior to the

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD RPT 4/16/12 (cont.) RECOMMND

issuance of permits. The final WQMP must be approved prior to issuance of building or grading permits.

If the project falls below these thresholds, the development must incorporate site design Best Management Practices (BMPs) and source control BMPs, as applicable and feasible, into the project plans. Site design BMPs include minimizing urban runoff, minimizing impervious footprint, conserve natural areas, and minimize directly connected impervious areas. Source control BMPs include (but are not limited to) education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural). Additional information can be found in Sections V.1 and V.2 of the WQMP template.

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

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

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

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 3 MAP - LC LNDSCP RQMNTS RECOMMND

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

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

- 1)Submit landscape and irrigation plans to the County Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

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

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - LC LNDSCP RQMNTS (cont.) RECOMMND

other successor-in-interest, whichever occurs later.

10.PLANNING. 4 MAP - LC LNDSCP SPECIES RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 5 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the

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10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - LOW PALEO (cont.)

RECOMMND

probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 6 MAP - MAP ACT COMPLIANCE

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 12 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-1 zone.

10.PLANNING. 14 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 16

MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

TRANS DEPARTMENT

10.TRANS. 1

MAP - STD INTRO 3(ORD 460/461)

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP - EXPIRATION DATE (cont.) RECOMMND

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.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 2 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water fire hydrant, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 4 MAP-#59-ECS-HYDR REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4 MAP-#59-ECS-HYDR REQUIR (cont.) RECOMMND

choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant (6"x4"x2 1/2") exist, at the proposed culdesac entrance or that financial arrangements have been made to provide hydrant.

FLOOD RI DEPARTMENT

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

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

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 1.01 net acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-1 zone, and with the Riverside County General Plan.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

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

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

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7679 have 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.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures for human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 21 MAP - REMOVAL OF STRUCTURES RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Division that the existing trailer and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 21 MAP - REMOVAL OF STRUCTURES (cont.) RECOMMND

the existing shed structure located on the subject property have been properly removed.

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 24 MAP - ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ____, Page _____. This affects all Parcels."

TRANS DEPARTMENT

50.TRANS. 1 MAP - SUFFICIENT R-O-W/SUR RECOMMND

Sufficient right-of-way along River Road shall be dedicated for public use to provide for a 50 foot half-width right-of-way per County Standard No. 94, Ordinance 461.

Sufficient right-of-way along parcel "A" shall be dedicated for public use to provide for a 60 foot full-width right-of-way per County Standard No. 106, Section "A" and Standard No. 800A, Ordinance 461.

50.TRANS. 2 MAP - EASEMENT/SUR RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on River Road and so noted on the final map.

50.TRANS. 4 MAP- CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 5 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 6 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 7 MAP - DEDICATION RECOMMND

Parcel "A" is designated as a Local street and shall be improved with 32 foot full-width AC pavement, 8' graded shoulder on both sides within the 60' full-width dedicated right-of-way in accordance with County Standard No. 106, Section "A". (32'/60')

NOTE: The design of Parcel "A" (cul-de-sac) shall incorporate the WQMP as approved by the Flood Control District and Transportation Department.

50.TRANS. 8 MAP - STREET NAME SIGN RECOMMND

The land divider shall install one street name sign at the intersection of River Road and Parcel "A" (cul-de-sac) in

PARCEL MAP Parcel Map #: PM35543

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50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - STREET NAME SIGN (cont.) RECOMMND

accordance with County Standard No. 816 and as directed by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

.Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 8 MAP - OFFSITE GDG ONUS RECOMMND

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 MAP - NOTRD OFFSITE LTR RECOMMND

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.

60.BS GRADE. 11 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 12 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

EPD DEPARTMENT

60.EPD. 1 - NESTING BIRD SURVEY RECOMMND

A nesting bird survey is required between February 1st and August 31st. No grading permit shall be issued between February 1st and August 31st unless a qualified biologist, currently holding an MOU with the County, conducts a nesting bird survey. The results of the survey shall be submitted directly to EPD for review prior to issuance of any grading permit. If nesting activity is observed, California Department of Fish and Games (CDFG) & USFWS shall be contacted in order to establish proper buffers. Documentation of the installation of buffers and consultation with CDFG shall be provided to EPD prior to any grading activities. This condition only applies if a grading permit is sought between February 1st and August 31st. No nesting bird survey shall be required outside of the nesting season. If you have any questions about this condition please contact EPD directly at 951-955-6892

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60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP STAY OUT OF WC RECOMMND

Parcel 2 proposes grading within the natural watercourse. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

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

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1 GEN*- CULTURAL RESOURCES PROFE RECOMMND

As a result of consideration of previous development and land clearing, an archaeological field survey was not conducted. However, the parcel is within a half-mile of a known Luiseno prehistoric village location, indicating that the general area is sensitive for prehistoric Native American cultural resources. The presence of subsurface cultural deposits cannot be ruled out for this project. Therefore, limited archaeological monitoring of any future mass or rough grading and utility trenching deeper than 18-inches shall be required to facilitate evaluation and mitigation treatment should cultural resources be exposed.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 GEN*- CULTURAL RESOURCES PROFE (cont.) RECOMMND

disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, facilitate any required consultations, and potential recovery of cultural resources in coordination with any required tribal or special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources in compliance with CEQA-based mitigation. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the process.

2)The archaeological monitoring agreement shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 4 GEN- TRIBAL OBSERVATION RECOMMND

As a result of communications with the Temecula Band of Luiseno Mission Indians (Pechanga), dated April 3, 2012, tribal observation of construction grading is requested by the Tribe. Based on the proximity of the project to known village complexes, the Tribe believes that there is a high possibility that any ground disturbing activities could impact cultural resources.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with and retain a monitor designated by the Temecula Band of Luiseno Mission Indians (Pechanga). This

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

GEN- TRIBAL OBSERVATION (cont.)

RECOMMND

group shall be known as the Tribal Observer for this project. The agreement shall address tribal consultation protocols, the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Observer shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. when archaeological monitoring is being conducted by the Project Archaeologist. The Tribal Observer shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, tribal consultation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the tribal observer agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

- 1) The Project Archaeologist is responsible for implementing mitigation using standard professional practices for cultural resources archaeology, and shall consult with the County, tribal observer, and developer/permit holder throughout the process.
- 2) Tribal monitoring does not replace any required Cultural Resources monitoring by the Project Archaeologist, but rather it serves to facilitate tribal consultation for the Tribe's interests only.
- 3) This agreement shall not modify any approved condition of approval or mitigation measure.
- 4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met. The developer/permit holder shall demonstrate a good-faith effort to secure the tribal observer agreement.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 GEN- TRIBAL OBSERVATION (cont.) (cont.) RECOMMND

5)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 6 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 14 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 20 MAP - SKR FEE CONDITION RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 22 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 24 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7679 has been approved and adopted by the Board of Supervisors and has been made effective.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

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 DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire hydrant and access to the property.

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP STAY OUT OF WC RECOMMND

Parcel 2 proposes grading within the natural watercourse. The natural watercourses should be kept free of buildings

PARCEL MAP Parcel Map #: PM35543

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 MAP STAY OUT OF WC (cont.) RECOMMND

and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings.

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

Pursuant to Ordinance No. 460, Section 13.1, all utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Perris & Perris Union High School District shall be mitigated in accordance with California State law.

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

i.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, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2.Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 3 MAP - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 MAP - WQMP BMP INSPECTION (cont.) RECOMMND

constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 4 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 5 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 6 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 MAP -FIRE SPRINKLER SYSTEM RECOMMND

A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN RESIDENCES PER NFPA 13D,2010 EDITION.PLAN SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP CERTIFY BMP IMPLEMENTATION RECOMMND

The developer must provide to the District documentation signed by a registered engineer, under the state of California, stating that the BMPs are implemented and constructed as shown on the plan.

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the

PARCEL MAP Parcel Map #: PM35543

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 MAP IMPLEMENT WQMP (cont.) RECOMMND

total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 7 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.72 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

09/26/12
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Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

- Prior to the issuance of an occupancy permit, the project
- proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - ROAD IMPROVEMENT RECOMMND

Prior to issuance of any building occupancy permit, the cul-de-sac shall be improved per 50.TRANS.7 - Dedication.

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 12, 2011

TO:

5th Supervisor
5th Planning Commissioner
Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)

Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator J. Jolliffe
Riv. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 152 c/o EDA

Southern California Edison
Southern California Gas
City of Lake Elsinore
Perris Union High School District
Western Municipal Water District
Warm Springs Community

TENTATIVE PARCEL MAP NO. 35543, CHANGE OF ZONE NO. 07679 - EA 42036 -

Applicant: Duane Holmes - Engineer/Representative: Duane Holmes - Fifth Supervisorial District - Meadowbrook Area - Elsinore Area Plan: Community Development: Commercial Residential (CR) - Location: Northerly of Macie Avenue, Southerly of River Road, Easterly of Highway 74 and Westerly of Lizard Rock Road - 4.0 Acres Gross - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST-** Schedule G subdivision of 4.0 acres into 4 parcels. - APN(s): 345-220-042

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on October 23, 2008**. 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.

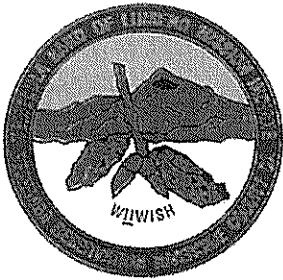
Should you have any questions regarding this project, please do not hesitate to contact **Jeffery Childers**, Project Planner, at **(951) 955-3626** or email at **jchilders@rctlma.org / MAILSTOP# 1070**.

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.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

Chairperson:
Gennaine Arenas

Vice Chairperson:
Mary Bear Magee

Committee Members:
Evie Gerber
Darlene Miranda
Bridgett Barcello Maxwell
Aurelia Marruffo
Richard B. Scearce, III

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

April 3, 2012

VIA E-MAIL and USPS

Ms. Adrienne Rossi
Project Planner
County of Riverside TLMA
4080 Lemon Street, 12th Floor
Riverside, CA 92521

Re: Pechanga Tribe Comments on Parcel Map 35543 (PM 35543), Assessor's Parcel Number (APN) 345-220-042

Dear Ms. Rossi:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Tribe submits these comments concerning the Project's potential impacts to cultural resources in conjunction with the environmental review of the Project and to assist the County in preparing appropriate avoidance measures and mitigation for the cultural resources that may be discovered during development of this Project. The Tribe is concerned that cultural resources may be impacted by the proposed Project, which geographically lies between two village complexes and a blue-line stream which feeds directly into the San Jacinto River. Furthermore, the Tribe holds Federal Reservation lands approximately 0.60 miles from the proposed Project and knows that there are human remains buried in this area.

Based on the proximity of the Project to known village complexes and Pechanga Tribe Reservation land, we believe that there is a high possibility that any ground disturbing activities could impact cultural resources. The Tribe is further concerned that the environmental documents need to accurately and adequately assess impacts to cultural resources, including

whether appropriate preservation and avoidance measures have been adopted to preserve and protect cultural resources. The Tribe requests to consult directly with the County on this Project and we expressly reserve our right to provide additional comments on the scope of appropriate environmental review upon receipt and review of the further Project documentation.

**THE COUNTY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND
CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL
REVIEW PROCESS**

It has been the intent of the Federal Government¹ and the State of California² that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County of Riverside consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, few have excluded this area of unincorporated Riverside County and the Meadowbrook area from their descriptions (Drucker 1939; Heizer and Whipple 1951; Kroeber 1925; Smith and Freers 1994; White 1963; Strong 1929), and such territory descriptions correspond almost identically with that communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining

¹ See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.
² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

traditional Luiseño territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

Luiseño history originates with the creation of all things at *'éxva Teméeku*, in the present day City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the Luiseño deity *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs at Elsinore, where he died (DuBois 1908). He was cremated at *'éxva Teméeku*. It is the Luiseño creation account that connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe). From Elsinore, the people spread out, establishing villages and marking their territories. The first people also became the mountains, plants, animals and heavenly bodies.

Many traditions and stories are passed from generation to generation by songs. One of the Luiseño songs recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From here, they again spread out to the north, south, east and west. Three songs, called *Moníivol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110). Further, the story of *Táakwish* and *Tukupar* includes place names for events from the Idyllwild area to the Glen Ivy/Corona area (Kroeber 1906), which encompasses the Project area. In addition, Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights to an area extending from Rawson Canyon on the east, over to Lake Mathews on the northwest, down Temescal Canyon to Temecula, eastward to Aguanga, and then along the crest of the Cahuilla range back to Rawson Canyon. The Project area is located within the center of this culturally affiliated territory. The Native American Heritage Commission (NAHC) Most Likely Descendent (MLD) files substantiate this habitation and migration record from oral tradition. These examples illustrate a direct correlation between the oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

Tóota yixélval (rock art) is also an important element in the determination of Luiseño territorial boundaries. *Tóota yixélval* can consist of petroglyphs (incised) elements, or pictographs (painted) elements. The science of archaeology tells us that places can be described through these elements. Riverside and Northern San Diego Counties are home to red-pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. The San Luis Rey style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain

and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

An additional type of *tóota yixélval*, identified by archaeologists also as rock art or petroglyphs, are cupules. Throughout Luiseño territory, there are certain types of large boulders, taking the shape of mushrooms or waves, which contain numerous small pecked and ground indentations, or cupules. Many of these cupule boulders have been identified within a few miles of the Project. Additionally, according to historian Constance DuBois:

When the people scattered from Ekvo Temeko, Temecula, they were very powerful. When they got to a place, they would sing a song to make water come there, and would call that place theirs; or they would scoop out a hollow in a rock with their hands to have that for their mark as a claim upon the land. The different parties of people had their own marks. For instance, Albañas's ancestors had theirs, and Lucario's people had theirs, and their own songs of Munival to tell how they traveled from Temecula, of the spots where they stopped and about the different places they claimed (1908:158).

Thus, our songs and stories, our indigenous place names, as well as academic works, demonstrate that the Luiseño people who occupied what we know today as Meadowbrook, Lake Elsinore, Perris, Canyon Lake and unincorporated Riverside County are ancestors of the present-day Luiseño/Pechanga people, and as such, Pechanga is culturally affiliated to this geographic area.

The Tribe welcomes the opportunity to meet with the County to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction.

REQUESTED TRIBAL INVOLVEMENT

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians and is within 0.60 miles of the Pechanga Reservation lands at Meadowbrook. The Pechanga Band is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to tribal cultural resources and traditional cultural landscapes. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items that may be discovered in the course of the work.

As stated above, the Project is located between two known Luiseño village complexes – Meadowbrook, located 0.60 miles away and North Peak, located just over 1.50 miles away. This area also contains multiple smaller habitation areas that make up the complex, which may be

associated with the communities at *'iténgvu Wumówmu* (Lake Elsinore) or even the Audie Murphy complex located farther southeast. Regardless, the Tribe knows that this area was utilized heavily by their ancestors and is concerned that cultural resources may be impacted by any proposed development, either associated with this Parcel Map or with any development on the property in the future. To date, the Tribe has not had the opportunity to visit the property nor have we reviewed a current archaeological study. We further understand that an archaeological study has not been prepared nor will one be required by the County for this Project. Therefore, the Tribe requests to consult with the County in order to discuss the potential for surface and/or subsurface cultural resource to be impacted by the Project and determine avoidance and preservation measures if necessary. Because we do not have all the Project information, it is too early to provide specific mitigation measures and none are included herein.

At this time, the Tribe requests to be involved and participate with the County in assuring that an adequate environmental assessment is completed, and in developing all avoidance, preservation and mitigation plans and measures for the duration of the Project. Based upon the information received on this Project during consultation, the Tribe may request that professional Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any additional archeological excavations performed, in addition to preservation and avoidance measures.

Furthermore, the CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5). The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §1506a.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5- 10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and assure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory and proximity to Tribal Reservation lands, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments on PM 35543
April 3, 2012
Page 6

course of this Project. We are concerned about the potential for disturbing human remains on this Project as we are aware of burials in the area.

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. Further, the Tribe reserves the right to participate in the regulatory process and provide comment on issues pertaining to the regulatory process and Project approval.

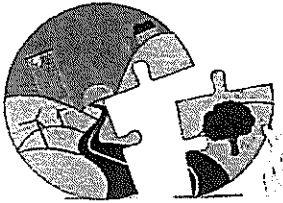
The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8104 or at ahoover@pechanga-nsn.gov once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

*Carolyn Syms Luna
Director*

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: DM 35543 / C27679 DATE SUBMITTED: 12/13/11

APPLICATION INFORMATION

Applicant's Name: SPENCER FREEMAN E-Mail: spencer@freemason.com

Mailing Address: 21275 RIVER ROAD
PERRIS CA 92570
City State ZIP

Daytime Phone No: (951) 746 5197 Fax No: ()

Engineer/Representative's Name: COLLINS ALLAN E-Mail: allan@engineeringdy.com

Mailing Address: 17906 COVINE WAY
RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 776 1515 Fax No: (951) 776 1585

Property Owner's Name: SPENCER FREEMAN E-Mail: spencer@freemanson.com

Mailing Address: 21275 RIVER ROAD
PERRIS CA 92570
City State ZIP

Daytime Phone No: (951) 746-5197 Fax No: ()

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

Desert Office · 38686 El Cerrito Road
 Palm Desert, California 92211
 (760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

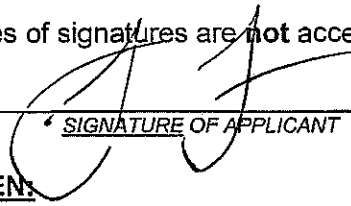
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Spencer Freeman

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

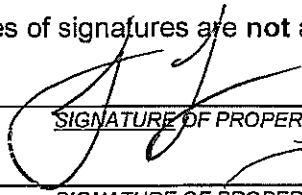
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Spencer Freeman

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 345-220-042

Section: 15 Township: 5S Range: 4W

Approximate Gross Acreage: 3.72

General location (nearby or cross streets): North of Marie Ave, South of

APPLICATION FOR LAND USE AND DEVELOPMENT

River Rd, East of STATE HWY 74, West of SARAH RD.

Thomas Brothers map, edition year, page number, and coordinates: 2010 - PAGE 836 J-4

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

PARCEL MAP PROPOSAL TO SPLIT A 3.75 ACRE GROVE LOT INTO 3 - 1 ACRE MIN LOTS

Related cases filed in conjunction with this request:

CHANGE OF ZONE CZ 7679

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). CZ 7679 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) / E.I.R. No. (if applicable): /

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: BIOLOGICAL REPORT - SUBMITTED TO COUNTY

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) SEPTIC SYSTEM

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 50 CY

Estimated amount of fill = cubic yards 50 CY

Does the project need to import or export dirt? Yes No

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/25/2012

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

APN (s) or case numbers Pm 35543 For

Company or Individual's Name Planning Department,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

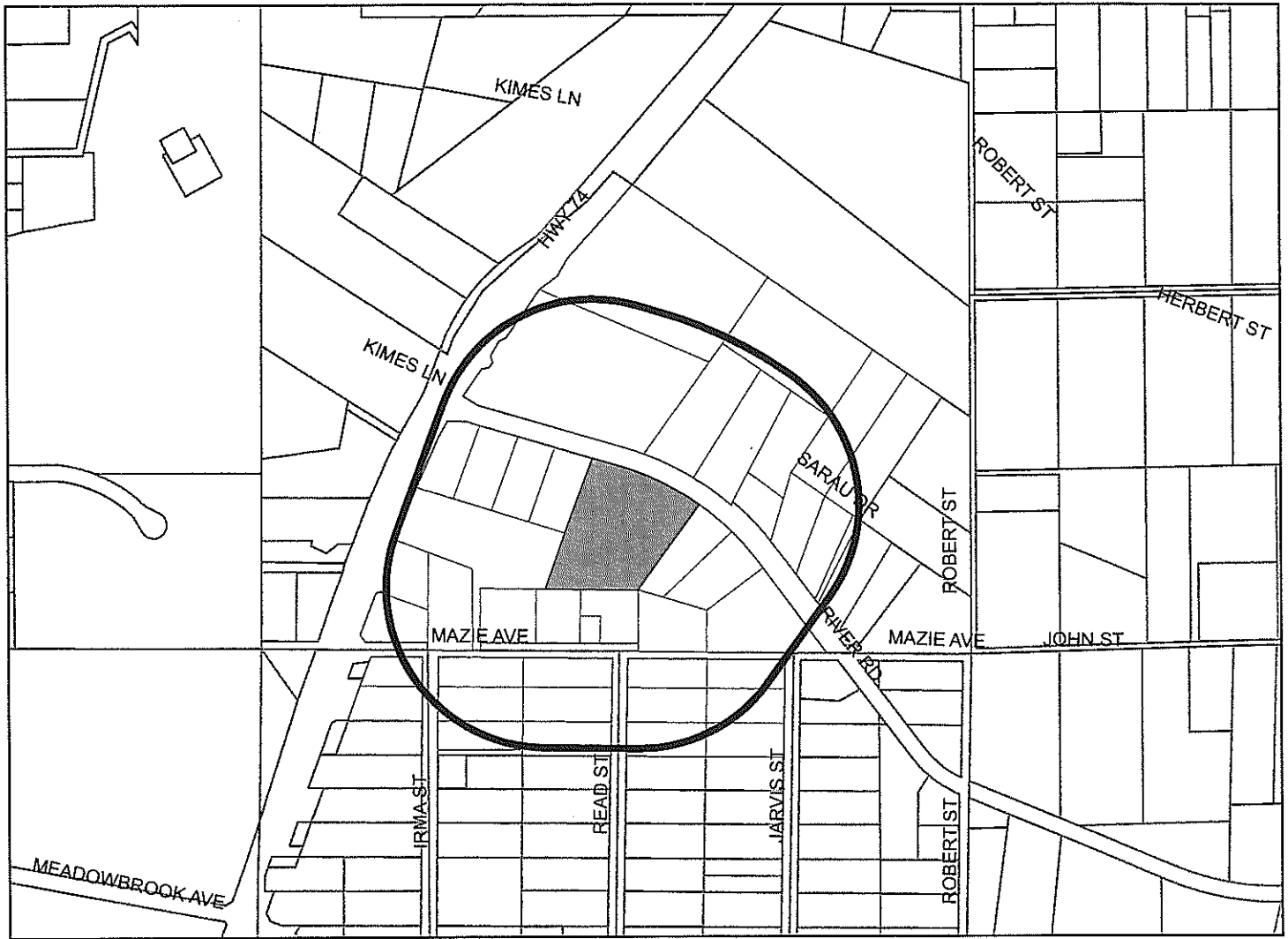
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Approved
3/25/13
[Signature]

PM35543 (600 feet buffer)



Selected Parcels

345-220-054	345-220-068	349-350-020	345-220-018	349-350-003	345-220-037	345-220-076	345-220-081	345-220-051	345-220-044
345-220-074	349-350-018	345-220-075	345-220-055	349-350-001	345-220-045	345-220-069	345-220-057	345-220-050	349-342-021
349-342-022	345-220-036	349-350-019	349-360-018	345-220-088	345-220-053	345-220-007	349-360-022	345-220-047	345-220-080
345-220-067	349-360-016	345-220-087	345-220-052	349-360-017	345-220-008	345-220-017	345-220-042	349-350-002	345-220-085
345-220-046	345-220-023	349-360-001	349-360-002						



530 265 0 530 Feet

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.

ASMT: 345220007, APN: 345220007
MARY FARRELL
27601 SUN CITY BLVD 278
SUN CITY CA 92586

ASMT: 345220044, APN: 345220044
DAVID PUIKUNAS
3370 VIA ELBA
LOMPOC CA 93436

ASMT: 345220008, APN: 345220008
DEBORAH HILL, ETAL
21380 RIVER RD
PERRIS, CA. 92570

ASMT: 345220045, APN: 345220045
SAEDA RASHID, ETAL
1104 KENDRICK CIR
CORONA CA 92881

ASMT: 345220018, APN: 345220018
ARTHUR COPPER
4207 DON ORTEGA PL
LOS ANGELES CA 90008

ASMT: 345220046, APN: 345220046
TRACY FODOR
21240 MAZIE AVE
PERRIS, CA. 92570

ASMT: 345220023, APN: 345220023
LINDA CROW, ETAL
C/O GARY A MCARTHUR
19014 CANYON DR
VILLA PARK CA 92667

ASMT: 345220047, APN: 345220047
SANDRA ULLOA, ETAL
21246 MAZIE AVE
PERRIS, CA. 92570

ASMT: 345220036, APN: 345220036
LISA RUBIN
18321 VENTURA BLV NO 815
TARZANA CA 91356

ASMT: 345220050, APN: 345220050
JULIE YAZBECK
21220 MAZIE AVE
PERRIS, CA. 92570

ASMT: 345220037, APN: 345220037
CHARLES KNAPP
28720 JENNY LN
MENIFEE CA 92584

ASMT: 345220051, APN: 345220051
SELINA HAMILTON, ETAL
21625 CALLE MONACO
MORENO VALLEY CA 92557

ASMT: 345220042, APN: 345220042
TERESA FREEMAN, ETAL
22359 BOATING WAY
CANYON LAKE CA 92587

ASMT: 345220052, APN: 345220052
NANCY BROWN, ETAL
21325 RIVER RD
PERRIS, CA. 92570

ASMT: 345220053, APN: 345220053
MARTHA SOTO
21333 RIVER RD
PERRIS, CA. 92570

ASMT: 345220074, APN: 345220074
ZIKA NEDROW, ETAL
21344 RIVER RD
PERRIS, CA. 92570

ASMT: 345220054, APN: 345220054
MARIA RAYA, ETAL
21341 RIVER RD
PERRIS, CA. 92570

ASMT: 345220075, APN: 345220075
NANCY RUIZ HIDALGO, ETAL
21412 MONETA AVE
CARSON CA 90745

ASMT: 345220055, APN: 345220055
NANCY SPRANGER, ETAL
26770 LIZZARD ROCK
PERRIS, CA. 92570

ASMT: 345220080, APN: 345220080
PETER WONG
10391 BONNIE DR
GARDEN GROVE CA 92843

ASMT: 345220057, APN: 345220057
FABIOLA MENDOZA, ETAL
32302 ALIPAZ ST NO 14
SAN JUAN CAPO CA 92675

ASMT: 345220081, APN: 345220081
BARBARA WIELAND, ETAL
19821 POTOMAC LN
HUNTINGTON BEACH CA 92646

ASMT: 345220067, APN: 345220067
QUYEN TRAN
10585 SLATER AVE NO 5
FOUNTAIN VALLEY CA 92708

ASMT: 345220085, APN: 345220085
THERESA FREESE
P O BOX 40378
SAN DIEGO CA 92164

ASMT: 345220068, APN: 345220068
ALLEN FAMILY REV TRUST
PMB 131
750 S LINCOLN AVE STE 104
CORONA CA 92882

ASMT: 345220087, APN: 345220087
RANDY HOOVER
26900 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 345220069, APN: 345220069
JESSE CISNEROS
1750 CLOVER TREE CT
CHULA VISTA CA 91913

ASMT: 345220088, APN: 345220088
HONG HUYNH, ETAL
30 ASCENSION
IRVINE CA 92612



ASMT: 349342022, APN: 349342022
LILLIE BONNER
27020 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 349360016, APN: 349360016
RAFAEL ROSALES
27065 JARVIS ST
PERRIS, CA. 92570

ASMT: 349350002, APN: 349350002
HARRY BENTLEY, ETAL
620 S ANTHONY ST
ANAHEIM CA 92804

ASMT: 349360017, APN: 349360017
CAROL FULLER, ETAL
P O BOX 324
TEMECULA CA 92593

ASMT: 349350003, APN: 349350003
BARBARA CHACHULSKI
22600 BUTTERCUP PL
SUN CITY CA 92587

ASMT: 349360018, APN: 349360018
MARGARITA VALLADOLID
27001 JARVIS ST
PERRIS, CA. 92570

ASMT: 349350018, APN: 349350018
DEBBIE GILLIAM, ETAL
31892 BIRCHWOOD DR
LAKE ELSINORE CA 92532

ASMT: 349360022, APN: 349360022
RENATE FRUHNER, ETAL
922 SAND SPOLING AVE
WHITTIER CA 90601

ASMT: 349350019, APN: 349350019
RUTH GRITTON, ETAL
27245 HIGHWAY 74
PERRIS CA 92570

ASMT: 349350020, APN: 349350020
BRENDA FIELDS, ETAL
21221 MAZIE AVE
PERRIS, CA. 92570

ASMT: 349360002, APN: 349360002
YVONNE EIGENBERG
954 ROSE AVE
PIEDMONT CA 94611

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Elsinore Valley
Municipal Water District
31315 Chaney St.
Elsinore, CA 92531

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

Perris Union High School District
ATTN: Emmanuelle Reynolds
155 E. 4th St.
Perris, CA 92570

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Warm Springs Community of Interest
ATTN: George Etzel
29315 Third St.
Lake Elsinore, CA 92532

Applicant/Owner:
Spencer Freeman
21275 River Road
Perris, CA 92570

Eng-Rep:
Collins Allan
17906 Corrine Way
Riverside, CA 92504

Applicant/Owner:
Spencer Freeman
21275 River Road
Perris, CA 92570

Eng-Rep:
Collins Allan
17906 Corrine Way
Riverside, CA 92504



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42036/PM35543/CZ07679

Project Title/Case Numbers

Damaris Abraham

County Contact Person

951-955-5719

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Spencer Freeman

Project Applicant

21275 River Road, Perris, CA 92570

Address

The project site is located northerly of Mazie Avenue, on the southerly side of River Road, and easterly of Highway 74.

Project Location

The Change of Zone proposes to change the site's zoning from Rural Residential (R-R) to Residential Agricultural – 1 Acre Minimum (R-A-1). The Tentative Parcel Map is a Schedule "H" subdivision of 3.72 acres into three (3) residential parcels ranging in size from 1.01 acres to 1.22 acres.

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,101.50 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PM35543\DH-PC-BOS Hearings\PCINOD Form.PM35543.docx

Please charge deposit fee case#: ZEA42036 ZCFG5387 \$.2,165.50

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PM35543/CZ07679

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

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

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: September 26, 2012

Applicant/Project Sponsor: Spencer Freeman Date Submitted: September 5, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Damaris Abraham at (951) 955-5719.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PM35543\DH-PC-BOS Hearings\PC\Mitigated Negative Declaration.PM35543.docx

Please charge deposit fee case#: ZEA42036 ZCFG5387 \$2,165.50

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R0809674

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

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

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

Received from: FREEMAN SPENCER AND TERESA \$64.00
paid by: CK 1020
CALIFORNIA FISH AND GAME FOR EA42036
paid towards: CFG05387 CALIF FISH & GAME: DOC FEE
at parcel: 21275 RIVER RD PERR
appl type: CFG3

By _____ Sep 09, 2008 14:43
MBRASWEL posting date Sep 09, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1200090

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

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

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

Received from: FREEMAN SPENCER AND TERESA \$2,101.50
paid by: CK 1093
CALIFORNIA FISH AND GAME FOR EA42036
paid towards: CFG05387 CALIF FISH & GAME: DOC FEE
at parcel: 21275 RIVER RD PERR
appl type: CFG3

By _____ Jan 04, 2012 16:03
GLKING posting date Jan 04, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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

Agenda Item No.: 3.2
Area Plan: Temescal Canyon
Zoning District: East Corona
Supervisory District: Second/Second
Project Planner: Matt Straite
Planning Commission: November 7, 2012

GENERAL PLAN AMENDMENT NO. 778
CHANGE OF ZONE NO. 7270
TENTATIVE TRACT MAP NO. 33248
Environmental Assessment No. 40396
Applicant: Elias Alfata
Engineer/Representative: Elias Alfata

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 778 proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) {the project site includes areas designated Rural: Rural Mountainous; but no change is proposed to this area} Land Use Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). Planning Staff is proposing an alternative designation of Community Development: Low Density Residential (CD:LDR) for the residential 10.58 acres of the Project, Open Space: Conservation (OS:C) and the current Rural Mountainous (R:RM) designation remain (as reflected on Exhibit 7). See below for more information.

Change of Zone No. 7270 proposes to amend the zoning for the site from Residential Agriculture- Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5).

Tentative Tract Map No. 33248 proposes a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7,200 square feet and one (1) 6.73 acre lot for open space.

The proposed Amendment is located in the Temescal Canyon Area Plan; more specifically, the project is located Southerly of Indiana Avenue, easterly of Lincoln Street.

ISSUES OF POTENTIAL CONCERN:

General Plan Density:

The density of the proposed map would have been inconsistent with the proposed Medium Density Residential (MDR) density range of 2-5 dwelling units per acre. However, the project is consistent with the density allotted in the Community Development: Low Density Residential (CD:LDR). The residential portion of the project site is 10.58 acres and proposes 16 residential lots. With a ½ Acre minimum lot size the 10.58 acres would support a maximum of 20 residential lots, on average (taking street areas into account). So the residential portion of the project is consistent with the density requirements of the Low Density Residential designation. Therefore, Staff is proposing alternative General Plan Land Use designations of Community Development: Low Density Residential (CD:LDR) with a ½ acre minimum lot size; the Rural: Rural Mountainous (RM) portion would remain unchanged, and the remainder of property would change to Open Space- Conservation (OS-C). Switching a Community Development foundation designation to an Open Space foundation designation is permissible pursuant to the recently adopted General Plan Amendment (County initiated GPA01075) whereby any designation can change to or from the Open Space Foundation.

Flood Control Review:

D.M.

The Project had most department approvals in 2008; however, the State has changed many requirements between 2008 and today. To be conservative Planning sent requests to all departments for any possible changes that may need to happen to the exhibit to stay current with current requirements. Flood Control indicated that the project needed to comply with more stringent water quality requirements. To address this concern they have added requirements that each individual lot provide water quality features prior to any discharge into the streets.

Dedication/ Vacation:

Part of the project along Indiana Ave currently proposes residential lots in a Right of Way owned by the City of Riverside. The City has indicated that they are planning to provide the property to the applicant upon vacation, which has been added as a condition of approval. The Right of Way was a former channel alignment that has long been abandoned. Additionally, the parcel for the ROW extends into the City of Riverside, and outside the project boundary. This has been addressed by assuring that the zoning and the General Plan changes will not alter the designation of property outside the County jurisdiction; however, it will alter the designations for a small portion of property that is outside the map limits. For this reason the proposed Tract Map and the CZ/GPA do not have identical Project boundaries. This is to assure that the previous right of way is assigned a General Plan Land Use designation and Zoning.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. General Plan Land Use (Ex. #6): | Community Development: Estate Density Residential (CD:EDR), Rural: Rural Mountainous (R:RM) and Agriculture: Agriculture (AG:AG) |
| 2. Proposed General Plan Land Use (Ex. 6 and 7): | The applicant is proposing Medium Density Residential (MDR), Open Space: Conservation (OS:C); Staff is proposing an alternative of Community Development: Low Density Residential (CD:LDR), the Rural: Rural Mountainous (RM) portion would remain unchanged, and Open Space: Conservation (OS:C) |
| 3. Proposed Zoning (Ex. #3): | One Family Dwellings- 10,000 Square Foot Minimum (R-1-10,000) and Open Area Combining Zone Residential Developments (R-5). |
| 4. Surrounding Zoning (Ex. #3): | North: One Family Dwelling (R-1)
East: Residential Agriculture- Two Acre Minimum (R-A-2)
South: Residential Agriculture- Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5). |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | North: Single Family Residences
East: Single Family Residences
South: Vacant
West: Single Family Residences |

7. Project Data:

Total Acreage: 18 Acres (10.58 residential)

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40396**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

DENIAL of **GENERAL PLAN AMENDMENT NO. 778**, proposing to amend the Land Use Designation for the subject property from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (AG:AG) to Community Development: Medium Density Residential (CD:MDR) and Open Space- Conservation (OS-C) (the Rural: Rural Mountainous (R:RM) designation will remain unchanged) as shown in Exhibit No. 6; but,

TENTATIVE APPROVAL of **GENERAL PLAN AMENDMENT NO. 778** amending portions of the existing lot's Land Use Designation for the subject property from Community Development: Estate Density Residential (CD:EDR), and Agriculture: Agriculture (AG:AG) to Community Development: Low Density Residential (CD:LDR); and Open Space- Conservation (OS-C) (the Rural: Rural Mountainous (R:RM) designation will remain unchanged) as shown in Exhibit No. 7;

TENTATIVE APPROVAL of the Planning Commission Resolution recommending adoption of General Plan Amendment No. 778 to the Riverside County Board of Supervisors;

APPROVAL of **CHANGE OF ZONE NO. 7270**, amending the zoning classification for the subject property from Residential Agriculture- Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5) in accordance with the Zoning Exhibit 3; based upon the findings and conclusions incorporated in the staff report; and, pending Ordinance adoption by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 33248**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Community Development: Low Density Residential (CD:EDR), Open Space: Conservation (OS:C) and Rural: Rural Mountainous (R:RM) Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.

4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Community Development: Estate Density Residential (CD:EDR), Rural: Rural Mountainous (R:RM) and Agriculture: Agriculture (AG:AG) on the Temescal Canyon Area Plan.
2. The proposed uses, residential lots with a minimum of ½ acre, is a permitted use in the Community Development: Estate Density Residential (CD:EDR) designation. No use is proposed on the Open Space: Conservation (OS:C) or Rural: Rural Mountainous (R:RM) designation.
3. The General Plan Amendment proposes three different foundation changes:
 - Inter-foundation change from Community Development Estate Density Residential (EDR) to Low Density Residential (LDR)
 - Community Development foundation to Open Space foundation
 - Agriculture foundation to Open Space foundation

Each change has requirements as outlined in Chapter 11 of the General Plan. The required findings for each are outlined below.

A. Inter-foundation and Open Space Findings:

Three findings are required for this category:¹

- 1) The proposed General Plan Amendment does not involve a change in or conflict with the Riverside County Vision; or any General Plan Principle and does not involve a change detrimental to a Riverside County Foundation Component.
 - (i) The proposed amendment conforms to the fundamental values stated in the Riverside County Integrated Plan Vision. The Vision calls for density appropriate to the surroundings. However, the existing designations are far

¹ Pursuant to revisions to Chapter 11 (Administration Element) of the General Plan resulting from General Plan Amendment No. 1070 a change from any foundation to the Open Space foundation is treated as if it were an inter-foundation change.

- larger than those surrounding the site and would not have acted as a transition or buffer to other uses.
- (ii) Any General Plan Principle: Based on Staff Review, the project is consistent with each of the General Plan Principals and Policies based on analysis provided in the Project's EIR.
 - (iii) The General Plan Amendment involves a change in the Rural Community, Agriculture and Open Space Foundation Component designation; however all changes are consistent with the Rural Community and Open Space designations.
- 2) The proposed Amendment contributes to the achievement of the purposes of the General Plan and is not detrimental to them. The subject property is currently inconsistent with the surrounding development. The proposed change makes the property consistent with the densities surrounding the development. The current project designation does not provide a buffer or transition to other designations and conforming the site to surrounding densities furthers the purposes of the General Plan.
- 3) The In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made. An amendment to the General Plan is required to address changes in public ownership. Part of the subject site features property that is currently under ownership of the City of Riverside. The City's property currently separates the rest of the subject site from Indiana Ave, making development of the entire site difficult. The City has agreed to grant ownership of the property to the land owner upon verification of vacation, which is a condition of approval of the project. With this land ownership change, the property should conform to surrounding densities as much as possible. This proposed change will address such a need.

B. Agriculture Required Findings:

One finding is required- That the project contributes to the achievement of the purposes of the General Plan. See above for finding. Additionally it is required to show that the project does not exceed a 7% conversion threshold of all Agricultural land in one of three areas. The area in question for this project is the "the area covered by all other area plans" as indicated in Chapter 11 of the General Plan. The proposed change is requesting to convert 0.52 acres of Agriculture to Open Space. Given the small size of the proposed conversion the project will not trigger the 7% threshold and is consistent with this provision.

- 4. The project site is surrounded by properties which are designated Community Development: Estate Density Residential (CD:EDR) and Rural: Rural Mountainous (R:RM) to the east, Community Development: Medium Density Residential (CD:MDR) to the north, Community Development: Medium High Density Residential (CD:MHDR) to the west, and Community Development: Estate Density Residential (CD:EDR) and Rural: Rural Mountainous (R:RM), and Agriculture: Agriculture (AG:AG), and Open Space: Conservation (OS:C) to the south.
- 5. Existing zoning for the subject site is Residential Agricultural- Two Acre Minimum (R-A-2).

6. Proposed zoning for the subject site is One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5).
7. The project site is surrounded by properties which are zoned One Family Dwelling (R-1) to the north, Residential Agriculture- Two Acre Minimum (R-A-2) to the east, Residential Agriculture- Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5) to the south.
8. Similar uses have been constructed and are operating in the project vicinity.
9. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
10. This project is within the City Sphere of Influence of Riverside.
11. Environmental Assessment No. 40396 identified the following potentially significant impacts:
 - a. Cultural Resources
 - b. Hydrology/ Water Quality

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agricultural Preserve
 - b. An Airport Influence Area
 - c. A Dam Inundation zone
 - d. A Fault Zone
 - e. Ord. No. 655 Mount Palomar Lighting Influence Area (51.24 miles).
 - f. Ord. No. 663.10 Stephen's Kangaroo Rat Fee Area
3. The project site is located within:
 - a. A Redevelopment Area: DCPA
 - b. A Flood Zone
 - c. Alvord Unified School District
 - d. A High Fire Area
4. The subject site is currently designated as Assessor's Parcel Numbers 135-280-001, 135-204-007, 135-204-005, and 135-204-006.

2 **RESOLUTION**

3 **RECOMMENDING ADOPTION OF**

4 **GENERAL PLAN AMENDMENT NO. 951 AND SPECIFIC PLAN NO. 380**

5 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a
6 public hearing was held before the Riverside County Planning Commission in Riverside, California on
7 November 7, 2012, to consider the above-referenced matter; and,

8 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
9 County Rules to Implement the Act have been met and the environmental document prepared or relied on
10 is sufficiently detailed so that all the potentially significant effects of the project on the environment and
11 measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with
12 the above-referenced Act and Procedures; and,

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

15 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
16 Commission of the County of Riverside, in regular session assembled on November 7, 2012, that it has
17 reviewed and considered the environmental document prepared or relied on and recommends the
18 following based on the staff report and the findings and conclusions stated therein:

19 **ADOPTION** of the environmental document, Environmental Assessment No. 40396; and,

20 **APPROVAL** of Tentative Tract Map No. 33248

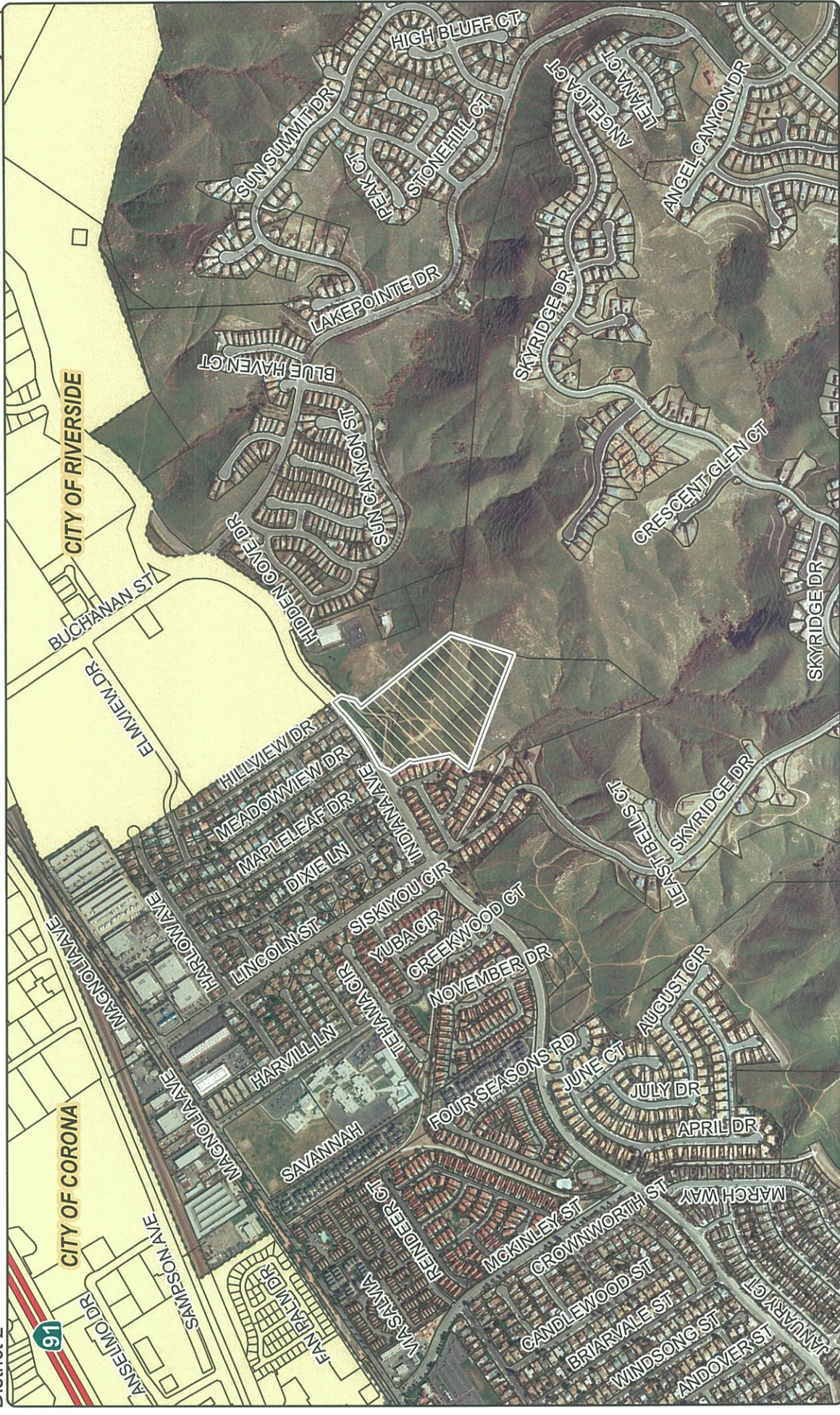
21 **ADOPTION** of Change of Zone No. 7270; and,

22 **ADOPTION** of General Plan Amendment No. 778.

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00778 CZ07270 TR33248
VICINITY/POLICY AREAS

Supervisor Tavaglione
 District 2

Date Drawn: 9/19/12
 Vicinity Map



Zoning District: EAST CORONA
 Township/Range: T3SR6W
 Section: 27

Assessors Bk. Pg. 135--20, 28
 Thomas Bros. Pg. 744 C4
 Edition 2009



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.ftma.co.riverside.ca.us/index.html>

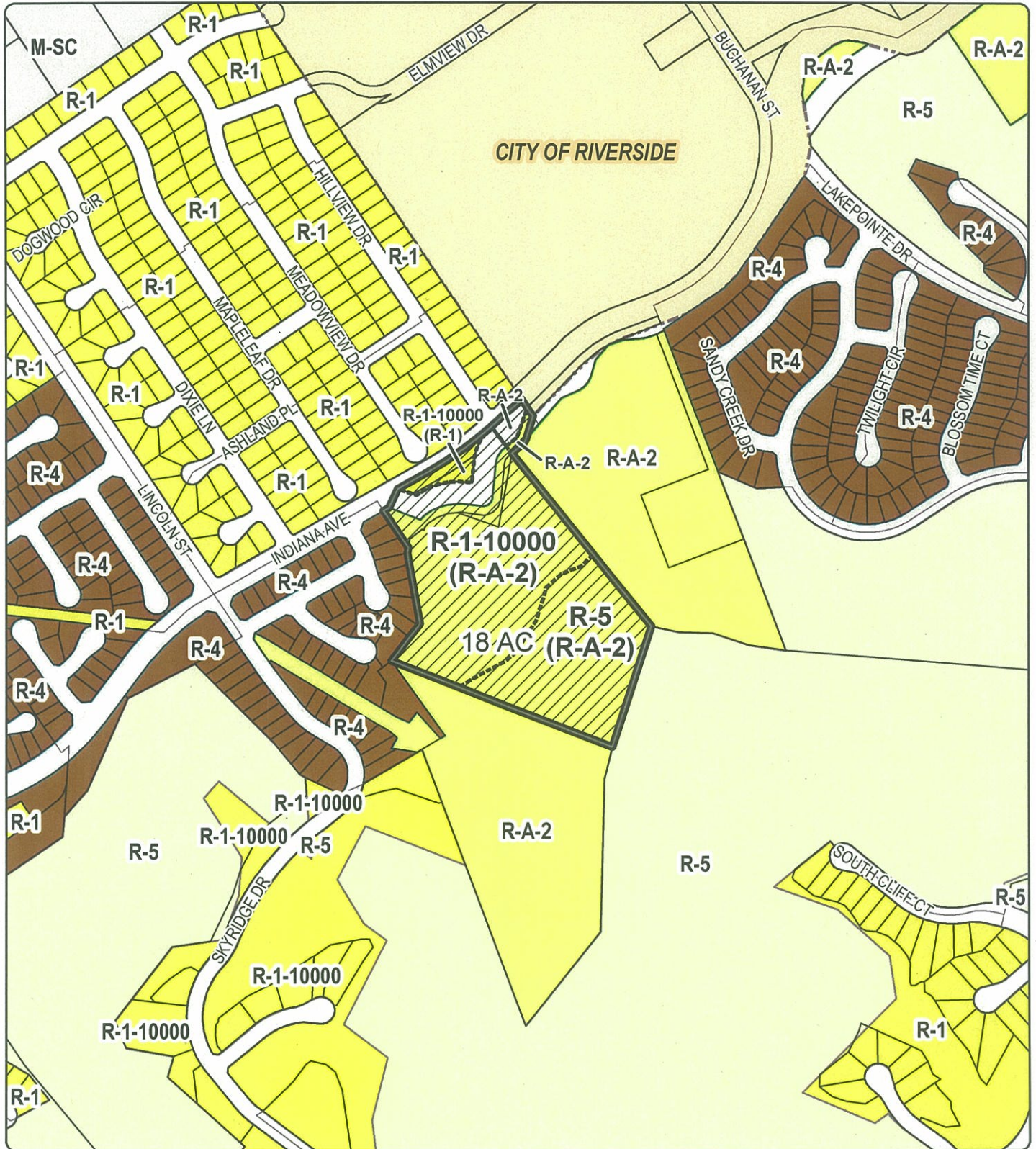
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00778 CZ07270 TR33248

PROPOSED ZONING

Supervisor Tavaglione
District 2

Date Drawn: 9/18/12
Exhibit 3



Zoning District: EAST CORONA
Township/Range: T3SR6W
Section: 27

Assessors Bk. Pg. 135--20, 28
Thomas Bros. Pg. 744 C4
Edition 2009



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>



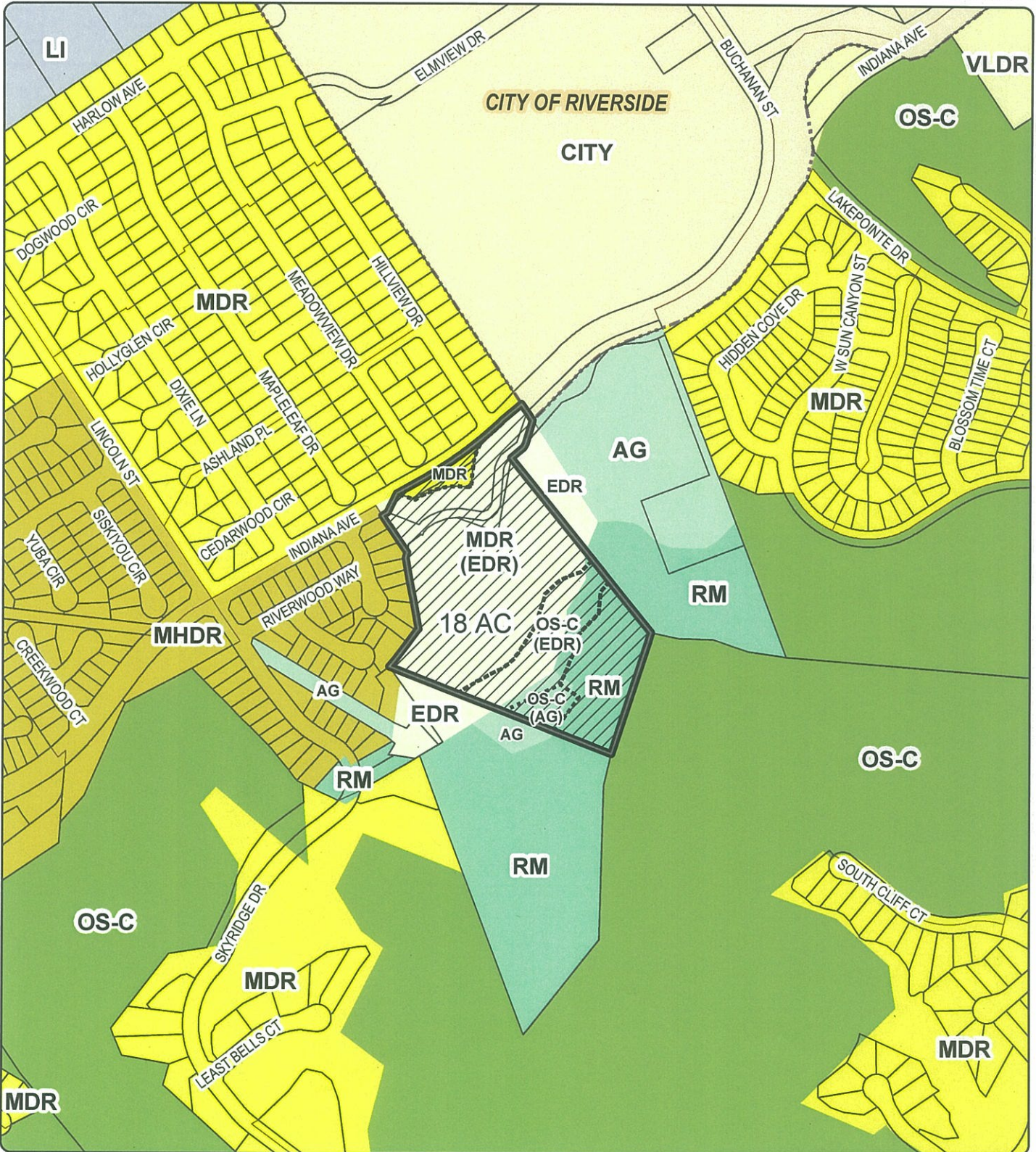
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00778 CZ07270 TR33248

PROPOSED GENERAL PLAN

Supervisor Tavaglione
District 2

Date Drawn: 9/18/12
Exhibit 6



Zoning District: EAST CORONA
Township/Range: T3SR6W
Section: 27

Assessors Bk. Pg. 135--20, 28
Thomas Bros. Pg. 744 C4
Edition 2009



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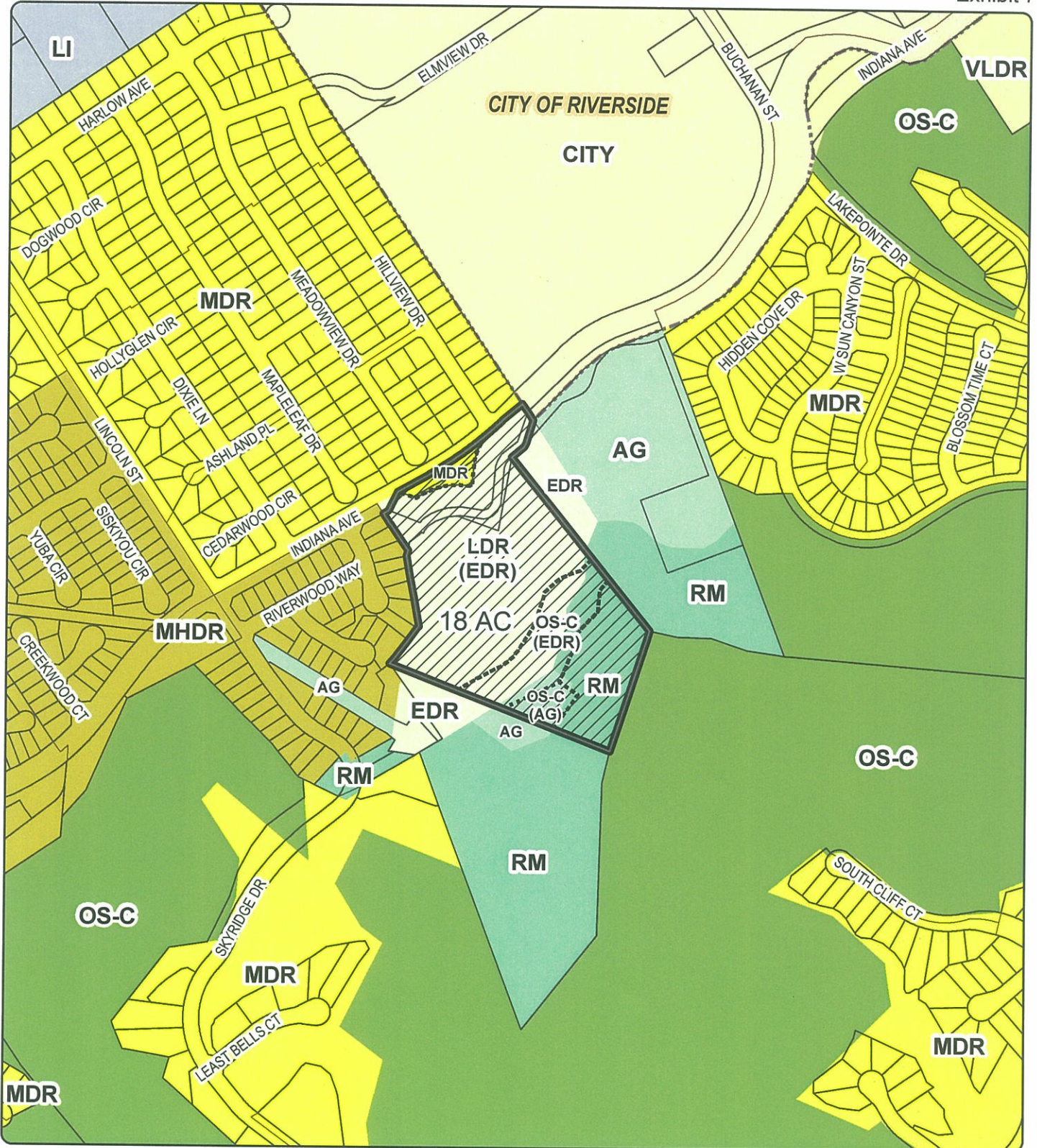
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA00778 CZ07270 TR33248

RECOMMENDED GENERAL PLAN

Supervisor Tavaglione
District 2

Date Drawn: 9/25/12
Exhibit 7



Zoning District: EAST CORONA
Township/Range: T3SR6W
Section: 27

Assessors Bk. Pg. 135--20, 28
Thomas Bros. Pg. 744 C4
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA00778 CZ07270 TR33248

Supervisor Tavaglione
District 2

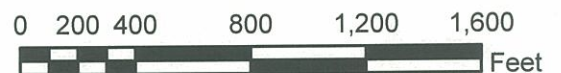
Date Drawn: 9/19/11
Exhibit 1

LAND USE



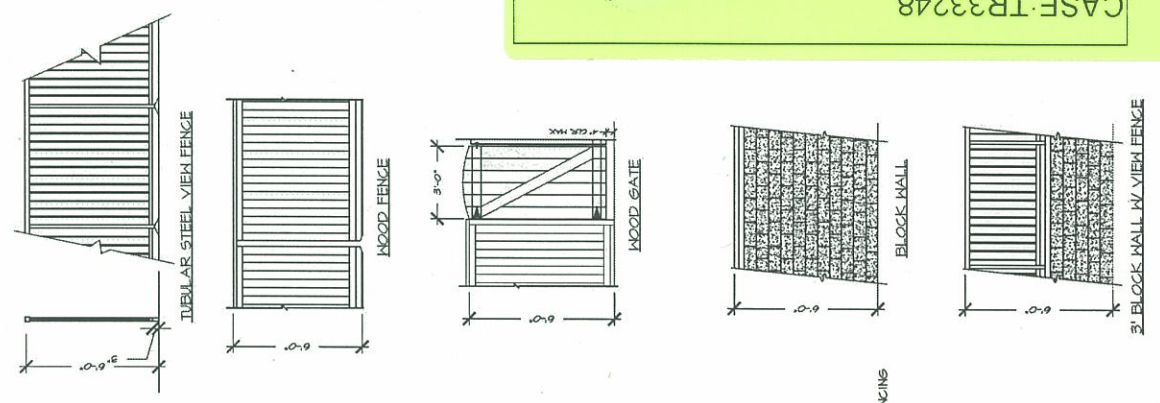
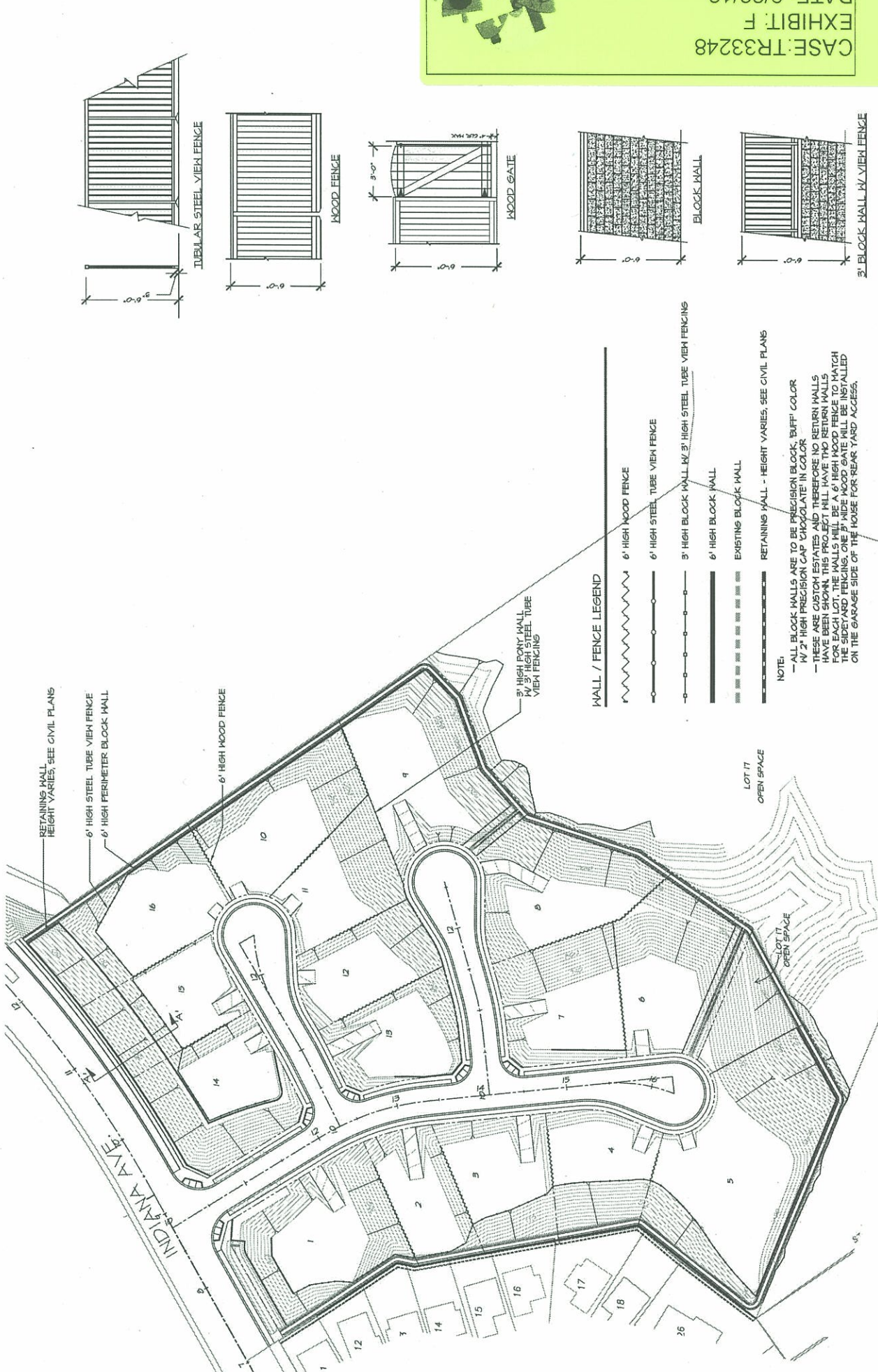
Zoning District: EAST CORONA
Township/Range: T3SR6W
Section: 27

Assessors Bk. Pg. 135--20, 28
Thomas Bros. Pg. 744 C4
Edition 2009



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.lta.ca.us/index.html>

CONCEPTUAL FENCING PLAN
 TRACT #33248 16 LOT DEVELOPMENT
 CASE # GPA778, CZ7270
 IAN DAVISON LANDSCAPE ARCHITECT
 3744 TENTH STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92501 951-883-1883



RETAINING WALL - HEIGHT VARIES, SEE CIVIL PLANS

6' HIGH STEEL TUBE VIEW FENCE

6' HIGH WOOD FENCE

3' HIGH PONY WALL W/ 3' HIGH STEEL TUBE VIEW FENCING

LOT 17 OPEN SPACE

LOT 17 OPEN SPACE

INDIANA AVE

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 33248
 THE REAL PROPERTY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 LEGAL DESCRIPTIONS ATTACHED HERETO AS SUBSET "A" AND "B" ARE A JOINT RESUB
 ALSO BEING VACANT PARCELS ADJACENT TO TRACT NO. 33247

OWNER
 TRACT 33248
 TRACT 33247

APPLICANT
 TRACT 33248
 TRACT 33247

ENGINEER
 TRACT 33248
 TRACT 33247

ASSESSORS PARCEL NUMBERS
 TRACT 33248
 TRACT 33247

ZONING/LANDUSE
 TRACT 33248
 TRACT 33247

UTILITY SURVEYORS
 TRACT 33248
 TRACT 33247

PROJECT NOTES

1. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.
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20. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN UNLESS OTHERWISE NOTED.

APPROVED No. 2
 TENTATIVE TRACT NO. 33248
 RIVERSIDE, CALIFORNIA

ENGINEER
 TRACT 33248
 TRACT 33247

SCALE 1" = 80'

SECTION A
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION B
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION C
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION D
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION E
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION F
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION G
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION H
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION I
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION J
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION K
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION L
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION M
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION N
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION O
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION P
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION Q
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION R
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION S
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SECTION T
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SECTION U
 PART PROPOSED ADDITION TO ADIANA AVE

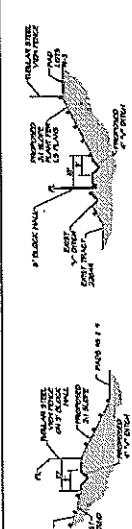
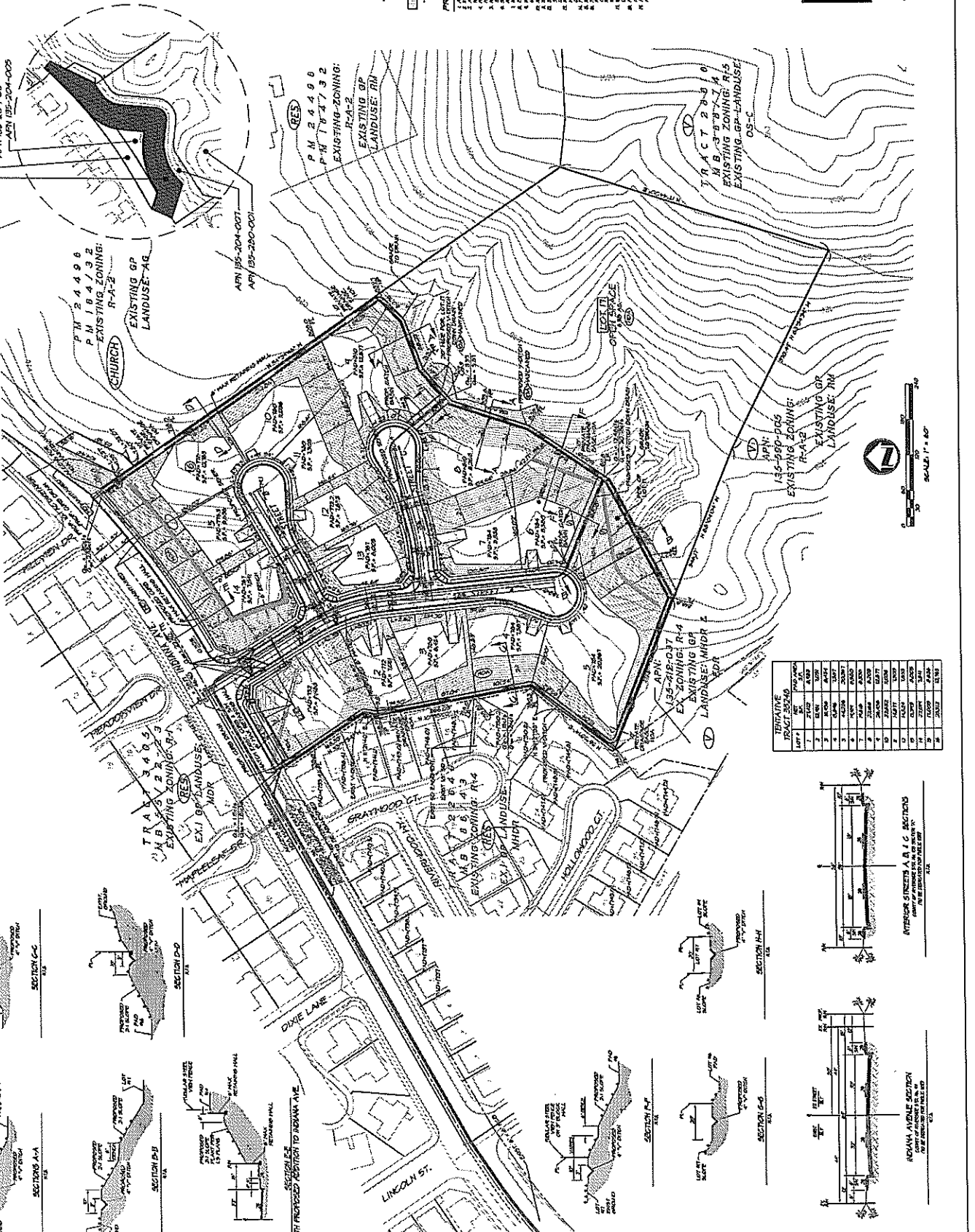
SECTION V
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION W
 PART PROPOSED ADDITION TO ADIANA AVE

SECTION X
 PART PROPOSED ADDITION TO ADIANA AVE

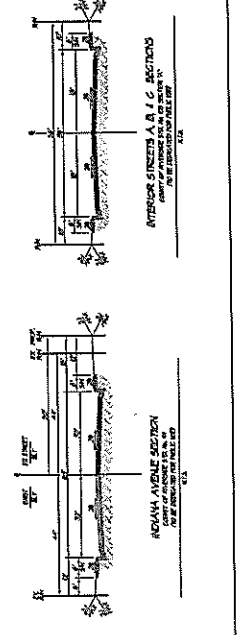
SECTION Y
 PART PROPOSED ADDITION TO ADIANA AVE

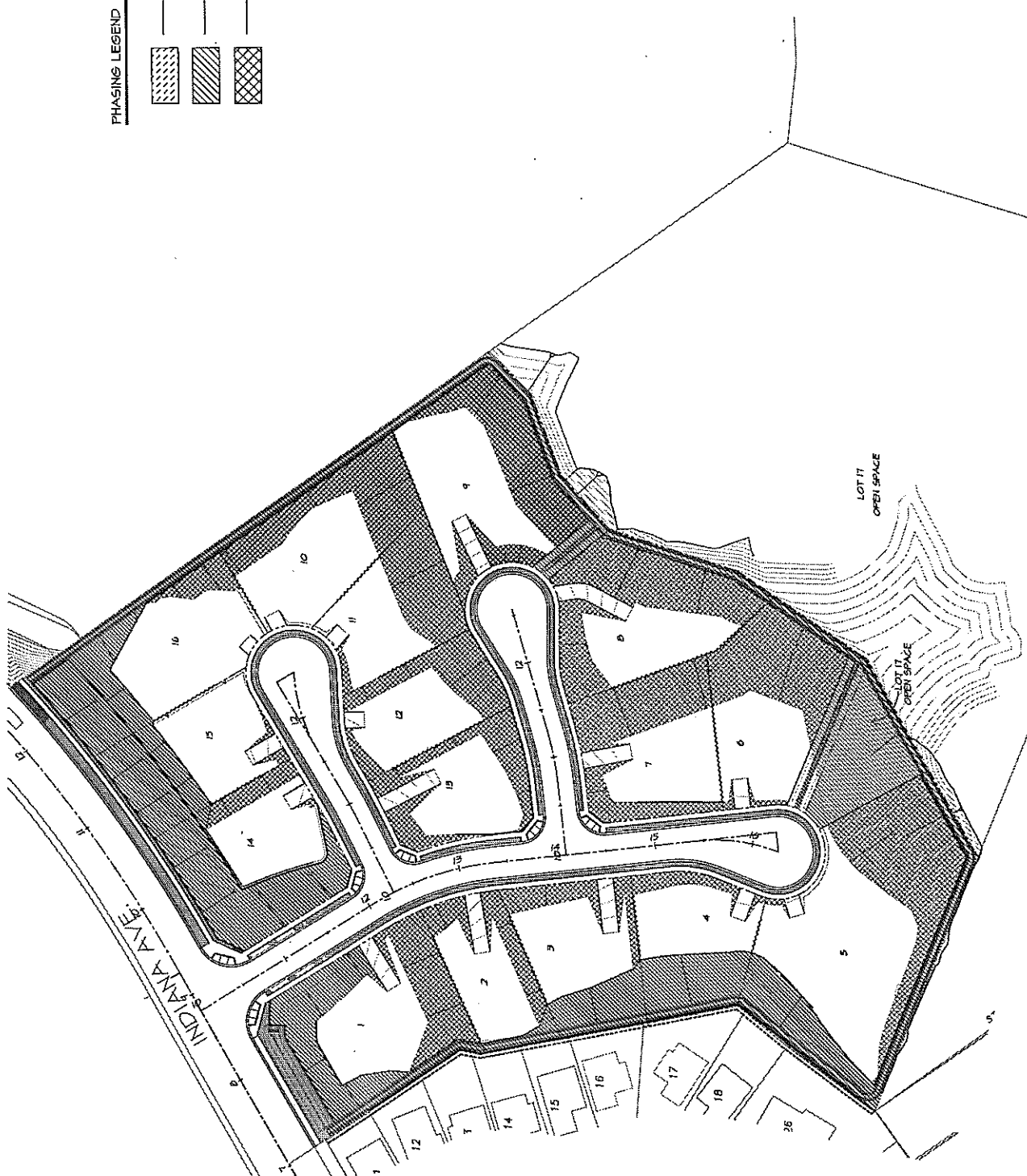
SECTION Z
 PART PROPOSED ADDITION TO ADIANA AVE






TENTATIVE TRACT 33248

APN	ACRES	AREA
1	1.23	1.23
2	1.23	1.23
3	1.23	1.23
4	1.23	1.23
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94	1.23	1.23
95	1.23	1.23
96	1.23	1.23
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98	1.23	1.23
99	1.23	1.23
100	1.23	1.23





PHASING LEGEND

-  PHASE 1
-  PHASE 2
-  PHASE 3 (EACH WILL BE DONE WHEN LOT IS SOLD)

CONCEPTUAL PHASING PLAN

TRACT #33248 16 LOT DEVELOPMENT

CASE # GPA778, CZ7270

IAN DAVIDSON LANDSCAPE ARCHITECT

374 TENTH STREET, SUITE 200 RIVERSIDE, CALIFORNIA 92501 951-883-1233



SCALE 1"=40'




RIVERSIDE, C.A.

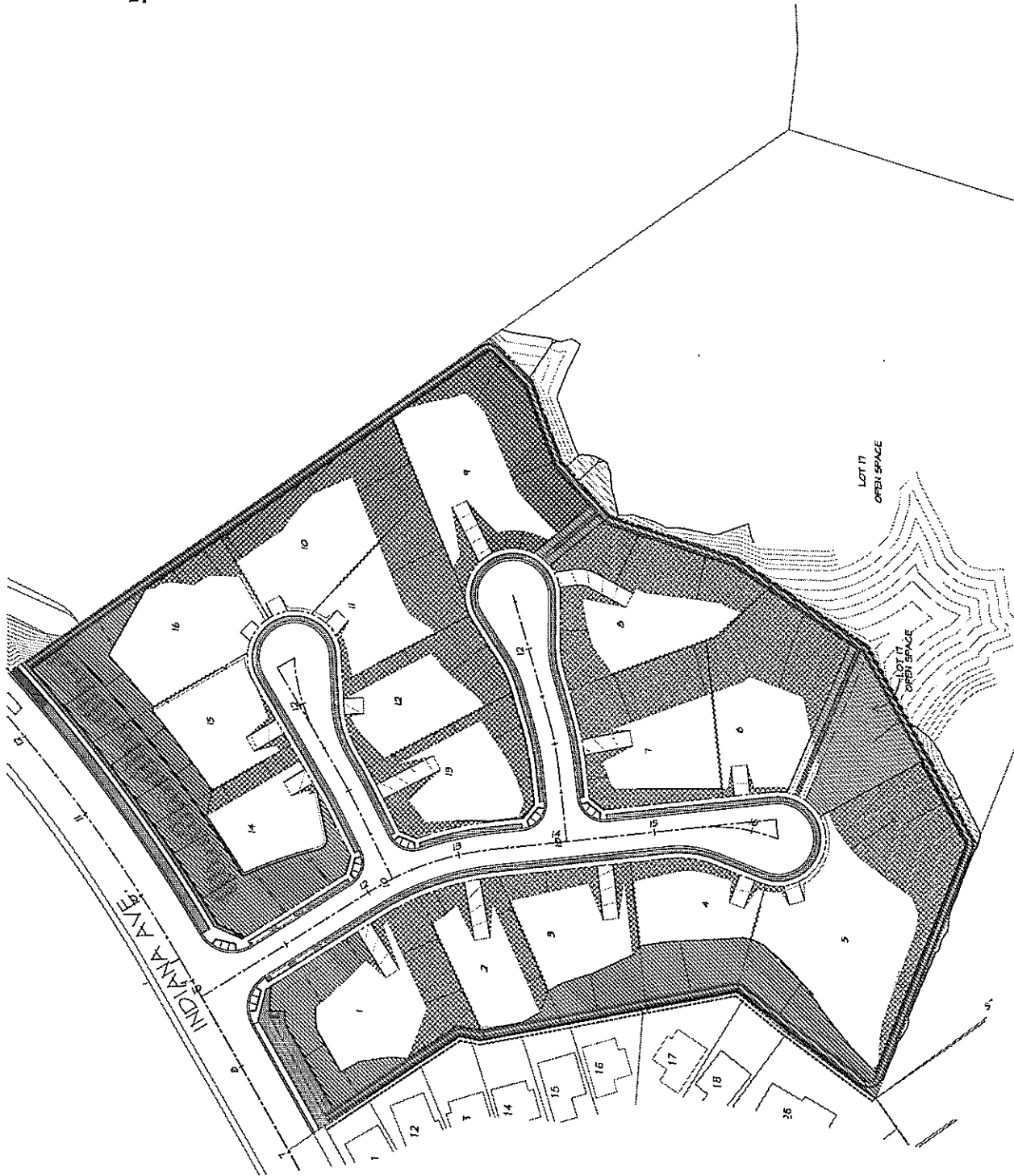


IDA
 IAN DAVIDSON
 LANDSCAPE ARCHITECT

MAY 2012

MAINTENANCE LEGEND

	LHD MAINTAINED
	HGA MAINTAINED
	HOMEOWNER MAINTAINED



CONCEPTUAL MAINTENANCE PLAN

TRACT #33248 16 LOT DEVELOPMENT

CASE # GPA778, CZ7270

I A N D A V I D S O N L A N D S C A P E A R C H I T E C T

3744 VENTURE STREET, SUITE 300 RIVERSIDE, CALIFORNIA 92501 951-883-1283

RIVERSIDE, C.A.



THE CALIFORNIA ASSOCIATION OF LAND DEVELOPERS



MAY 2012



SCALE 1"=40'

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40396

Project Case Type (s) and Number(s): General Plan Amendment No. 778, Change of Zone No. 7270 and Tentative Track Map No. 33248

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Matt Straite, Project Planner

Telephone Number: (951) 955-8631

Applicant Name: Elias Alfata

Applicant's Address: 6626 Wilding Place Riverside CA 92506

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 778 proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) {the project site features Rural: Rural Mountainous; no change is proposed to this designation} Land Used Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). Planning Staff is proposing an alternative designation of Community Development: Low Density Residential (CD:LDR) for the residential 10.58 acres of the Project, Open Space: Conservation (OS:C) and the current Rural Mountainous (R:RM) designation remain (as reflected on Exhibit 7). See below for more information.

Change of Zone No. 7270 proposes to amend the zoning for the site from Residential Agriculture-Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5).

Tentative Tract Map No. 33248 proposes a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7200 square feet and one (1) 6.73 acre lot for open space.

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

C. Total Project Area: 18 acres

Residential Acres: 10.58
Other: N/A

Lots: 17

Units: 16 (up to 32)

Projected No. of Residents: 96

D. Assessor's Parcel No(s): 135-280-001, 135-204-007, 135-204-005, and 135-204-006.

E. Street References: Southerly of Indiana Avenue, Easterly of Lincoln Street.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Range 6 West, Section 27

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is located just west of the City of Riverside in the Home Gardens Community. The site has sloping topography with grades over 25% in places. No development is proposed on slopes over 25%. The site is undeveloped. Homes have been constructed to the west and north, a Church is located to the east and there are undeveloped hills to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The site's General Plan Land Use designation is Community Development: Estate Density Residential (CD:EDR), Agriculture: Agriculture (A:A) and Rural: Rural Mountainous (R:RM). The project proposes changes to the designations to increase density, however the changes are consistent with the General Plan proposals. The project meets all applicable land use policies.
- 2. Circulation:** The proposed project will add overall trips to the area. Due to the size of the project, the existing roads will be sufficient to provide adequate access and circulation for the property. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project is not located within any Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cells. The proposed project meets all applicable Multipurpose Open Space Element policies.
- 4. Safety:** The proposed project is not located in a flood zone, fault zone, or dam inundation area. There is no liquefaction potential for the project site. The proposed project site is not susceptible to subsidence. The project is within a high fire area. However, the tentative map provides for emergency vehicle access. The proposed project meets all applicable Safety Element policies.
- 5. Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. The project is located within an area that has existing homes, and the project is compatible with the surrounding uses. The proposed project meets all applicable Noise Element policies.
- 6. Housing:** The project proposes 16 residential lots, which contributes to the achievement of the Riverside County General Plan's goal of providing quality and diversified housing for the County's expanding population. Therefore, the project meets with all applicable Housing element policies.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all applicable Air Quality Element policies.

B. General Plan Area Plan(s): Temescal Canyon

C. Foundation Component(s): Community Development, Agriculture, and Rural

D. Land Use Designation(s): Community Development: Estate Density Residential (CD:EDR), Rural: Rural Mountainous (R:RM) and Agriculture: Agriculture (AG:AG)

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

F. Policy Area(s), if any: none

G. Adjacent and Surrounding:

1. **Area Plan(s):** Temescal Canyon Area Plan to the north, east, and west; Lake Mathews/ Woodcrest to the south.
2. **Foundation Component(s):** Rural and Community Development to the east, Community development to the north and west, Open Space to the south.
3. **Land Use Designation(s):** Estate Density Residential (CD:EDR) and Rural: Rural Mountainous (R:RM) to the east, Community Development: Medium Density Residential (CD:MDR) to the north, Community Development: Medium High Density Residential (CD:MHDR) to the west, and Community Development: Estate Density Residential (CD:EDR) and Rural: Rural Mountainous (R:RM), and Agriculture: Agriculture (AG:AG), and Open Space: Conservation (OS:C) to the south.
4. **Overlay(s) and Policy Area(s):** None

G. 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

H. Existing Zoning: Residential Agricultural- Two Acre Minimum (R-A-2)

I. Proposed Zoning, if any: One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5).

J. Adjacent and Surrounding Zoning: One Family Dwelling (R-1) to the north, Residential Agriculture- Two Acre Minimum (R-A-2) to the east, Residential Agriculture- Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5) to the south.

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 / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

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

10/10/12
Date

Matt Straite, Project Planner
Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The project is not located near any designated or eligible scenic highways in Riverside County based on the General Plan Figure 9 in the Temescal Canyon Area Plan.
- b) The project is located on slopes that are visible to a number of existing residences. There are no significant trees on site to preserve. With conformance to the County wide Design Guidelines and grading requirements of County Ordinances, the future residential pads and structures will not damage any views enjoyed by the public.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

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

- a) The project site is not located with the Mt. Palomar area (51.24 miles) and is not subject to any lighting restrictions for the observatory. Therefore there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would generally accompany new residential development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Therefore, the impact is considered less than significant.

b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of 16 single-family residential lots with a minimum size of about 1/2 an acre. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contracted parcel or land within a Riverside County Agricultural Preserve?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The proposed project is located on land designated as Grazing Farmland as shown on the Riverside County Land Information System (RCLIS). It should be noted, however, that the existing land Use Designation for the majority of the site is in the Community Development foundation, intended for single-family residential lots such as those proposed for this project site. The Riverside County Integrated Project (RCIP) EIR, prepared in 2003, analyzed the effect of these land use designations on farmland and issued a Statement of Overriding Consideration, stating that the benefits of the RCIP Land Use Map, proposed under the 2003 RCIP, outweigh the impacts to farmland. With adherence to the RM Land Use designation, this project would not involve additional or new impacts not previously analyzed in the RCIP EIR. Therefore, no impact will occur.

b and d) The project site is surrounded by large-lot, single-family residential homes. The site is not located within an Agricultural Preserve. The project site does have a 0.5 acre portion that has an Agriculture: Agriculture General Plan Land Use designation. That 1/2 acre portion is proposed to be converted from Agriculture to Open Space. However, the Agriculture designations near the site are disconnected from any other Agriculture designations. Further, the one parcel of land near the site with an Agriculture Designation that is large enough to farm actually has a church on the site. Because there is not a significant amount of neighboring Agriculture designations, because the project is only converting 1/2 an acre of Agriculturally Designated land, and because of the existing surrounding uses, there is no impact.

c) There is no Agriculturally zoned property near the project site. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	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: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.

b & c) The site has been vacant for many years, there are no forest areas. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2 and the 2007 Air Quality Management Plan.

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2007 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2007 AQMP is the implementation of air quality control measures associated with transportation facilities.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2007 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. While this project proposes to revise the General Plan Land Use designations for the site, however, the change will increase the possible density of the site by less than 8 units. The population proposed by this project will not obstruct the implementation of the 2007 AQMP. Therefore, there is no impact.
- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 8). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) Based on the small number of lots proposed, the project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of 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 homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project proposes a subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP, On-site Inspection, EPD review

Findings of Fact:

- a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A review and site visit was done by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant after mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). A 30 day burrowing Owl Survey has been added to the Conditions of Approval (COA 60.EPD.1) as the site may be suitable habitat for owls. This is considered a standard condition of approval and not mitigation for CEQA purposes. Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.
- c) A review by EPD indicated that no conservation is required, no riparian areas are present and no significant habitat exists onsite. The project site has been farmed for some time. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, impacts will be less than significant.
- d-f) The site features no water bodies or waterways. The site contains no significant suitable habitat, as the entire site is actively farmed. Therefore, less than significant impacts to wildfire corridors are anticipated after mitigation.
- g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the MSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak trees on the site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials, Cultural Resources Assessment (PD-A 4733) by CRM Tech. dated March 23, 2011

Findings of Fact:

- a) The project site is presently vacant. A historic canal runs east west across the site. The site was determined to be ineligible for the National Register of Historic Places; no further mitigation is required pursuant to the study. The project will have no impact to historic resources.
- b) No historical resources as defined in California Code of Regulations, Section 15064.5 exist on the project site. A Cultural Resources Assessment explained that the project will not have a negative impact on historical resources.

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

Monitoring: No monitoring measures are required.

9. Archaeological Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a.	Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d.	Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Cultural Resources Assessment (PD-A 4733) by CRM Tech. dated March 23, 2011

Findings of Fact:

a-b) Based on a Cultural Resources report performed for the project site, there is a possibility of archeological artifacts to be found on the project site. Mitigation has been added to the case to require archeological monitoring during grading activities (Condition of Approval 60.PLANNING.4). In addition, Archeological and Special Interest monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (Condition of Approval 60.PLANNING.6).

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project has been conditioned to contact the Riverside County Coroner's office in the event that human remains area discovered (Condition of Approval 10.PLANNING.24). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. The project will have a less than significant impact.

d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: Archeological and Special Interest monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (COA 60.PLANNING.4 and 6).

Monitoring: The County Planning Department and the Building and Safety Department shall monitor the mitigation measures.

10. Paleontological Resources		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a.	Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", County Geologist Comments, RCLIS

Findings of Fact:

a) According to RCLIS (GIS database) and review by the County Geologist, the project site is located in an area that is designated as having a high potential for paleontological sensitivity. A condition of approval was added to require grading observation by a Paleontologist (COA 60.PLANNING.1). With this mitigation, the project will have less than significant impacts to paleontological resources.

Mitigation: Paleontologist monitoring will be required for all ground disturbing activities and a report shall be submitted demonstrating compliance with the condition (COA 60.PLANNING.1).

Monitoring: The County Planning Department and the Building and Safety Department shall monitor the mitigation measures.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based, based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be subject to seismic-related ground	<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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failure, including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

- a) According to RCLIS (GIS database) and Geo Study 2078, there is a low potential for this site to be affected by seismically induced liquefaction. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone
 Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

According to General Plan Figure S-4 and Geo Study No. 2078, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2007) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

- a) According to Figure S-9 and Geo Study No. 2078, the proposed project is located within an area which has a variety of slopes which range from 15 percent to greater than 30 percent. The project engineer prepared a slope analysis which shows that grading will be minimized within areas with slopes greater than 30 percent. Standard Conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS GRADE.9). Therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: Project Application Materials, GIS database, Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

- a) According to RCLIS (GIS database) and geo Study No. 2078, the proposed project is not located in a subsistence area; therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Based on a review by the County Geologist, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review, Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact

- a) The project proposes minimal grading which may slightly alter the site’s natural topography. However, the design has limited the amount of grading and reduce the alterations to hillsides. The proposed project will not substantially alter ground surface relief features. Therefore, the impact is considered less than significant.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) No infiltration lines will be disturbed during project grading or construction, since no lines currently exist onsite. Therefore, the proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Geology Review, Environmental Health Review, Geological Report No. 2078 prepared by RGS Engineering Geology dated June 29, 2006 and additional clarification by GeoMat testing dated January 23, 2010 and May 24, 2006, Soil Exploration Company Inc dated June 26, 2012 and RGS Engineering Geology dated July 17, 2012.

Findings of Fact:

- a) Graded, but undeveloped, land shall provide, in addition to erosion-control planting, any drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1st to May 31st (Condition of Approval 10.BS GRADE.7). These requirements are typical conditions of approval and are not considered unique mitigation for CEQA purposes. Therefore, the impact is considered less than significant.
- b) Based on the County Geologist and Geo Study No. 2078, the expansion potential of the onsite soils is considered low and no special design provisions relative to expansive soils are needed. Therefore, no impacts related to soil expansion is anticipated.
- c) The project will connect to a local sewer system that has adequate capacity according to the provided will serve letter. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) There are no streams or waterways on the Project site. The project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Impacts are, therefore, considered less than significant.
- b) As discussed in Finding of Fact 18a, the proposed project is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions of approval. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (Condition of Approval 10.TRANS.2). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ordinance 460, Section 14.2 and Ordinance 484

Findings of Fact:

- a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.5). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Application materials

Findings of Fact:

- a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. Approval of this tentative map does not expressly authorize the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of any buildings; however, construction of single family residences are likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The types of residential development proposed by this project would not exceed 16 primary units, 38 if all lots also constructed secondary units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model.

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

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?

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

d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaner use resulting from the possible addition of the two homes. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to 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. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.
- e) The proposed 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, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
23. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

- a) The proposed project is located within a high fire area. Based on a review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. The site allows for secondary access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) The project is located on a ridge and accepts a small amount of offsite drainage. The project includes grading to create residential building pads. Said grading will not impact the existing pattern of drainage in a way that has not been addressed through v ditch designs and swales included in the proposed design. A preliminary WQMP has been submitted and accepted by the Flood Control Department. Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The development is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (COA 60.FLOOD.8 and 90.FLOOD.3 require the WQMP to be submitted and implemented). Site design BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. With adherence to the WQMP, less than significant impacts are anticipated.
- c) A will serve letter has been provided with the application materials and the project was transmitted to the City of Riverside Water District for comment. None was received. The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is no impact.

- d) There are existing stormwater drainage systems in this area of the County, the project has been conditioned to tie into the system (COA 90.FLOOD RI.1). With this mitigation, the impact is considered less than significant.
- e) The proposed project is not located within a 100-year flood zone. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.
- f) The proposed project is not located within a 100-year flood zone. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.
- g) With mitigation, the proposed project is not anticipated to substantially degrade water quality (refer to Finding of Fact 23b). Therefore, impacts are considered less than significant.
- h) The site has been designed to minimize drainage infrastructure. A WQMP is required to be submitted which will include minimal BMP's designed to treat typical onsite flows, which are very minimal based on the typography. Any BMP's would be low flow BMP's which would not create any operating impacts such as standing water or vector issues. Therefore, there is no impact.

Mitigation: The Project is required to submit a final WQMP (COA 60.FLOOD.8 and 90.FLOOD.3). The Project must tie into the existing stormdrain system in Indiana Ave. (COA 90.FLOOD RI.1).

Monitoring: Mitigation will be monitored through the Building and Safety Plan Check Process.

26. Floodplains

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

- a) The project is located on a ridge. There are no streams or water features on site. Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant.
- b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. The stormdrain system has capacity, and WQMP features will clean all water prior to discharge from the site. With these, there will be no impact.
- c) Grading will be required to perpetuate the natural drainage patterns of the area (Condition of Approval 10.FLOOD RI.1). With adherence to this mitigation, the proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant after mitigation.
- d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows as stated in Finding of Fact 24a. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

LAND USE/PLANNING Would the project

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

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The proposed Project includes a General Plan Amendment; however, the previous use was residential, the proposed use will continue to be residential. The proposed project will not result in an alteration of the present or planned land use of this area.
- b) The project is within the sphere of the City of Riverside. The City has not indicated any issues or concern with the project and are proposing to deed City owned property to the applicant upon vacation. There are no impacts.

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

Monitoring: No monitoring required.

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

- a-d) The proposed project is proposing to change the zoning and Land Use for the site to accommodate an increase in density that is more consistent with the surrounding development than the existing Land Use and zoning; additionally based upon a review by Staff the project is consistent with all other policies in the General Plan.
- e) The proposed project site is vacant and will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MINERAL RESOURCES Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.
- b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, Riverside County Land Information System (RCLIS), County Ordinance No. 847 (Regulating Noise in Riverside County)

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

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. During construction, best efforts will be made to locate stockpiling and/or vehicle staging areas as far as practical from existing residential dwellings. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

- a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the creation of residential lots which are similar in intensity to neighboring properties. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. As discussed in Finding of Fact 34a, construction hours would be limited due to the proximity of the project site to occupied residences. This is a standard condition of approval and is,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.
- d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

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

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

Findings of Fact:

- a) The proposed project site currently contains no residential dwelling. Thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) See 35a.
- d) The project is located within a County Redevelopment Project Area; however, the project is converting a parcel to residential use that is currently vacant. This vacant property is currently collects trash and acts as a dumping ground. The development of this parcel is consistent with the purposes and goals of the redevelopment area because the developed property will help increase property values on and near the site. There is no impact.
- e) The project proposes the subdivision of 18 acres into sixteen (16) residential parcels, which could equate to an increase of fourteen (54) additional persons¹. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

¹ Assuming a generation factor of 3.0 as stated on the Second District web site
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (COA 10.PLANNING.15). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

Additionally, the project will not 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. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: RCIP

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (COA 10.PLANNING.15). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

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

38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The Alvard Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (COA 80.PLANNING.13). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 10.PLANNING.15). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

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

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

Source: Riverside County Land Information System (RCLIS); County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); County Ordinance No. 659.10 (Establishing Development Impact Fees)

Findings of Fact:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.
- b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development it is not anticipated that the project will could generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant. Regional park fees are part of the DIF funds paid as a result of 80.PLANNING.15.
- c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Temescal Canyon Planning Area. The project site is not located within a Community Service Area (CSA), but is required to annex into one prior to the map recording. Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

d) Alter waterborne, rail or air traffic?

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

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

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

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

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: RCIP, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.

b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact. Nor will the project conflict with an applicable congestion management plan.

c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The design of the streets for the project includes no such features. Therefore, there is no impact.

f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.

g) The project is located in an urban area. While there are many residents in the area, there are also a number of streets that can act as alternatives if Indiana Ave. requires closing at any point. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trails. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project is served by the City of Riverside service area and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Sufficient infrastructure exists as evidenced in the will serve letter issued for the site. Therefore, there is no impact.
- b) It is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

- a-b) Adequate infrastructure exists in Indiana Ave. to accommodate a sewer connection. The wastewater levels generated by a project this size will not exceed the capacity of the existing treatment facilities, as evidenced by the will serve letter for the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

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

47. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

48. Utilities

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

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

Source: RCIP

Findings of Fact:

a,b,c) The project proposes the addition of sixteen (16) residential dwelling units. The project will require utility services in the form of electricity, natural gas, and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone company will ensure that potential impacts to utility systems are reduced to a non-significant level.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) Storm water drainage facilities exist in Indiana Ave. with capacity to accept storm water drainage. There will be no impacts to the surrounding areas.
- e) Additional street lights will be required. There is an LLMD for the area that services the site and will draw funds from property taxes to offset maintenance costs. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.
- f) Based on data available at this time, no offsite utility improvements will be required to support this project.
- g) The project will not require additional government services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

49. Energy Conservation

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

Source:

Findings of Fact:

- a) The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The land subdivision will increase the total number of residential units in the area; however the area is urbanized and already has the capacity to accommodate the project in terms of physical needs such as sewer, and in terms of service needs such as fire and police. The introduction of minor amounts of new possible residential sites will not cumulatively impact the area as adequate resources and infrastructure exist to accommodate the increase in capacity.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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.

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:

CAPCOA, CEQA and Climate Change, January 2008.

GIS: Riverside County Geographic Information System database.

MSHCP: Multi-Species habitat conservation Program, Adopted June 17, 2003.

Riverside County General Plan, Adopted October 7, 2003.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
 4080 Lemon Street, 9th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

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

File: PM36341 EA.doc

Revised: 9/27/2012 6:43 AM

**COMPREHENSIVE PROJECT REVIEW
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: April 3, 2007

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Pln.Chk)
Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist

GENERAL PLAN AMENDMENT NO. 778; CHANGE OF ZONE NO. 07270; TENTATIVE TRACT MAP NO. 33248 AMENDED NO. 1 - EA40396 – Applicant: Elias Alfata – Engineer/Representative: Alfa Design - Second Supervisorial District - East Corona Zoning District - Temescal Canyon Area Plan: Agriculture: Agriculture (A: AG) (10 Acre minimum); Community Development: Estate Density Residential (CD: EDR) (2 Acre minimum); Rural: Rural Mountainous (R: RM) (10 Acre minimum) – Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - Zoning: Residential Agriculture - 2 acre minimum (R-A-2) - **REQUEST:** General Plan Amendment No. 778 proposes to amend the current Land Use Designation from Agriculture: Agriculture (A: AG) (10 Acre minimum); Community Development: Estate Density Residential (CD: EDR) (2 Acre minimum); Rural: Rural Mountainous (R: RM) (10 Acre minimum) to Community Development Medium Density Residential (CD: MDR) (2-5 du/ac). Change of Zone No. 07270 proposes to change the current zoning designation from Residential Agriculture - 2 acre minimum (R-A-2) to One Family Dwellings (10,000 square foot minimum) (R-1-10000). Tract Map No. 33248 proposes a Schedule A subdivision of 18 acres into 18 residential lots with a minimum lot size of 7200 square feet. - APN: 135-280-001 - Related Cases: N/A - Concurrent Cases: N/A

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 26, 2007 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jim Phithayanukarn**, Project Planner, (951)955-5133, or e-mail at jphithay@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.

**COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: December 20, 2005

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Building & Safety (Grading)
Co. Geologist
Environmental Programs Department
P.D. Trails Coordinator – J. Jolliffe
EDA
Commissioner Snell
Supervisor Tavaglione
Regional Parks & Open Space District
Co. Sheriff's Dept.
Co. Waste Management Dept.
CSA #152

City of Corona
Riverside Transit Agency
Alvord Unified School District
Western Municipal Water District
Southern Ca. Edison Co.
Southern Ca. Gas Co.
CA Dept. of Fish and Game
SBC
US Fish and Wildlife Service
US Postal Service
Pechanga Band of Indians
Greater Lake Matthews Area Association
Caltrans #8
Santa Ana Regional WQCB

TENTATIVE TRACT MAP NO. 33248 - EA40396 – Applicant: Elias Alfata – Engineer/Representative: Alfa Design - Second Supervisorial District - East Corona Zoning District - Temescal Canyon Area Plan: Agriculture (AG), Estate Density Residential (EDR), Rural Mountainous (RM) – Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - Zoning: Residential Agriculture 2 acre minimum (R-A-2) - **REQUEST:** Tract Map No. 33248 proposes a Schedule B subdivision of 18 acres into 18 residential lots with a minimum lot size of 7200 sq ft - APN: 135-280-001 - Related Cases: N/A - Concurrent Cases: N/A

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on January 12, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact **Vanessa Ng**, Project Planner, at **(951) 955-5133**

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.

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Tentative Tract Map Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 10,000 square feet and one (1) 6.33 acre lot for open space.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33248 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33248, Amended No. 2, dated 9/20/12.

EXHIBIT W = Wall and Fence Plan dated 9/26/12

EXHIBIT L = Landscape plan dated 9/26/12

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

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

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.BS GRADE. 19 MAP - RETAINING WALLS (cont.) RECOMMND

the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and 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. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP- FLOOD HAZARD REPORT RECOMMND

Updated 7/30/12: The proposed BMPs included in the original Water Quality Management Plan (WQMP)

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP- FLOOD HAZARD REPORT (cont.)

RECOMMND

submittal reflects previous permit requirements. The applicant is advised that the final project WQMP shall comply with the latest WQMP permit requirement in effect at the time permits are issued. The current WQMP includes Low Impact Development (LID) provisions stipulated in Order No. R8-2010-0033. The preliminary WQMP submitted at the tentative stage does not comply with the new guidance and the proposed enhanced vegetated swale is not applicable, however, there appears to be adequate area if LID is implemented on each lot. LID measures include, but are not limited to, water quality impacts being addressed on an individual lot basis prior to entering the street.

Tract Map 33248 is a proposal to subdivide 18 acres into 16 residential lots (with lot sizes ranging from one-quarter to full acre) in the Home Gardens area. The site is located on the south side of Indiana Avenue, approximately 800 feet east of Lincoln Street. Change of Zone 07270, which proposes to change the current zoning designation from Residential Agriculture 2-Acre Minimum (R-A-2) to One Family Dwellings - 10,000 Square Foot Minimum (R-1-10,000), is being processed concurrently.

Our review indicates the site receives small amounts of storm runoff from the hills to the south and east. The District owned and maintained Lincoln Channel is approximately 1000 feet west of the site. The District believes that Lincoln Channel has capacity for the flows from this development and would serve as an adequate outlet.

The proposed drainage plan collects the offsite runoff from the hills to the south and would be collected in an interceptor channel which surrounds the site. The bulk of this runoff would be discharged into V-ditches, constructed in drainage easements on lots 6 and 9. Storm drains would convey the flow through the site and out to a proposed 36" storm drain which travels along Indiana Avenue until it connects with the District owned Lincoln Channel to the west. A small amount of offsite runoff is captured in the V-ditch along the sides of the project and routed into Indiana Avenue where it is contained by the curb and gutter system.

Onsite runoff is captured in catch basins located at the

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP- FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

bottom of "A" Street where they are conveyed into the proposed storm drain along Indiana Avenue. A small amount of onsite runoff from portions of lots 2, 3, 4 and 5 would be captured by a V-ditch along the western edge of the site. There it would be outletted to an existing down-drain constructed in a drainage easement to Greywood Court of adjacent Tract No. 22649. Since the developed condition would discharge far less runoff into this down-drain than the existing condition, the drainage scheme is considered adequate. However, care shall be taken in the design of the outlet from the V-ditch.

To mitigate the development's impact to water quality, the applicant has submitted a preliminary project specific Water Quality Management Plan (WQMP). An enhanced vegetated swale is proposed at the northwest corner of the site as a treatment control BMP. The submitted WQMP appears to be adequate for this phase of development. A final WQMP shall be submitted prior to grading and/or building permit issuance.

The District has reviewed the 2nd amended exhibit for this project and has no objections to this proposal.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

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

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property

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10. GENERAL CONDITIONS

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS (cont.) RECOMMND

owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The

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10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

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

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all

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10. GENERAL CONDITIONS

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT (cont.) RECOMMND

privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 3 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 4 MAP - INADVERTANT ARCHAEO FIND RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

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

10.PLANNING. 5 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever

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10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

occurs later if it applies for common areas or HOA.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available for common areas if it applies.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 6 MAP - GEO02078 RECOMMND

County Geologic Report (GEO) No. 2078, submitted for this project (TR33248) was prepared by RGS Engineering Geology and is entitled: "Engineering Geologic Report, Proposed Residential Development, 16 Acre Property (APN 135-280-001), South Side of Indiana Avenue, Just East of Graywood Court, Riverside, California, Project No. 1298-01", dated June 29, 2006. In addition the following reports were submitted for this project:

"Response to County Review Sheets Dated September 12, 2008, Tentative Tract 33248, 16 Acres property, APN 135-280-001, Southside of Indiana Avenue, Just East of Graywood Court, Riverside, California", prepared by GeoMat Testing Laboratories, Inc., dated January 23, 2010.

"Preliminary Soil Investigation Report, Property Southeast of Graywood and Indiana Avenue, County of Riverside, California, Project No. 6012-01" Prepared by GeoMat Testing Laboratories, Inc., dated May 24, 2006.

"Acknowledgement For Consultant of Record and Response to Riverside County Planning Department Geotechnical Report Review Check Corrections, Dated March 2, 2012, Proposed Residential Development, Tentative Tract 33248, 16 Acre Property (APN 135-280-001), South Side of Indiana Avenue, Just East of Graywood Court, Riverside, California", prepared by Soil Exploration Company, Inc., dated June 26, 2012.

Engineering Geologic Response, Riverside County Review Comments #2 (CGR No. 2078), Proposed Residential

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10. GENERAL CONDITIONS

10.PLANNING. 6

MAP - GEO02078 (cont.)

RECOMMND

Development, 16 Acre property (APN 135-280-001), south Side of Indiana Avenue, Just east of Graywood Court, Riverside, California", by RGS Engineering Geology, dated July 17, 2012.

These documents are herein incorporated as a part of GEO02078.

GEO02078 concluded:

- 1.No faults are known to traverse the site.
- 2.The potential for ground rupture to impact the site during a tectonic event is considered low.
- 3.The potential for liquefaction hazard to impact the proposed development is low.
- 4.The potential for seismically induced settlement is low.
- 5.The proposed cut slopes are expected to expose granitic bedrock along the slope face. The proposed cut is generally not susceptible to block or planar failure at an inclination of 2:1 or less.
- 6.Minor spalling and pop-outs along the slope face will likely create an accumulation of debris along the toe of slope over time. This condition is not considered a hazard, but may require routine cleaning and removal of debris from the toe of slope.
- 7.The dense granitic rock when excavated will generate oversize material that requires special handling or export from the site.
- 8.The potential for landslide hazard to impact the proposed development is low.

GEO02087 recommended:

- 1.Geologic mapping of the outcrops during grading to identify any loose rocks that could impact the development.
- 2.Remove or secure in-place loose rocks.

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - GEO02078 (cont.) (cont.) RECOMMND

3.All alluvium, unsuitable material and uncertified fill should be removed to granitic bedrock.

4.All drainage courses and canyon fills with more than 10 feet of fill, cut/fill interfaces and fill keys should be provided subdrains.

GEO No. 2078 satisfies the requirement for a liquefaction study for Planning/CEQA purposes. GEO No. 2078 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters where 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 will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 7 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 8 MAP - FEES FOR REVIEW RECOMMND

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

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

No offsite subdivision signs advertising this land Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1-10,000 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The maximum height of any building is 40 feet.
- g. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- h. The minimum parcel size is 10,000 square feet.
- i. No more than 50% of the lot shall be covered by structure.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 15 MAP - ORD NO. 659 (DIF)

RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 16 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

10.PLANNING. 17 MAP - REQUIRED MINOR PLANS RECOMMND

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

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

Should model homes not be used this provision shall not apply.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

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

10.PLANNING. 18 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 19 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

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

10.PLANNING. 20 MAP - SUBMIT BUILDING PLANS RECOMMND

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

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - DRAINAGE 1 (cont.) RECOMMND

be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 2 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 3 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing right-of-way along Indiana 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.

10.TRANS. 4 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 5 MAP - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptablility may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING RECOMMND

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

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING (cont.) RECOMMND

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

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

C. Preliminary pad and roadway elevations shall be depicted.

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

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

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

Any roposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER PLAN RECOMMND

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

50.E HEALTH. 2 MAP - MONEY RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

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

50.E HEALTH. 4 MAP - ANNEX FINALIZED RECOMMND

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

50.E HEALTH. 5 MAP - HAZMAT PHASE II RECOMMND

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

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA RECOMMND

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 787.2.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class "A" material as per the California Building Code.

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS (cont.) RECOMMND

and 30' in length, with a minimum 25' taper on each end. A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 4 MAP-#73-ECS-DRIVEWAY REQUIR RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 6 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

50.FIRE. 7 MAP-#46-WATER PLANS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 7 MAP-#46-WATER PLANS (cont.) RECOMMND

minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

50.FIRE. 8 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

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

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT (cont.) RECOMMND

be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP- LC COMMON AREAS RECOMMND

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

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.

50.PLANNING. 2 MAP - PREPARE A FINAL MAP RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 4 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 10,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-10,000 zone, and with the Riverside County General Plan.
- D. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- E. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 5 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 778, and Change of Zone No. 7270 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation and zone ultimately applied to the property.

50.PLANNING. 7 MAP - CCOC FOR REMNDR PARCEL RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the easterly portion of APN 135-204-007, as well as any portion of the right of way dedication vacated by the City of Riverside that will not be used for street purposes, as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP - CCOC FOR REMNDR PARCEL (cont.) RECOMMND

parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

50.PLANNING. 9 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 30 or 132 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 15 MAP - ECS NOTE ARCHAEOLOGICAL RECOMMND

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

"County Archaeological Report no. PD-A-4733 was prepared for this property on March 2011 by CRM TECH and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 27 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 29 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 29 MAP - FEE BALANCE (cont.)

RECOMMND

MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 32 MAP - CC&R RES CSA COM. AREA

RECOMMND

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

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

approval.

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

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

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 36 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 30 or 132.

TRANS DEPARTMENT

50.TRANS. 1 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

50.TRANS. 2 MAP - EASEMENT/SUR RECOMMND

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2 MAP - EASEMENT/SUR (cont.) RECOMMND

addition to having the name of the easement holder, and the nature of their interests, shown on the map.

50.TRANS. 3 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Indiana Avenue and so noted on the final map.

50.TRANS. 4 MAP - STRIPING PLAN RECOMMND

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

50.TRANS. 5 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 6 MAP - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Indiana Avenue. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced 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.

NOTE: The Applicant is required to process the vacation of a portion of Indiana Avenue with the City of Riverside per City's letter dated August 2, 2008.

50.TRANS. 7 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way,

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - LANDSCAPING (cont.) RECOMMND

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

50.TRANS. 8 MAP - SOILS 2 RECOMMND

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

50.TRANS. 9 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 10 MAP - STREETLIGHT PLAN RECOMMND

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 11 MAP - STREET LIGHTS-CSA/L&LMD RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - STREET LIGHTS-CSA/L&LMD (cont.) RECOMMND

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

50.TRANS. 12 MAP - LANDSCAPING APP. ANNEX RECOMMND

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

50.TRANS. 13 MAP - ASSESSMENT DIST 1 RECOMMND

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

50.TRANS. 14 MAP- CORNER CUT-BACK I/SUR RECOMMND

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

50.TRANS. 16 MAP - GRAFFITI ABATEMENT RECOMMND

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

50.TRANS. 17 MAP- UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP- UTILITY PLAN (cont.) RECOMMND

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

50.TRANS. 18 MAP - DEDICATION RECOMMND

Interior streets are designated as a Local Road and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

50.TRANS. 19 MAP - EXISTING MAINTAINED RECOMMND

Indiana Avenue from the westerly project boundary easterly to 145' east of Hillview Drive is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter located 32 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50 foot half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/50')

NOTE: 1. A 5' sidewalk shall be constructed adjacent to curb line within the 18' parkway.

2. Construct transitions AC pavement tapering for deceleration lane and join existing AC pavements to the east project boundary as approved by Transportation Department.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 20 MAP - STREET SWEEPING 2 RECOMMND

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.) RECOMMND

from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 5 MAP - SLOPE STABIL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 (cont.) RECOMMND

in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

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.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 14 MAP-HOA MAINTENANCE AGREEMENT RECOMMND

Prior to the issuance of a grading permit, the applicant/owner shall provide a copy of the recorded slope and drainage easement(s) and a copy of the HOA Maintenance

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP-HOA MAINTENANCE AGREEMENT (cont.) RECOMMND

Agreement for the HOA slopes and private drainage easements shown on Tentative Tract No. 33248.

EPD DEPARTMENT

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

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.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) RECOMMND

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.

60.FIRE. 2 MAP - HFA REVIEW & APPROVAL RECOMMND

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP- CONSTRUCT STORM DRAIN RECOMMND

This project shall construct a storm drain from the site along Indiana Avenue to the existing Lincoln Avenue Channel.

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 6 MAP PHASING RECOMMND

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEONTOLOGIST REQUIRED RECOMMND

Because the subject parcel is partially designated as HIGH A for paleontology resources, the land divider/permit holder shall retain a qualified paleontologist for paleontological monitoring and mitigation services. The developer shall submit a copy of a fully executed contract for paleontological monitoring and mitigation services, including the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. A pre-grade meeting between the paleontologist and the excavation and grading contractor shall be held. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 4 MAP - CULTURAL RESOURCES PROFE RECOMMND

As a result of information contained in archaeological report PD-A-4733, pre-read by CRM TECH, dated March 23, 2011, it has been established that the project parcels are sensitive for cultural resources, both historic and prehistoric.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4

MAP - CULTURAL RESOURCES PROFE (cont.)

RECOMMND

Therefore, prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services to provide necessary mitigation for any subsurface cultural resources that may be exposed during construction. The qualified archaeologist shall be called the "Project Archeologist." The Project Archaeologist shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any required tribal or special interest monitors. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeologist shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with any required tribal or the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1)The Project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The Project Archaeologist shall consult with the County, developer/permit holder and any required tribal or special interest group monitor throughout the monitoring process.

2)This agreement shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 6

MAP - TRIBAL OBSERVATION

RECOMMND

As a result of information contained in archaeological report PD-A-4733, prepared by CRM Tech and dated March 23,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6

MAP - TRIBAL OBSERVATION (cont.)

RECOMMND

2011, and comments from local Native American tribes, it has been determined appropriate to require tribal observation of the archaeological monitoring due to the potential for additional Native American-associated cultural resources to be found subsurface during construction grading.

Therefore, prior to the issuance of grading permits, the developer/permittee/owner should enter into a cooperative agreement to retain a monitor designated by the Pechanga Band of Luiseno Indians, the Cahuilla Band of Indians, and the Soboba Band of Luiseno Indians. These groups shall be known as the Tribal Observers for this project. The agreement shall address the organization of tribal observation for this project, protocol for tribal interface in the event that Native American cultural deposits are exposed, and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Observer(s) should be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc., at times when the Project Archaeologist is present for archaeological monitoring. The Tribal Observer(s), in coordination with the project Archaeologist, should have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, tribal consultation, and potential recovery of cultural resources by the Project Archaeologist.

The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources, and shall coordinate with the County, tribal observer, and developer/permit holder throughout the process.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 6 MAP - TRIBAL OBSERVATION (cont.) (cont.) RECOMMND

2) Tribal monitoring does not replace any required Cultural Resources monitoring by the Project Archaeologist, but rather serves to facilitate tribal coordination and advisory purposes for all Tribal interests.

3) This agreement shall not modify any approved condition of approval or mitigation measure.

4) The developer/permit holder shall not be required to further pursue any agreement for tribal monitoring if after 60 days the developer/permit holder, through demonstrable good faith effort, has not been unable to secure said agreement from the tribe(s). A good faith effort shall consist of no less than 3 written attempts, from the developer/permit holder to the tribe(s), to secure the required tribal monitoring agreement and all associated e-mail and telephone contact attempts. Formal written record of all contact attempts, including any correspondence received from the tribe(s), by the developer/permit holder shall be submitted to the County Archaeologist for review and file. Tribal monitoring will not be required in the event that agreements cannot be made and reasonable effort has been afforded. Further, disposition of any discovered Native American artifacts will be at the discretion of the property owner should agreements not be made.

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 9 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts.

The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 9 MAP - PALEONTOLOGIST REQUIRED (cont.) RECOMMND

recovery was deemed necessary. should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 12 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by n appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 13 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21 MAP - SKR FEE CONDITION

RECOMMND

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

60.PLANNING. 22 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 23 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 25 MAP - SLOPE STABILTY RPRT

RECOMMND

Since manufactured slopes on the TENTATIVE MAP exceed 30 vertical feet. The land divider/permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for [his/he]r review and approval. This report may be included as a part of a preliminary

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - SLOPE STABILTY RPRT (cont.) RECOMMND

geotechnical report for the project site.

60.PLANNING. 26 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until General Plan Amendment No. 778, and Change of Zone No. 7270 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 27 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL (cont.) RECOMMND

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.

80.BS GRADE. 3 MAP-STORM DRAIN REMOVAL LOT 1 RECOMMND

Prior to issuance of a building permit for lot 1, the applicant/owner shall provide documentation from a registered civil engineer and/or soils engineer indicating the 48 inch storm drain traversing lot 1 has been removed and back filled in accordance with the requirements set forth in the County of Riverside Technical Guidelines for Review of Geotechnical and Geologic Reports.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FIRE. 2 MAP - HFA REVIEW & APPROVAL RECOMMND

Fire department shall review and approve setbacks, water and access for all single family dwellings, additions and projections that are in a hazardous fire area.

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP- CONSTRUCT STORM DRAIN RECOMMND

This project shall construct a storm drain from the site along Indiana Avenue to the existing Lincoln Avenue Channel.

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 2 MAP- LC LANDSCAPE SECURITIES RECOMMND

If HOA or comon areas on on this tract, then the folling applies:
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 Planning Department, Landscape Division. Once the Planning 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 8 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11 MAP - ACOUSTICAL STUDY RECOMMND

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 13 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Alvard Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 14 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 17 MAP - MODEL HOME COMPLEX RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaament filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually. A Model Home Complex application is not required if each home is to be custom.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 19 MAP - FINAL SITE PLAN RECOMMND

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

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19

MAP - FINAL SITE PLAN (cont.)

RECOMMND

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

80.PLANNING. 20

MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

All walls shall be in accordance with approved EXHIBT W.

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90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S (cont.) RECOMMND

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities.

c.Inspection of the WQMP treatment control BMPs.

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND
and Safety Department clearance.

FLOOD RI DEPARTMENT

90.FLOOD RI. 1 MAP- CONSTRUCT STORM DRAIN RECOMMND
This project shall construct a storm drain from the site along Indiana Avenue to the existing Lincoln Avenue Channel.

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND
The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND
All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PLANNING DEPARTMENT

90.PLANNING. 2 MAP - PALEO MONITORING REPORT RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist two (2) copies of the Paleontology Monitoring report. this report shall be certified by a professionally qualified paleontologist listed on the County's list of Paleontology Consultants.

90.PLANNING. 3 GEN - CULTURAL RESOURCES RPT RECOMMND

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

90.PLANNING. 4 MAP- LC LANDSCAPE INSPECT DEP RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP- LC COMPLY W/ LAND & IRR

RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 6 MAP- LC LANDSCAPE INSPECT REQ

RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 MAP - QUIMBY FEES (2) RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Paid certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 30 or 132.

90.PLANNING. 10 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 11 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved EXHBIT W.

90.PLANNING. 12 MAP - ROOF RUN-OFF DISCHARGE RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 16 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 10.58 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 MAP - SKR FEE CONDITION (cont.) RECOMMND
 appropriate fee set forth in that ordinance shall be
 required.

90.PLANNING. 18 MAP- ROLL-UP GARAGE DOORS RECOMMND
 All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - 80% COMPLETION RECOMMND
 Occupancy releases will not be issued to Building and
 Safety for any lot exceeding 80% of the total recorded
 residential lots within any map or phase of map prior to
 completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer

09/26/12
07:53

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 61

TRACT MAP Tract #: TR33248

Parcel: 135-204-007

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - GRAFFITI ABATEMENT (cont.) RECOMMND

Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

90.TRANS. 6 MAP - LANDSCAPING RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

90.TRANS. 7 MAP - STREET SWEEPING 2 RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

COMPREHENSIVE PROJECT REVIEW
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 20, 2005

TO:

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Building & Safety (Grading)
Co. Geologist
Environmental Programs Department
P.D. Trails Coordinator – J. Jolliffe
EDA
Commissioner Snell
Supervisor Tavaglione
Regional Parks & Open Space District
Co. Sheriff's Dept.
Co. Waste Management Dept.
CSA #152

City of Corona
Riverside Transit Agency
Alvord Unified School District
Western Municipal Water District
Southern Ca. Edison Co.
Southern Ca. Gas Co.
CA Dept. of Fish and Game
SBC
US Fish and Wildlife Service
US Postal Service
Pechanga Band of Indians
Greater Lake Matthews Area Association
Caltrans #8
Santa Ana Regional WQCB

TENTATIVE TRACT MAP NO. 33248 - EA40396 – Applicant: Elias Alfata – Engineer/Representative: Alfa Design - Second Supervisorial District - East Corona Zoning District - Temescal Canyon Area Plan: Agriculture (AG), Estate Density Residential (EDR), Rural Mountainous (RM) – Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - Zoning: Residential Agriculture 2 acre minimum (R-A-2) - **REQUEST:** Tract Map No. 33248 proposes a Schedule B subdivision of 18 acres into 18 residential lots with a minimum lot size of 7200 sq ft - APN: 135-280-001 - Related Cases: N/A - Concurrent Cases: N/A

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on January 12, 2006**. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and **DENY** the routing. 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 agencies, please have your comments/conditions to the Planning Department as soon as possible. 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 item, please do not hesitate to contact **Vanessa Ng**, Project Planner, at **(951) 955-5133**

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.

**COMPREHENSIVE PROJECT REVIEW
CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: April 3, 2007

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Pln.Chk)
Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist

GENERAL PLAN AMENDMENT NO. 778; CHANGE OF ZONE NO. 07270; TENTATIVE TRACT MAP NO. 33248 AMENDED NO. 1 - EA40396 – Applicant: Elias Alfata – Engineer/Representative: Alfa Design - Second Supervisorial District - East Corona Zoning District - Temescal Canyon Area Plan: Agriculture: Agriculture (A: AG) (10 Acre minimum); Community Development: Estate Density Residential (CD: EDR) (2 Acre minimum); Rural: Rural Mountainous (R: RM) (10 Acre minimum) – Location: South of Indiana Avenue, east of Lincoln Street - 18 Gross Acres - Zoning: Residential Agriculture - 2 acre minimum (R-A-2) - **REQUEST:** General Plan Amendment No. 778 proposes to amend the current Land Use Designation from Agriculture: Agriculture (A: AG) (10 Acre minimum); Community Development: Estate Density Residential (CD: EDR) (2 Acre minimum); Rural: Rural Mountainous (R: RM) (10 Acre minimum) to Community Development Medium Density Residential (CD: MDR) (2-5 du/ac). Change of Zone No. 07270 proposes to change the current zoning designation from Residential Agriculture - 2 acre minimum (R-A-2) to One Family Dwellings (10,000 square foot minimum) (R-1-10000). Tract Map No. 33248 proposes a Schedule A subdivision of 18 acres into 18 residential lots with a minimum lot size of 7200 square feet. - APN: 135-280-001 - Related Cases: N/A - Concurrent Cases: N/A

Please review the attached **Amended** exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 26, 2007 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jim Phithayanukarn**, Project Planner, (951)955-5133, or e-mail at jphithay@RCTLMA.org / **MAILSTOP #: 1070**

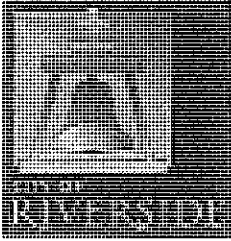
COMMENTS:

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.



Public Works
Department

August 4, 2008

Tesfu Tadesse
Senior Engineering Technician
County of Riverside, Transportation Department
P.O. Box 1090
Riverside CA 92502

RE: Tentative Tract 33248 Indiana Ave Excess R/W

Mr. Tadesse:

In regards to the excess rights of way for Indiana Ave the City has no objection to the vacation and abandonment of the portion of the old 100 foot Street R/W as shown on the Tentative Tract Map. We recommend that the developer process a Street and Highway vacation or abandonment in accordance with your office's procedures.

The document which conveyed the Street Right of Way was recorded July 7, 1893 and filed in Book 3, Page 115 of Deeds, records of Riverside County. It is the City's opinion that upon the finalization of the City of Riverside boundaries that all Rights of Ways outside the City Limits are under the purview of the County of Riverside.

The City of Riverside by document recorded December 09, 2004 as Instrument No. 2004-0977166 has conveyed to the developer all right, title and interest in the canal R/W abutting and/or passing through the subject property and lying adjacent to the subject street right of way.

If you have any questions please call. I can be reached at 951-826-5347.

Sincerely,

Mark Brown
City Surveyor

cc. Adkan Engineering – Mr. Gary Akers

PROPERTY OWNERS CERTIFICATION FORM

TR33248

APN 936-200-006

I, Mickey Zolezio, certify that on
(Print Name)

9/18/2012 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 1200'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

✓
led by MS
ETP 3/18/12

TR33248



Selected Parcels

935-320-012	935-320-014	935-320-015	935-340-005	936-220-015	939-030-010	935-320-002	936-220-013	935-340-004	935-350-012
936-220-012	935-330-006	936-190-009	936-200-010	935-310-004	936-190-010	936-190-015	939-020-019	936-200-009	936-210-004
935-320-013	935-310-003	935-320-010	935-330-004	935-330-005	936-190-012	936-190-013	936-190-011	936-190-014	936-200-012
939-030-011	936-200-007	936-200-014	936-200-015	936-210-009	936-210-010	936-200-006	939-030-009	936-200-011	935-340-003
936-210-008	936-220-017	939-020-012	936-210-005						



840 420 0 840 Feet

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.

ASMT: 935310004, APN: 935310004
GRACE STEDJE LARSEN, ETAL
33 WRIGHT AVE
CORONADO CA 92118

ASMT: 935340003, APN: 935340003
SANTA ROSA RANCHES WATER DISTRICT
RUTAN & TUCKER ATTN F R STRADLING
P O BOX 1976
SANTA ANA CA 92702

ASMT: 935320002, APN: 935320002
VIRGINIA LAAG, ETAL
7405 KINGSLEY WAY
RIVERSIDE CA 92504

ASMT: 935350012, APN: 935350012
CP PARTNERSHIP
C/O PETER PRIESTLY
709 DENVER
DALHART TX 79022

ASMT: 935320010, APN: 935320010
LINDA BURKE, ETAL
P O BOX 1538
TEMECULA CA 92593

ASMT: 936190009, APN: 936190009
SHANNON POOLE, ETAL
26525 AVENIDA DEL ORO
TEMECULA, CA. 92590

ASMT: 935320013, APN: 935320013
MARIE OGRAM, ETAL
P O BOX 2590
TEMECULA CA 92593

ASMT: 936190013, APN: 936190013
ANNA FLAIG, ETAL
24323 SILVER BULLET WAY
MURRIETA CA 92562

ASMT: 935320015, APN: 935320015
ALVOCADO
P O BOX 2020
TEMECULA CA 92593

ASMT: 936190014, APN: 936190014
LINDA GREEN, ETAL
26677 AVENIDA DEL ORO
TEMECULA CA 92590

ASMT: 935330005, APN: 935330005
MARSHA BURK, ETAL
27210 AVENIDA DEL ORO
TEMECULA, CA. 92590

ASMT: 936190015, APN: 936190015
FINANCIAL FOUNDATIONS
31051 SPOON CIR
TEMECULA CA 92591

ASMT: 935330006, APN: 935330006
KIMBERLY ROSALES, ETAL
27182 AVENIDA DEL ORO
TEMECULA, CA. 92590

ASMT: 936200006, APN: 936200006
LUCY BONGIOVANNI, ETAL
31150 MARIPOSA PL
TEMECULA CA 92592

ASMT: 936200007, APN: 936200007
PAULINE STODOLA, ETAL
P O BOX 426
MURRIETA CA 92564

ASMT: 936210008, APN: 936210008
SIERRA PROPERTIES DEV INC
P O BOX 1537
TEMECULA CA 92593

ASMT: 936200009, APN: 936200009
LUPE AVILA, ETAL
26560 CORTE EMPRESA
TEMECULA, CA. 92590

ASMT: 936210010, APN: 936210010
MOR INV
C/O GREGORY O GIBBEL
29035 YOSEMITE PL
CANYON LAKE CA 92587

ASMT: 936200010, APN: 936200010
JENNIFER WARD, ETAL
P O BOX 65
TEMECULA CA 92593

ASMT: 936220012, APN: 936220012
CROSS CREEK AVOCADO S
42146 REMINGTON AVE
TEMECULA CA 92590

ASMT: 936200011, APN: 936200011
MARILYN ORIO JACKSON, ETAL
26577 CORTE EMPRESA
TEMECULA, CA. 92590

ASMT: 936220013, APN: 936220013
BRADLEY JONES
P O BOX 2420
OCEANSIDE CA 92051

ASMT: 936200012, APN: 936200012
AMY HOLMES, ETAL
22705 PASSION FLOWER CT
CORONA CA 92883

ASMT: 936220015, APN: 936220015
PAMELA DUNNING, ETAL
26891 CORTE MANZANO
TEMECULA, CA. 92590

ASMT: 936210004, APN: 936210004
CAROLYN CHENEY, ETAL
27050 VIA VANESSA
TEMECULA, CA. 92590

ASMT: 936220017, APN: 936220017
EMILY HORCASITAS, ETAL
11404 PENFIELD LN NE
ALBUQUERQUE NM 87111

ASMT: 936210005, APN: 936210005
REBECCA HUNT, ETAL
P O BOX 1113
TEMECULA CA 92593

ASMT: 939020012, APN: 939020012
MARY BROZOWSKI, ETAL
9215 MOUNTAIN VIEW
CHERRY VALLEY CA 92223

ASMT: 939020019, APN: 939020019
DEBBIE MALEK, ETAL
4257 KENYON AVE
LOS ANGELES CA 90066

ASMT: 939030009, APN: 939030009
BARBARA MINA, ETAL
43200 SANDIA CREEK DR
TEMECULA, CA. 92590

ASMT: 939030010, APN: 939030010
RAQUEL MARIN, ETAL
2044 BOLIVAR CT
SIMI VALLEY CA 93063

ASMT: 939030011, APN: 939030011
PATRICIA LUNDIN, ETAL
43875 BUTTERNUT DR
TEMECULA CA 92592

Alvord Unified School District
10365 Keller Ave.
Riverside, CA 92505-1349

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

**Community Development
City of Corona
400 S. Vicentia Ave.
Corona, CA 92882**

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

ATTN: Laurie Taylor
Greater Lake Mathews
Area Association
14679 Descanso Dr.
Lake Mathews, CA 92750

Pechanga Cultural Resource Dept.
P.O. Box 1583
Temecula, CA 92593

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

USPS - P & DC
P.O. Box 9998
Riverside, CA 92507-9998

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

RTA
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968

CDFG
3602 Inland Empire Boulevard
Suite C-220
Ontario, CA 91764

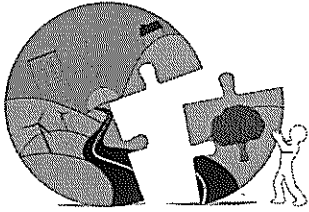
U.S. Fish and Wildlife Service
1849 C Street, NW
Washington, DC 20240

Santa Ana Regional Water Quality Control
Board
3737 Main Street, Suite 500
Riverside, CA 92501-3348

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Elias Alfata
1033 Rancho Valencia Dr.
Riverside 92508

Charissa Leach
6879 Airport Drive
Riverside, CA 92504



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GENERAL PLAN AMENDMENT NO. 778, CHANGE OF ZONE NO. 7270,
TENTATIVE TRACT MAP NO. 33248 EA40396

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

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

COMPLETED/REVIEWED BY:

By: Matt Straite Title: Project Planner Date: _____

Applicant/Project Sponsor: Elias Alfata Date Submitted: _____

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 4080 Lemon Street 12th Floor Riverside CA92510-3634

For additional information, please contact Matt Straite at mstraite@rctlma.org.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\TR33248\PC BOS\PC\GPA778 CZ7270 TR33248 Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA40396 ZCFG3846

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

GENERAL PLAN AMENDMENT NO. 778, CHANGE OF ZONE NO. 7270, TENTATIVE TRACT MAP NO. 33248

Project Title/Case Numbers

Matt Straite
County Contact Person

951-955-8631
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Elias Alfata
Project Applicant

6626 Wilding Place Riverside CA 92506
Address

South of Indiana Avenue, east of Lincoln Street in the Home Gardens Community of unincorporated Riverside County
Project Location

The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element from Community Development: Estate Density Residential (CD:EDR) and Agriculture: Agriculture (A:A) {the project site features Rural: Rural Mountainous; no change is proposed to this designation} Land Used Designations to Community Development: Medium Density Residential (CD:MDR) and Open Space: Conservation (OS:C). The Change of Zone proposes to amend the zoning for the site from Residential Agriculture- Two Acre Minimum (R-A-2) and areas with no previous zoning (previous Right of Way) to One Family Dwelling- 10,000 Square Foot Minimum (R-1-10,000), Residential Agricultural Two Acre Minimum (R-A-2) and Open Area Combining Zone Residential Developments (R-5). The Tentative Track Map proposes a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7200 square feet and one (1) 6.73 acre lot for open space

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,101.50 + \$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA40396 ZCFG3846

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R0521804

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

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

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

Received from: ALFATA ELIAS \$64.00
paid by: CK 916
CA FISH AND GAME FOR EA40396
paid towards: CFG03846 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Oct 27, 2005 08:42
MGARDNER posting date Oct 27, 2005

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * I1201807

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

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

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

Received from: ALFATA ELIAS \$2,101.50
paid by: VI 08346B
CA FISH AND GAME FOR EA40396
paid towards: CFG03846 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Aug 02, 2012 13:38
JCMITCHE posting date Aug 02, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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

Agenda Item No.: 3.3
Area Plan: Western Coachella
Zoning District: Sky Valley
Supervisory District: Fourth
Project Planner: Jay Olivas
Planning Commission: November 7, 2012

PUBLIC USE PERMIT NO. 915
Environmental Assessment No. 42496
Applicant: Anka Behavioral Health, Inc.
Engineer: Phillip Fomotor, P.E.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Public Use Permit proposes a 10-bedroom State-Licensed Residential Care Facility within an existing 4,750 square foot residential building to be operated in partnership with the Riverside County Department of Mental Health for up to 15 adults (men and women) ages 18-59 that are experiencing a mental illness. The State-Licensed Residential Care Facility will offer temporary placement for up to 18 months and include support services to the residents such as medication services, therapeutic services, and case management services. The facility will be staffed 24-hours a day, 365 days a year with a maximum of up to four (4) employees per shift and a maximum of three (3) shifts per day. The project includes the use of two (2) vans and the existing building contains six (6) single patient bedrooms and four (4) two patient bedrooms. The facility will not offer any detoxification treatment and will not have any parolees or probationers.

The project is located in the Western Coachella Valley Area Plan; more specifically, northerly of Belleville Road, southerly of Paradise Avenue, easterly of Cozy Lane, and westerly of Wide Canyon Road in Sky Valley.

ISSUES OF POTENTIAL CONCERN:

Issues of potential concern include requirements for road dedications, road improvements, and prohibition of adult parolees and probationers. The project has been conditioned for 45-foot part width right-of-way dedications along Wide Canyon Road and Paradise Avenue, plus 32-foot half width improvement along Wide Canyon Road. The project will prohibit any parolees or probationers from occupying the premises.

BACKGROUND:

The subject property contains a residential building of 4,750 square feet which has been used in the past as a State-Licensed Residential Care Facility. Anka Behavioral Health, Inc. purchased the subject property in 2008 and continued to lease the property to a prior operator known as "Desert Hacienda". According to the applicant, "Desert Hacienda" terminated their lease in 2011. Anka Behavioral Health, Inc now wishes to re-open the care facility under a public use permit as described below in accordance with Zoning Ordinance Sections 21.64a and 18.29a. Based on a records search, no prior zoning permits have existed on the subject land.

Section 21.64a of Ordinance No. 348 (Land Use and Zoning Ordinance) defines a "State-Licensed Residential Care Facility" as "a facility licensed by the State of California to provide residential care services, including those facilities described in Health & Safety Code sections 1250 et. Seq., 1500 et seq, 1568.01 et seq, 1569 et seq, 1760 et seq, and 11834.20 et. Seq, and those facilities described in Welfare and Institutions Code section 5116."

Section 18.29a (4) (Public Use Permits) of Ordinance No. 348 (Land use and Zoning Ordinance) indicates that "any other facility that is licensed by the California Department of Public Health, or by the California Department of Mental Hygiene, not including a family care, foster home or group home that serves six or fewer persons", may be permitted in any zoning classification provided a public use permit is granted.

The applicant has provided a clearance letter from the State of California Department of Social Services dated January 31, 2012 to allow a residential care facility as indicated by Health and Safety Code Section 1520.5.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Residential (R-R) (5 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural Residential (R-R) (5 Acre Minimum)
3. Existing Zoning (Ex. #2): One Family Dwellings – 1¼ Acre Minimum (R-1-1¼)
4. Surrounding Zoning (Ex. #2): One Family Dwellings – 1¼ Acre Minimum (R-1-1¼)
5. Existing Land Use (Ex. #1): One Family Dwelling
6. Surrounding Land Use (Ex. #1): Vacant Land; One Family Dwellings
7. Project Data:
Total Acreage: 5 Gross Acres
Existing Building Sq. Ft.: 4,750 Sq. Ft.
Existing Building Height: Up to 20 feet

8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42496**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **PUBLIC USE PERMIT NO. 915**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Residential (R-R) (5 Acre Minimum) on the Western Coachella Valley Area Plan.
2. The project site is surrounded by properties which are designated Rural Residential (R-R) (5 Acre Minimum).
3. The existing and surrounding zoning for the subject site is One Family Dwellings – 1¼ Acre Minimum (R-1-1¼).

4. The proposed State-Licensed Residential Care Facility is permitted in the One Family Dwellings – 1¼ Acre Minimum Zone (R-1-1¼) zone based on County Ordinance No. 348, Section 18.29a (4), which states that “other facility that is licensed by the California Department of Public Health, or by the California Department of Mental Hygiene, not including a family care, foster home or group home that serves six or fewer persons”, may be permitted in any zoning classification provided a public use permit is granted.
5. Surrounding land uses consists of vacant land and single family dwellings. The project is consistent with existing surrounding land uses in that the project will buffer surrounding land uses by providing perimeter chain link fencing, new desert landscaping, and new parking lot improvements.
6. The project complies with Zoning Ordinance Amendment No. 348.4744 in that the proposed project consists of a “State-Licensed Residential Care Facility”.
7. The project shall prohibit any parolees or probationers from residing at the facility.
8. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not specifically located within a Conservation Area. This project fulfills the requirements of that plan through conformance with Ordinance No. 875.
9. Access to the site is from Wide Canyon Road and Paradise Avenue with requirements for 45-foot part width right-of-ways and standard corner cutback. The project will provide appropriate street and off-site traffic mitigation, such as, Transportation Uniform Mitigation Fees (TUMF), in compliance with the requirements of the circulation element of the General Plan.
10. The project is approximately one mile from a fire station. The project will provide appropriate fire protection improvements, such as fire hydrants and a water system, in conformance with the fire services policies of the General Plan.
11. Domestic water is provided by the Coachella Valley Water District and sanitation is provided by existing septic systems. Domestic water and sanitation shall be provided in conformance with the water and sewer land use standards of the General Plan.
12. The project is not located within the sphere of influence of any city. However, it is located within the boundaries of the Sky Valley Community Council which recommend project approval.
13. The housing element has identified housing needs for “special needs groups”. The Riverside County Housing Element ensures the availability of suitable sites for the development of affordable housing to meet the needs of “special needs groups” such as persons with mental disabilities.
14. Environmental Assessment No. 42496 identified the following potentially significant impacts:

- a) Biological Resources

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

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential (5 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One Family Dwellings – 1¼ Acre Minimum (R-1-1¼) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is conditionally compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing (10/9/12), two (2) comment letters have been received from the general public.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A FEMA 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. A high fire area;
3. The project site is located within:
 - a. The Sky Valley #104 County Service Area;
 - b. Moderate Liquefaction Area.
4. The subject site is currently designated as Assessor's Parcel Number 645-120-019.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PUP00915
VICINITY/POLICY AREAS

Supervisor Benoit
 District 4

Date Drawn: 9/10/12
 Vicinity Map



Zoning District: Sky Valley
 Township/Range: T3SR6E
 Section: 7

Assessors Bk. Pg. 645-12
 Thomas Bros. Pg. 728 D1
 Edition 2009



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 types 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 Indio at (760) 863-8277 (Eastern County) or website at <http://www.ljma.co.riverside.ca.us/index.html>



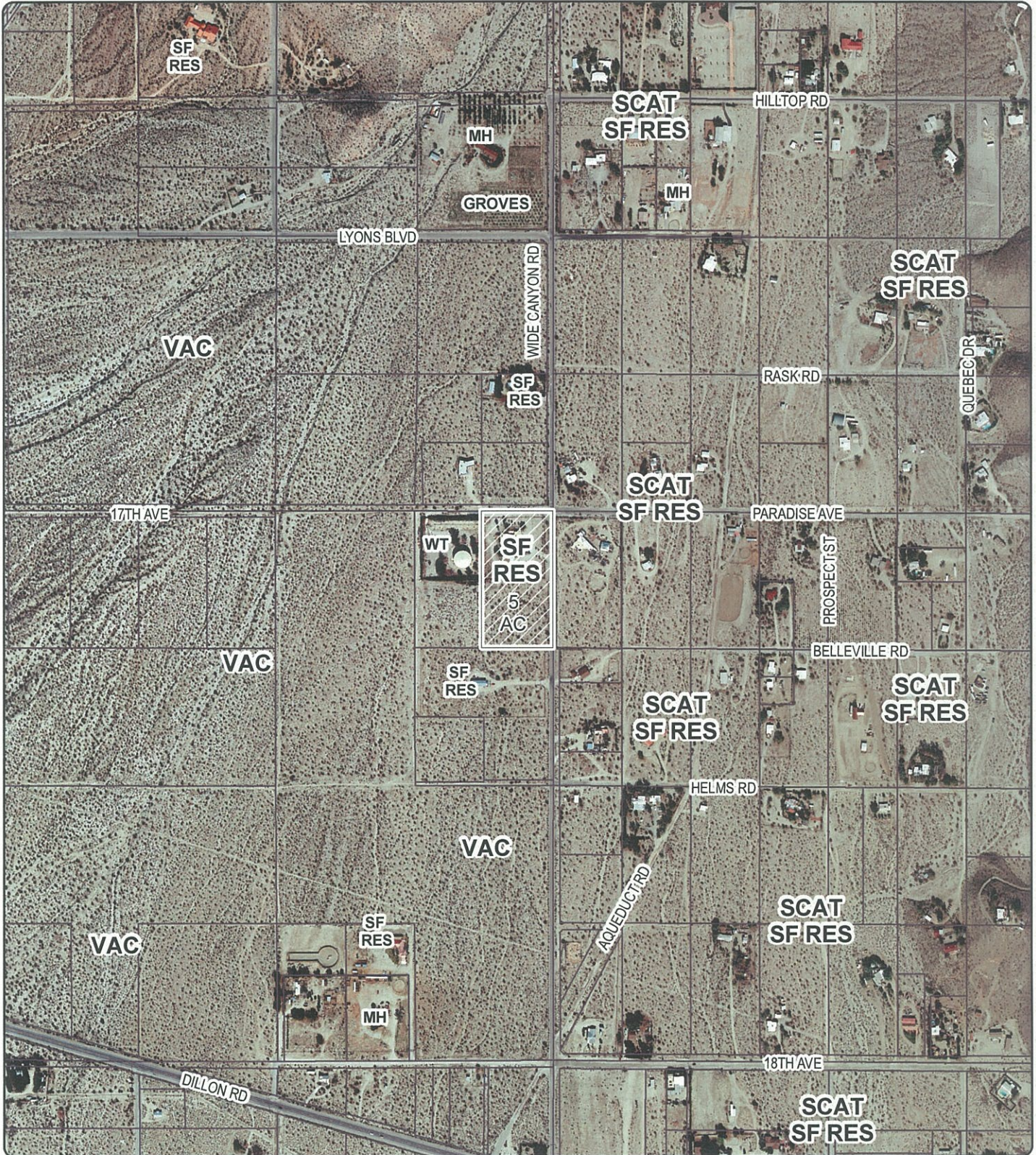
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00915

LAND USE

Supervisor Benoit
District 4

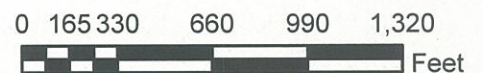
Date Drawn: 9/10/12
Exhibit 1



Zoning District: Sky Valley
Township/Range: T3SR6E
Section: 7



Assessors Bk. Pg. 645-12
Thomas Bros. Pg. 728 D1
Edition 2009



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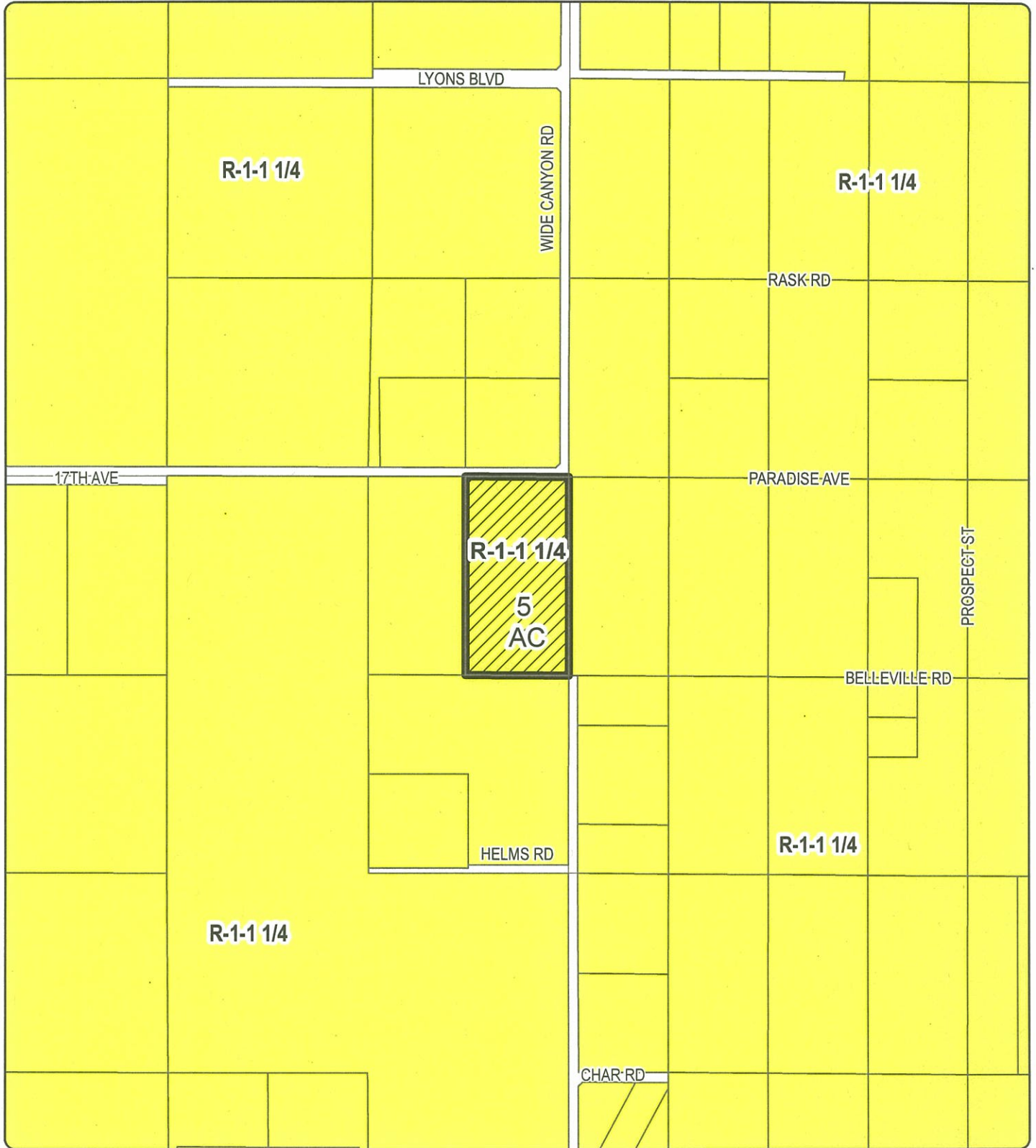
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00915

EXISTING ZONING

Supervisor Benoit
District 4

Date Drawn: 9/10/12
Exhibit 2



Zoning District: Sky Valley
Township/Range: T3SR6E
Section: 7



Assessors Bk. Pg. 645-12
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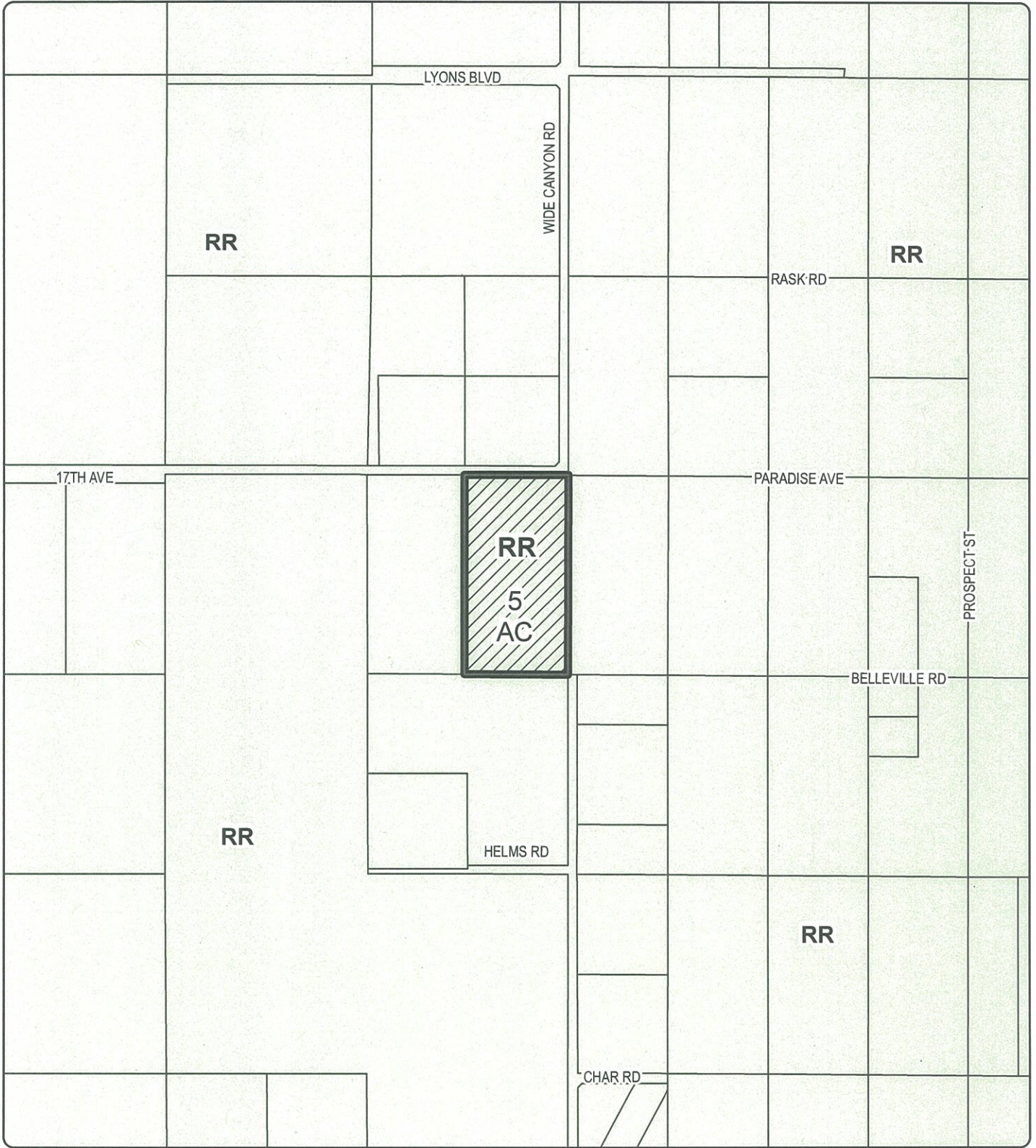
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00915

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 9/10/12
Exhibit 5



Zoning District: Sky Valley
Township/Range: T3SR6E
Section: 7

Assessors Bk. Pg. 645-12
Thomas Bros. Pg. 728 D1
Edition 2009



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42496
Project Case Type (s) and Number(s): Public Use Permit No. 915
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jay Olivas
Telephone Number: (951) 955-1195
Applicant's Name: Anka behavioral Health, Inc.
Applicant's Address: 1850 Gateway Boulevard #900 Concord, CA 94520
Engineer's Name: Fomotor Engineering
Engineer's Address: 225 S. Civic Drive, Ste. 1-5 Palm Springs, CA 92262

I. PROJECT INFORMATION

A. Project Description: The Public Use Permit proposes a 10-bedroom State-Licensed Residential Care Facility within an existing 4,750 square foot building to be operated in partnership with the Riverside County Department of Mental Health for up to 15 adults (men and women) ages 18-59 that are experiencing a mental illness. The State-Licensed Residential Care Facility will offer temporary placement for up to 18 months and include support services to the residents such as medication services, therapeutic services, and case management services. The facility will be staffed 24-hours a day, 365 days a year with a maximum of up to four (4) employees per shift with a maximum of three (3) shifts per day. The project includes the use of two (vans) and contains six (6) six single bedrooms and four (4) two bedrooms. The facility will not offer any detoxification treatment and will not have any parolees or probationers.

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

C. Total Project Area: 5.0 Gross Acres

Residential Acres: 5.0	Lots: 1	Units: 1	Projected No. of Residents: 15
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 645-120-019

E. Street References: The project is located northerly of Belleville Road, southerly of Paradise Avenue, easterly of Cozy Lane, at 17105 Wide Canyon Road in Sky Valley.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 3 South, Range 6 East, Section 7

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site is located on an existing 5.0 gross acre site containing an existing 4,750 square foot residential building. Surrounding land consists of vacant land and existing single family dwellings.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The proposed project is located within the Rural Residential (5 AC) land use designation and would meet applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site, but includes requirements for half width dedications and improvements along adjoining streets (Paradise Avenue and Wide Canyon Road), and therefore, is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** Flooding concerns are addressed since existing residential structure was constructed under prior building permit with permanent foundation. The proposed project is not located in a fault zone, high fire hazard area, dam inundation zone, or area with high liquefaction potential. The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities for any future re-modeling. The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Western Coachella Valley

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential (5 AC)

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

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Rural Residential (5 AC).

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: One Family Dwellings – 1¼ Acre Minimum (R-1-1¼)

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are zoned One Family Dwellings – 1 ¼ Acre Minimum (R-1-1¼)

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 type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

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

October 9, 2012

Date

Jay Olivas, Project Planner

Printed Name

For Carolyn Syms Luna, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The project site is located in Sky Valley along Wide Canyon Road and Paradise Avenue which are not designated as scenic highway corridors. Therefore, there would be no impact.
- b) The proposed project consisting of an existing 4,750 square foot residential building does not propose additional buildings, and will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view as the project was conditioned to incorporate landscaping as shown on approved conceptual planting plan, Exhibit L. Therefore, there is no impact to scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to GIS database, the project site is located 47.75 miles away from Mt. Palomar Observatory and is not subject to Ordinance 655. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project consisting of an existing residential building could create a new source of light when it re-opens as a State Licensed Residential Care Facility, however, any new source of light is not anticipated to reach a significant level due to the size and scope of the project. Additionally, any existing or new lighting is conditioned to be hooded thereby reducing any lighting impacts to less than significant (Condition of Approval (COA) 10.PLANNING.5) Impacts are less than significant.

b) Surrounding land uses include vacant lots and single family homes. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials

Findings of Fact:

a-d) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is not designated as farmland of "local importance" or "urban-built land". The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan (Salton Sea Air Basin) to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 7). This is a standard condition of approval and therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of 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 homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project proposes a three lot subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>50, Code of Federal Regulations (Sections 17.11 or 17.12)?</u>				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

- a-g) The project may be influenced by wildlife and vegetation issues as identified in the General Plan. The project site is partially developed and there is potential for biological impacts with burrowing owl and nesting birds. The project is located in the fee area of the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). The CVMSHCP becomes effective on October 1, 2008; payment of mitigation fees will be pursuant to Ordinance No. 875. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. 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 site is partially developed and there is potential for biological impacts which can be addressed with burrowing owl survey and nesting bird survey prior to grading permit issuance.

Mitigation: Compliance with the measures set forth by the above referenced Habitat Conservation Plan, as required, and so contained in the conditions of approval on file in the LMS, including COA 10.PLANNING.19 – Ordinance 875 CVMSHCP Fee, and required burrowing owl survey and nesting bird survey prior to grading permit issuance as indicted in the LMS by COA 60.EPD.1 and 60.EPD.2.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Monitoring to be provided by the Environmental Programs Division and Building Department through Ordinance Nos. 460, 457 and 875.

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The site is partially disturbed. The project does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Site disturbance has already occurred with an existing residential facility building. The project site does not contain any known archaeological site. Therefore, the project will not alter or destroy any known archaeological site and there will be no impact.

b) The proposed project is not expected to impact archaeological resources. If, however, during any ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find. Therefore, impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review

Findings of Fact:

a) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is moderate at this site. Due to existing residential structure on-site constructed with building permit, no impacts from liquefaction are anticipated.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), County Geologist review

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to 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. The project would have less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geologist review

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: GIS database, County Geologist review

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking of the existing building foundation, therefore impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiching are not potential hazards to the site. Therefore, the project will have no impact.

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

Monitoring: No monitoring measures are required.

17. Slopes

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The project proposes contains relatively flat topography, minimal project grading is proposed as a result of the proposed State-Licensed Residential Care Facility which will include improved parking lot. The proposed project will not substantially alter ground surface relief features. Therefore, impacts are less than significant.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the public use permit. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Graded, but undeveloped, land shall provide, in addition to erosion-control planting, any drainage facilities deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1st to May 31st (COA 10.BS GRADE.7). Therefore, the impact is considered less than significant.
- b) The expansion potential of the onsite soils is considered low and no special design provisions relative to expansive soils are needed. Therefore, no impacts related to soil expansion is anticipated.
- c) The area does not feature a sewer system, the existing building and proposed facility uses a septic system. The parcel size is a minimum of five gross acres which supports existing septic tanks. Therefore, there is no impact since soils are adequate for the existing septic tanks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Therefore, there would be no impact.
- b) The proposed project is not anticipated to result in any increase in water erosion either on or off site due to existing building with minor parking and transportation improvements proposed. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (Condition of Approval 10.TRANS.9). Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

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

a) The project site lies within a high to moderate wind erosion susceptibility area. The project could be influenced by wind erosion and blowsand issues during project construction of any parking and/or transportation improvements. Blowsand can create drifting sand dunes and can act as an abrasive on metal, glass and wood surfaces such as cars, windows, and siding of existing homes. The project has been conditioned to prevent dust and blowsand (COA 10.PLANNING.20). With the incorporation of this condition, the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: Project application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaner use resulting from the State Licensed Residential Care Facility. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to 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. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The proposed 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, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

- a) The project site is not located within an Airport Influence Area and the project will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.
- b) The project site is not located within the vicinity of a private airport and will not require review by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) The project site is not located in a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The topography of the area consists of disturbed desert land. The project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project will not violate any water quality standards or waste discharge requirements. BMPs include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Less than significant impacts are anticipated.
- c) Water service is provided by the Coachella Valley Water District. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is less than significant impact.
- d) During any future construction such as for additional parking area, the project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (COA 10. TRANS.9). Therefore, the impact is considered less than significant.
- e) The proposed project is not located within a FEMA 100-year flood zone. The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, no impacts are anticipated.
- f) The proposed project is not located within a FEMA 100-year flood zone. The project will not place within a FEMA 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.
- g) The proposed project is not anticipated to substantially degrade water quality County Flood has determined that a Water Quality Management Plan is not required. Therefore, there is no impact.
- h) The site has been designed to minimize drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

26. Floodplains

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

NA - Not Applicable

U - Generally Unsuitable

R - Restricted

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area. Therefore, impacts are considered less than significant.
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to existing Wide Canyon Dam one mile north of the project site. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to existing Wide Canyon Dam one mile north of the project site. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, impacts are considered less than significant.
- d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: GIS database, Project Application Materials

Findings of Fact:

- a) The Public Use Permit (PUP) proposes a "State Licensed Residential Care Facility" within an existing 4,750 square foot building. This PUP is consistent with the Rural Residential (5 AC) land use designation. The proposed project will not result in a substantial alteration of the present or planned land use of this area since the care facility will be operating within an existing 4,750 residential building and be licensed by the State of California Department of Social Services, Adult Residential Program. Therefore, impacts are less than significant.
- b) According to RCLIS (GIS Database), the proposed project is not located within the sphere of influence of any city. However, the project was reviewed by the Sky Valley Community Council and there were no objections. Therefore, no impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

- a) The proposed project site is currently zoned One Family Dwellings – 1¼ Acre minimum (R-1-1¼). While the R-1-1¼ zone does not specifically list State-Licensed Residential Care Facility as an permitted or conditional use, this use is specifically defined under Section 21.64a of Ordinance 348 and is allowed under Section 18.29 of Ordinance No. 348, which states that "other facility that is licensed by the California Department of Public Health, or by the California Department of Mental Hygiene, not including a family care, foster home or group home that serves six or fewer persons", may be permitted in any zoning classification provided a public use permit is granted.
- b) The site is surrounded by land which is zoned One-Family Dwellings – 1 ¼ Acre Minimum (R-1-1¼) and the project is compatible with the existing surrounding zoning.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The proposed project is surrounded mostly five acre rural lots with vacant lots and single family dwellings. The project will be compatible with existing and future land uses in the area since the site contains an existing 4,750 square foot residential building which will contain parking improvements, chain link fencing, and desert landscaping.
- d) The land use designation for the proposed project site is Rural Residential (5 Acre Minimum). This project is consistent with the Rural Residential land use designation and policies of the General Plan.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are single family homes and vacant desert lots. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project site is not located within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. No impacts are expected.

b) The project is not located within the vicinity of a private airport and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

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

Monitoring: No monitoring measures are required.

32. Highway Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is not located in the vicinity of any highways. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

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

- a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the re-open a State Licensed Residential Care Facility for up to 15 adults. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during any remodeling and/or construction. Construction hours would be limited due to the proximity of the project site to occupied residences in accordance with the Building and Safety Department guidelines. The project will be consistent with the County Noise Ordinance No. 847, therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed project site contains an existing residential building on a five acre lot. The proposed project will not displace any existing residences since the existing on-site residence proposes to re-open as a State Licensed Residential Care Facility. Therefore, there is no impact.
- b) The proposed project create a State Licensed Residential Care Facility may create a demand for additional housing as the existing building will be occupied with up to 15 new residents. Therefore, the impact would be less than significant.
- c) The proposed project site contains an existing residential building and will add up to 15 residents; therefore, it will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project proposes an increase of up to 15 additional persons. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

The proposed project will have a less than significant impacts on the demand for Fire services since project is required to provide adequate fire access including along Wide Canyon Road and Paradise Avenue.

Additionally, the project will not 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. As such, this project will not cause additional construction that would result in any significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered 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 measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: GIS database

The Palm Springs Unified School District provides public education services for the project area. The applicant of this project may be conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of any future building permits (Condition of Approval 80.PLANNING.8). Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

The use of the proposed project area would not cause a significant impact on health services since the project proposes a State Licensed Adult Residential Care Facility which will increase health services in the area. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities except for some remodeling of the existing structure. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities. Therefore, there is no impact.
- b) Future residents of the project site under supervision could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of persons to the area, it is not anticipated that the project could generate sizable impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.
- c) The proposed project could potentially incrementally increase the use of some types of recreational facilities. The project site is located within a Community Service Area (CSA). The project is not subject to Quimby fees at this time since no subdivision is proposed. Thus, the impact is considered 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 measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail in this area, therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g) 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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h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

- a) The proposed project will increase vehicular traffic with its re-opening as a State Licensed Residential Care Facility with 3-4 employees per shift and maximum of two (2) vans. The project is also required to provide 45 foot half width dedications/improvements along Wide Canyon Road and Paradise Avenue. However, the Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.
- b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Nor will the project conflict with an applicable congestion management plan.
- c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- f) The project will cause a slight increase in the population of the area, thus creating an increase in maintenance responsibility. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.
- g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's tenant improvement. Therefore, this impact is considered less than significant.
- h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail, therefore, there is no impact.

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

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

- a) The proposed project is served by the Coachella Valley Water District and may result in the construction of new water treatment facilities or expansion of existing facilities as the result of the adult care facility. Impacts would be less than significant.
- b) The proposed project will be served by the Coachella Valley Water District (CVWD). Based on review by CVWD, it is anticipated that the project will have sufficient water supplies available for existing development. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

- a-b) The proposed project will include continued use of existing or upgraded septic systems. Therefore, impacts are 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 measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

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

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

The project is relatively small and will not generate significant amounts of construction or demolition waste. Some construction is planned at this time such as street widening and parking improvements, plus interior remodeling. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will have less than significant impact.

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

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project will not project conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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.

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: None

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

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

VII. AUTHORITIES CITED

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

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a 10 bedroom State Licensed Residential Care Facility within an existing 4,750 square foot building to be operated in partnership with the Riverside County Department of Mental Health for up to 15 adults (men and women) from ages 18-59 who are experiencing a mental illness. The State Licensed Residential Care Facility will offer temporary placement for up to 18 months and include support services to residents such as medication services, therapeutic services, and case management services. The facility will be staffed 24-hours per day, 365 days per year. The facility will not offer any detoxification treatment and will not have any parolees or probationers.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No. 915 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A (Sheets 1-2), Amended No. 1, by Fomotor Engineering dated August 16, 2012, Exhibits B & C by Fomotor Engineering dated January 30, 2012, and Exhibit L by RGA dated June 1, 2012.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

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

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building

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10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS (cont.)

RECOMMND

permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) (cont.) RECOMMND

with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

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10. GENERAL CONDITIONS

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETRY PLNCK RECOMMND

The applicant shall submit building plans to the building department for the review, approval and permit issuance of the existing structure to be used as a residential care facility prior to the use or occupancy of the building.

All building plans shall comply with all curent adopted California Building Codes and Riverside County ordinances.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CVWD POTABLE WATER SERVICE RECOMMND

Public Use Permit#915 (PUP915) is proposing Coachella Valley Water District (CVWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with CVWD as well as all other applicable agencies.

10.E HEALTH. 2 PUP#915 - COMMENTS RECOMMND

Public Use Permit#915 is proposing a 10 bedroom adult residential facility which can serve as many as 15 adults. This facility will be staffed 24 hours a day (approximately 5 persons) 365 days a year.

ONSITE WASTEWATER TREATMENT SYSTEM (OWTS) - COMMENTS

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10. GENERAL CONDITIONS

10.E HEALTH. 2

PUP#915 - COMMENTS (cont.)

RECOMMND

1. AM/PAC SOILS PERCOLATION REPORT

The Department of Environmental Health (DEH) shall accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for this facility based on AM/PAC Soils Percolation Report (Project#12-11066) dated 3/22/12. Further soils percolation testing and/or engineering shall be required if the parameters delineated in this report cannot be met.

2. DEH SITE EVALUATION

A site evaluation conducted by DEH staff of the proposed OWTS area shall be required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate. In addition, the applicant must ensure that the job property is clearly identified with a durable placard specifying the the site address or APN# as well as ensure that all property corners are clearly staked or marked.

3. OWTS PLANS & FLOOR PLANS

The applicant shall submit to the DEH for review at least three copies of detailed & contoured OWTS plot plans wet stamped and signed by AM/PAC and Associates (Professional of Record) and drawn to an appropriate scale. These plans must show the location of all required information as specified in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures shall be submitted to DEH for review to ensure proper OWTS sizing.

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10. GENERAL CONDITIONS

10.E HEALTH. 3 MEDICAL WASTE - CONTACT LEA RECOMMND

The applicant shall contact the County of Riverside, Local Enforcement Agency (LEA) to address any issues related to medical waste.

County of Riverside, Department of Environmental Health
County of Riverside
Local Enforcement Agency
47950 Arabia Street, Suite "A"
Indio, CA 92201
(760) 863-7570

10.E HEALTH. 4 INDUSTRIAL HYGIENE - COMMENTS RECOMMND

Based on the information provided to the Department of Environmental Health, Industrial Hygiene (DEH-IH) section, no noise study shall be required. However, DEH-IH reserves the right to regulate in accordance with local and state regulations should further information indicate the requirements.

10.E HEALTH. 5 ENV CLEANUPS PROGRAM-COMMENTS RECOMMND

The Environmental Cleanups Program has reviewed and accepted the Phase 1 Environmental Site Assessment submitted for this project.

Please note that if a previously unidentified release or threatened release of hazardous materials or the presence of naturally occurring hazardous material is discovered at any time during construction at the Site, all construction activities at the Site shall cease and the Environmental Cleanups Program shall be notified. Additional assessment, investigation or cleanup may be required.

FIRE DEPARTMENT

10.FIRE. 1 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#84-TANK PERMITS (cont.) RECOMMND

Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 2 USE-#25-GATE ENTRANCES RECOMMND

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

10.FIRE. 3 USE-#88A-AUTO/MAN GATES RECOMMND

Gate(s) shall be automatic operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

PUP 915 proposes to convert an existing home into 10-bedroom adult residential facility, to serve adults experiencing mental illness, which will be operated in partnership with the Riverside County Department of Mental Health on approximately 5-acre site. The site is located in the Coachella Valley area easterly of Cozy Lane, northerly of Belleville Road, westerly of Wide Canyon Road and southerly of Paradise Avenue.

The site is located on broad alluvial cones that originate from the surrounding mountains. The site is not within the FEMA floodplain but is within the floodplain identified by ordinance 458. The District's Wide Canyon Dam (Project No. 6-0-0130), located approximately 1 mile north of the site that provides some protection to the site, but the existing buildings may still be damaged in major storm event. No new buildings are proposed with this proposal and therefore no Water Quality Management Plan is required.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

The District has no objection to this proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND RECOMMND

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

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

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

significance due to it sacred or cultural importance.

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

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

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

10.PLANNING. 3 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 4 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this public use permit shall be 24 hours per day, seven days a week, 365 days per year. The facility will be staffed 24 hours per day, however, there will be no live-in staff (staff will operate in a maximum of three shifts per day).

10.PLANNING. 7 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 8 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from California State Department of Social Services, Adult Residential Program, or equivalent agency, as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 9 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 11 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 12 USE - SITE MAINTENANCE RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification.

10.PLANNING. 13 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 14 USE - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.PLANNING. 15 USE - MAXIMUM RESIDENTS RECOMMND

A maximum of 15 residents shall be permitted to reside in the State Licensed Residential Care Facility (excluding employees who may not reside on premises).

10.PLANNING. 16 USE - MAXIMUM EMPLOYEES RECOMMND

A maximum of up to four (4) employees shall be on premises per shift per day with a maximum of three (3) shifts per day.

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - OCCUPANCY LIMITS RECOMMND

The program will not admit any of the following:

- 1) Clients who need to be involuntarily detained, who are in danger to self or others.
- 2) Clients whose medical problems that require supervision in a medical program in a hospital.
- 3) Clients, who by virtue of severe psychiatric symptoms, are judged to be incapable of basic functioning within the milieu.
- 4) Clients whose history of violent behaviour would place the community of clients, and staff, at the facility in danger.
- 5) No current parolees or probationers shall be allowed on-site for treatment.

10.PLANNING. 18 USE - MAXIMUM OF TWO (2) VANS RECOMMND

A maximum of two (2) vans in good working order shall be used on premises for the residents and staff.

10.PLANNING. 19 USE - ORD 875 CVMSHCP FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 875, to assist in providing revenue to acquire and preserve open space and habitat, a local development mitigation fee shall be paid for each development project or portion of an expanded development project to be constructed in the Coachella Valley and surrounding mountains. The amount of the fee for commercial or industrial development shall be calculated on the basis of "project area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

10.PLANNING. 20 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE RECOMMND

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

10.TRANS. 9 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit 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 exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 10 USE - ACQUIRE R-O-W RECOMMND

Prior to the issuance of any permit the right-of-way necessary to facilitate the construction of Wide Canyon Road and 17th Avenue (Paradise Avenue) shall be acquired as approved by the Transportation Department.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-CUP/PUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 1 USE - EXPIRATION DATE-CUP/PUP (cont.) RECOMMND

authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 2 USE - LIFE OF THE PERMIT RECOMMND

The life of Public Use Permit No. 915 shall terminate on July 1, 2023. This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 3 USE - EXISITING STRUCTURE CHEC RECOMMND

WITHIN NINETY (90) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors -in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all exisiting buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.) RECOMMND

construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 2 USE - GRADING SECURITY RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

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

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE - CONSTR. NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices)

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 13 USE - CONSTR. NPDES PERMIT (cont.) RECOMMND

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.

EPD DEPARTMENT

60.EPD. 1 EPD - PRECON BURROWIN OWL SURV RECOMMND

Prior to issuance of any grading permit for PUP00915 a preconstruction survey for burrowing owls must be conducted within 30 days prior to ground disturbance. This survey must be conducted by a qualified biologist holding an MOU with Riverside County and findings submitted to EPD for review.

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

If grading permit is to be issued during the avian breeding season (February 1 - August 31) for PUP00915 a preconstruction survey for nesting birds must be completed within 30 days prior to ground disturbance. This survey must be completed by a qualified biologist holding an MOU with Riverside County and findings submitted to EPD for review.

TRANS DEPARTMENT

60.TRANS. 2 USE-SBMT/APPVD GRADG PLAN/TRAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - ACQUIRE R-O-W RECOMMND

Prior to the issuance of any permit the right-of-way necessary to facilitate the construction of Wide Canyon Road and 17th Avenue (Paradise Avenue) shall be acquired as approved by the Transportation Department.

60.TRANS. 4 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Water Conservation District and Transportation Department for review and approval.

60.TRANS. 5 USE - TUMF RECOMMND

Prior to the issuance of a grading 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. 673.

60.TRANS. 6 USE - R-O-W DEDICATION RECOMMND

Sufficient public street right-of-way along Wide Canyon Road shall be conveyed for public use to provide for a 45-foot part-width right-of-way including standard corner cutback.

Sufficient public street right-of-way along 17th Avenue (Paradise Avenue) shall be conveyed for public use to provide for a 45-foot part-width right-of-way including standard corner cutback.

60.TRANS. 7 USE - MAP CORNER CUT-BACK I RECOMMND

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

60.TRANS. 8 USE -LANDSCAPING/TRAIL COM/IND RECOMMND

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 8 USE -LANDSCAPING/TRAIL COM/IND (cont.) RECOMMND

Landscaping plans shall be designed within Wide Canyon Road and 17th Avenue and submitted to the Transportation Department. Landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation to the maximum extent feasible. The use of non-organic landscape elements such as rocks, decorative paving sand and gravel is encouraged. The uses of grass, sod or other water intense ground cover plant materials will not be permitted.

Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

60.TRANS. 9 USE - ACQUIRE R-O-W RECOMMND

Prior to the issuance of any permit the right-of-way necessary to facilitate the construction of Wide Canyon Road and 17th Avenue (Paradise Avenue) shall be acquired as approved by the Transportation Department.

60.TRANS. 10 USE - STREET NAME SIGN RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE - PART-WIDTH RECOMMND

Wide Canyon Road shall be improved with 32-feet of asphalt concrete pavement within a 45-foot part-width dedicated right-of-way in accordance with County Standard No. 105, Section "B". (36'/56') and per site plan Exhibit "A".

70.TRANS. 2 USE - ROADS APP. ANNEX RECOMMND

Assurance of continuing maintenance is required by filing an application for annexation into County Service Area, 104.

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 3

USE - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

70.TRANS. 4

USE - LANDSCAPING COMM/IND

RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Wide Canyon Road and 17th Avenue (Paradise Avenue).

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1 Consolidated by contacting the Transportation Department at (951) 955-6767.

70.TRANS. 5

USE - R-O-W DEDICATION

RECOMMND

Sufficient public street right-of-way along Wide Canyon Road shall be conveyed for public use to provide for a 45-foot part-width right-of-way including standard corner cutback.

Sufficient public street right-of-way along 17th Avenue (Paradise Avenue) shall be conveyed for public use to provide for a 45-foot part-width right-of-way including standard corner cutback.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

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

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

FIRE DEPARTMENT

80.FIRE. 1 USE* -#51-WATER CERTIFICATION RECOMMND

The applicant or developer shall be responsible to submit written certification from the water company noting the location of the existing fire hydrant and that the existing water system is capable of delivering 1500 GPM fire flow for a 2 hour duration at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT A.

80.PLANNING. 2 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 4 USE - WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 4 USE - WASTE MGMT. CLEARANCE (cont.) RECOMMND

contained in their letter dated February 21, 2012, summarized as follows: A Waste Recycling Plan shall be submitted to the Riverside County Waste Management Department for approval.

80.PLANNING. 5 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 6 USE - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 7 USE - LC LANDSCAPE SECURITIES

RECOMMND

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 Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 7 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.

80.PLANNING. 8 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of completed onsite storm drain facilities
 - d.Inspection of the WQMP treatment control BMPs

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5. 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.

6. 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.

90.BS GRADE. 7 USE - BUSINESS REGISTRATION

RECOMMND

Prior to final building inspection, the applicant/owner shall register the project with the Department of Building

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - BUSINESS REGISTRATION (cont.) RECOMMND

Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

FIRE DEPARTMENT

90.FIRE. 1 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

90.FIRE. 3 FINAL INSPECTION RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met.

Riverside office (951)955-4777
Murrieta office (951)600-6160
Indio Office (760)863-8886

90.FIRE. 4 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system, per NFPA 13D 2010 edition, in all buildings designated as R-4 occupancy. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 5 USE-#83-AUTO/MAN FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of six (6) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 4 USE - CURBS ALONG PLANTERS RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 7 USE - FEE STATUS RECOMMND

Prior to final building inspection for Public Use Permit No. 915, the Planning Department shall determine the status of the deposit based fees. If there are fees owed to the County, the permit holder shall pay the outstanding balance.

90.PLANNING. 8 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 9 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 USE - LC COMPLY W/ LNDSCP/ IRR (cont.) RECOMMND

developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 10 USE - ORD NO. 659 (DIF) RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Public Use Permit No. 915 has been calculated to be .15 net acres (concrete/paver area).

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

February 21, 2012

Wendell Bugtai, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RE: Public Use Permit (PUP) No. 915
Proposal: The PUP proposes a 10 Bedroom Adult Residential Facility.
APN: 645-120-019

Dear Mr. Bugtai:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Belleville Road, south of Paradise Avenue, and east of Cozy Lane, in the Western Coachella Valley Area Plan. In order to mitigate the project's potential solid waste impacts and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the Department is recommending that the following conditions be made a part of any Conditions of Approval for the project:

- 1. Prior to issuance of a grading and/or building permit,** A Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., cardboard, concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the 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.
- 2. Prior to final building inspection,** evidence (i.e., receipts or other type of verification) 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. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
- 3. Hazardous materials are not accepted at Riverside County landfills.** In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

Wendell Bugtai, Project Planner
PUP No. 915
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4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

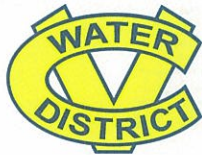
Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ryan Ross', with a long horizontal flourish extending to the right.

Ryan Ross
Planner IV

PD88468v50



Established in 1918 as a public agency

Coachella Valley Water District

Directors:

Peter Nelson, President - Div. 4
John P. Powell, Jr., Vice President - Div. 3
Patricia A. Larson - Div. 2
Debi Livesay - Div. 5
Franz W. De Klotz - Div. 1

Officers:

Steven B. Robbins, General Manager-Chief Engineer
Julia Fernandez, Board Secretary

February 14, 2012

Redwine and Sherrill, Attorneys

File: 0163.1
0421.1

Wendell Bugati
Riverside County Planning Department
38-686 El Cerrito Road
Palm Desert, CA 92211

Dear Mr. Bugati:

Subject: Public Use Permit No. 915

This area is not within the boundaries of the stormwater unit of CVWD.


The Coachella Valley Water District (CVWD) will provide domestic water service to this area and such service will be subject to the satisfaction of terms and conditions established by CVWD and exercised from time to time, including but not limited to fees and charges, water conservation measures, etc.

This notice of domestic water service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson
Director of Engineering

cc: Majeed Farshad
Riverside County Dept of Transportation
Palm Desert, CA 92211

Alan French
Riverside County Dept of Transportation
Riverside, CA 92501

Mike Mistica
County of Riverside, Dept of Environmental Health
Riverside, CA 92502

Sharene Kacyar
ANKA Behavioral Health, Inc.
P.O. Box 315
Concord, CA 94520

JC:\ch\eng\sw\12\FEB\PUP 915
030607-4

Mailed
on
02/15/12
F:

Sky Valley Community Council Meeting

February 14, 2012

Sky Valley Chamber and Community Center
20-905 Hot Springs Road, Sky Valley, CA 92241

Anka Attendees:

Marty Giffin – Sr. Vice President – Southern California Operations
Wanda Street – Vice President- Clinical Services

Marty Giffin presented Agenda Item No. 9 (b)

Public Notice/Agenda – Attached

Under New Business: Please see No. 9 (b) Public Use Permit No 915-EA42496

Applicant: Anka Behavioral Health, Inc.

- Project History and Description of Anka Behavioral Health - Attached
- Program Location: Wide Canyon ART – 17105 Wide Canyon Road, Desert Hot Springs, CA.
- Formerly: Desert Hacienda B & C
- Purchased 2008 and leased back to a provider
- Awarded Contract by Riverside Co. to run an ART (Adult Residential Transition) Facility

- Population and Program:
 - 18 to 59 years of age
 - Male and Female
 - 15 clients who struggle with Mental Health issues and are a risk of hospitalization; Institutionalization and/or homelessness.
 - Average length of stay- 90 days

- Start up:
 - Will be looking for a caretaker to protect the property and maintain safety.

- Questions:
 - Lighting still does not protect the dark skies (Since fixed- By end of February).
 - Renovations will not be major, nor obstruct neighbors view.
 - Primary Diagnosis with Mental Health
 - Non-Violent
 - Non-Sex Offender
 - Non-Serious

From: Barton, Gail
Sent: Thursday, March 15, 2012 7:38 AM
To: Bugtai, Wendell
Subject: FW: Anka Behavioral Health, Inc. Sky Valley location

For you, Wendell

Gail Barton
Principal Planner
Riverside County Habitat Conservation Agency
4080 Lemon Street~12th Floor, Riverside, CA 92501 Phone 951.955.6637 ~
Fax
951.955.1811

-----Original Message-----

From: cmurdica@gmail.com [mailto:cmurdica@gmail.com]
Sent: Thursday, March 15, 2012 7:07 AM
To: Barton, Gail
Subject: Anka Behavioral Health, Inc. Sky Valley location

THIS EMAIL HAS BEEN SUBMITTED VIA THE RCTLMA WEBSITE.

To Whom It May Concern:

We live on Hilltop Rd. in Sky Valley and have been very happy and content to live here for the last 12 years. Most of the time we have been in agreement with the "no growth" and close watch attitude the Chamber has with regard to Sky Valley.

However, having said that, we are perplexed by the article and presumed encouragement of this huge company, Anka Behavioral Health, Inc., buying and using the facility on Wide Canyon to house people who possibly have a drug addiction problem or have severe behavioral difficulties, as was noted in the article in the last Echoes.

First let me say that I and my whole family live less than 1/4 mile from this facility and the last residents scared us on numerous occasions with their late night (10:00pm and later) walks...in dark clothes with only flashlights.

That was unnerving enough without the rash of burglaries that we experienced all around us.

While we are not accusing anyone, it was very strange to say the least. Secondly, the grounds of the facility were not kept up and it has become a real eyesore. They rarely watered and there was never anyone trimming the

shrubs, etc. Then, the sign fell down and was not fixed. If Anka wanted to gain the respect of our neighborhood, they could have at least kept the facility up. We have not been impressed by this very large company, to say the least. Nor would anyone who had taken the time to check out the facility that they had let move into our neighborhood. Thirdly, we have heard and witnessed the markings on the street of the proposed widening of Wide Canyon. Why, when there are so many streets in Sky Valley that are not even paved, are they widening this street? Does it have anything to do with this facility? Lastly, let me say that though we do not attend the regular meetings of the chamber, we care very much about our community. Our grandchildren are growing up here and we want nothing more than a safe, peaceful, beautiful community for them and our elderly parents, who also live on Hilltop Rd. to thrive in. I am sure that everyone living in this area would want the same for themselves and their families.

Thank You and I look forward to hearing back from someone who may have more information or a better understanding than we have with regard to this proposed facility.

Connie & Louis Murdica
73200 Hilltop Rd.
Sky Valley
760 329-1972

Subject: PUP #00915 -Lack of Sufficient Right of Way along Wide Canyon Road

Mr. Bugtai and Mr. Farshad,

The existing right of way along Wide Canyon is missing from the applicant's submittal drawing. I understand, according to the project engineer, that conveyance is unsubstantiated. It appears the applicant has submitted a road plan that substantially encroaches upon my property.

Further, parking requirements defined in Section 18.2 of the Riverside Zoning Ordinance, Section 3 of 4, indicates 1 parking space/3 employees AND 1 space/3 beds and 1 space per vehicle owned and operated by the institution. Given that the applicant is proposing a 15 person facility with additional staff, and has used a daily shuttle van extensively in the past, the proposed parking plan appears too small.

Although the drawing indicates existing zoning, it does not reference the existing use permit(s) that have been issued. Could you please provide that data?



CDSS

WILL LIGHTBOURNE
DIRECTOR

STATE OF CALIFORNIA—HEALTH AND HUMAN SERVICES AGENCY
DEPARTMENT OF SOCIAL SERVICES

Community Care Licensing Division
3737 Main Street, #600
Riverside, CA 92501



EDMUND G. BROWN JR.
GOVERNOR

January 31, 2012

RECEIVED
FEB 08 2012

Riverside County Planning Dept.
P.O. Box 1409
Riverside, CA 92502

Facility Name: Anka Sky Valley Home
Facility Address: 17105 Wide Canyon Road
Desert Hot Springs, CA 92240
Facility Type: Adult Residential Program
Facility No.: 336425623
Requested Capacity: 15

Dear Planning Department:

This office has received an application for a license to operate a residential care facility referenced by Health and Safety Code, Section 1520.5.

This code section sets forth the State's policy and requirements regarding the over concentration of residential care facilities. It defines over concentration as "facilities which are separated by a distance of 300 feet or less, as measured from any point upon the outside walls of the structures housing such facilities." The law requires the Director of the Department of Social Services to deny an application for license if the proposed facility is 300 feet or less from another residential facility unless approval is obtained from the city or county in which the facility will be located. The law also requires the Department of Social Services to notify the local agency 45 days in advance of approving an application for license. The local agency may request denial based upon over concentration.

X We have determined that the proposed facility is more than 300 feet from any other licensed residential home as defined by the Health and Safety Code. Therefore, should the referenced applicant meet other requirements for licensure, we will approve the application. Should your agency's review determine that the proposed facility is 300 feet or less from another residential facility, please notify us within 45 days.

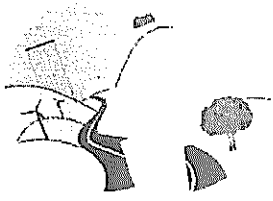
_____ We have determined that the proposed facility is 300 feet or less from an existing facility. We remind you of your option to approve an exemption from the existing requirement based upon local needs and conditions. If you do not approve this exemption within 45 days, we will deny the application without further review.

Please include the above facility identifying information in any correspondence regarding this subject. Thank you for your attention to this matter.

Sincerely,

(RFR) Rosalind Newsom

Rosalind Newsom
Licensing Program Analyst



RIVERSIDE COUNTY PLANNING DEPARTMENT

JAN 19 2012

Riverside County
Planning Department
Desert Office

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- REVISIED PERMIT
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PLUP00915 DATE SUBMITTED: 1/19/2012

APPLICATION INFORMATION EA 42496 CFG 05868

Applicant's Name: SHARENE KACYRA FOR ANKA BEHAVIORAL HEALTH, INC. E-Mail: SKACYRA@ANKABHI.ORG

Mailing Address: 1850 GATEWAY BLVD. # 900
CONCORD CA 94520
City State ZIP

Daytime Phone No: (925) 825-4700x6417 Fax No: (925) 429-6467

Engineer/Representative's Name: PHILLIP FOMOTOR E-Mail: phillip@fomotor.com

Mailing Address: 225 S. CIVIC DRIVE, SUITE 1-5
PALM SPRINGS CA 92262
City State ZIP

Daytime Phone No: (760) 413-0114 Fax No: (760) 323-1742

Property Owner's Name: ANKA BEHAVIORAL HEALTH INC. E-Mail: SKACYRA@ANKABHI.ORG

Mailing Address: 1850 GATEWAY BLVD. # 900
CONCORD CA 94520
City State ZIP

Daytime Phone No: (925) 825-4700 Fax No: (925) 429-6467

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Sharene Kacyra for Anka Behavioral Health Sharene Kacyra
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

Rebecca Hardberger for Anka Behavioral Health Rebecca Hardberger
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 645-120-019

Section: 7 Township: 3 S. Range: 6 E.

Approximate Gross Acreage: 5 ACRES

General location (nearby or cross streets): North of BELLEVILLE ROAD, South of

APPLICATION FOR LAND USE AND DEVELOPMENT

PARCEL AVE., East of COZY LANE, West of WIDE CANYON ROAD.

Thomas Brothers map, edition year, page number, and coordinates: 728, 2008, D1

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, Vesting Map, PRD):

See attached description.

Related cases filed in conjunction with this request:

NONE

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) > 6 miles

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

Does the project need to import or export dirt? Yes No

APPLICATION FOR LAND USE AND DEVELOPMENT

Import _____ Export _____ Neither ✓

What is the anticipated source/destination of the import/export?
_____ N/A

What is the anticipated route of travel for transport of the soil material?
_____ N/A

How many anticipated truckloads? _____ N/A _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ N/A _____ sq. ft.

Is the development proposal located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the development project area exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River


HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 1/13/12

Owner/Representative (2) _____ Date _____



RESOLUTION OF THE BOARD OF DIRECTORS
ANKA BEHAVIORAL HEALTH, INC.

WHEREAS, Anka Behavioral Health Incorporated's Bylaws provide that:

“With prior authorization of the Board of Directors, all notes and contracts shall be executed on behalf of the Corporation by one or more of the following: President, Vice-President, Secretary/Treasurer, Chief Executive Office (Assistant Secretary), or any other Board member/staff member designated by the Board”;

WHEREAS, Chris Withrow, President and Chief Executive Officer, and Rebecca Hardberger, Corporate Counsel (Assistant Secretary) are the Anka staff members currently designated by the Board of Directors to execute notes and contracts on behalf of the corporation;

WHEREAS, Chris Withrow has identified the need for a third (3rd) signatory for contracts and notes;

WHEREAS, Chris Withrow recommended, and the Board of Directors approved at the November 3, 2011 Board meeting, that Naja W. Boyd, Psy.D., Chief Operating Officer, be named as an additional signatory for contracts and notes;

THEREFORE:

RESOLVED, that the Board of Directors reaffirms that Chris Withrow, President and Chief Executive Officer, Rebecca Hardberger, Corporate Counsel (Assistant Secretary), and Naja W. Boyd, Psy.D, Chief Operating Officer, are hereby authorized and designated by the Board of Directors of this corporation as signatories and are hereby authorized and designated by the Board of Directors to execute any and all notes and contracts on behalf of the corporation. Such authority and designation will continue until revoked by further resolution of the corporation.

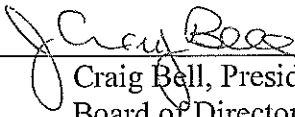
CERTIFICATE OF PRESIDENT

I certify that:

I am the duly qualified and acting president of the Board of Directors of Anka Behavioral Health, Inc., a California nonprofit corporation.

The resolution is in conformity with the Articles of Incorporation and Bylaws of the corporation and is now in full force and effect.

Dated: January 12, 2012



Craig Bell, President
Board of Directors

Project History and Description: 17105 Wide Canyon Road, Desert Hot Springs

The home at 17105 Wide Canyon Road in Desert Hot Springs, California, has been an adult residential facility for more than twenty years. Formerly known as Desert Hacienda, the facility was operated as a board and care for individuals with severe mental illness.

Anka Behavioral Health, Inc. purchased the property in 2008 and continued to lease the premises to the operator of Desert Hacienda. In December 2011, Desert Hacienda gave notice that they would be terminating their lease with Anka. The property is now vacant.

Anka is now working in partnership with Riverside County Department of Mental Health to open a new Adult Residential Transitional Facility (ART) at the 17105 Wide Canyon Road property. The program will offer more supervision and support than the previous board and care, to clients who would typically be at risk for hospitalization or other institutional placement if they were not participating in an ART program. The program will serve up to 15 clients at one time, both men and women between the ages of 18-59. The average length of stay for clients is 90 days.

Anka will offer services in a supportive, caring, home-like setting, and clients will be encouraged to become partners in their own care and treatment.

The ART will be staffed 24-hours a day, 365 days a year by skilled professionals. This interdisciplinary team will work closely with each client who is viewed as a vital member of the team. Services offered include daily assessments, community functioning evaluation, rehabilitative counseling, and linkages to community support services, including providing clients transportation for appointments with the County Psychiatrist.

Residents will use the therapeutic community and group living experience to begin to develop the needed support and skills to deal with their current life situations and stressors. Each client will be offered numerous learning opportunities through exposure to group and individual services, peer support services, and an Independent Living Skills program. All services and activities will be tailored to meet each individual client's needs, and will give each client an opportunity to work on their mental health stabilization, social functioning objectives, and rehabilitation back into independent living and the larger community.

History of Anka Behavioral Health

For almost 40 years, Anka Behavioral Health, Inc. (formerly Phoenix Programs, Inc.) has provided comprehensive rehabilitation services to some of California's most vulnerable populations. What began as a small organization serving children with disabilities has expanded into a large, multi-site agency. Wishing to stay true to its roots, it has kept its corporate offices in Concord, CA, but its mission now embraces a broader spectrum of behavioral health problems. With almost 1,000 employees and more than seventy locations in California, Michigan, and New Mexico, Anka is recognized in the healthcare industry as a premier provider.

All of Anka's programs and services share the same mission: *"to eliminate the impact of behavioral health problems for all people."* In furtherance of this mission, Anka provides a multitude of services with its own unique, propriety models, including specialized crisis residential services, day treatment, board and care, socialization and dual diagnosis programs, case management services (intensive, targeted, and community-based), as well as a

comprehensive array of job preparation/search and housing options (emergency, transitional, shared living, and supportive living) to consumers with a host of behavioral health challenges.

High quality standards and measured outcomes are primarily obtained through a Quality Systems Department utilizing electronic healthcare records and the use of licensed professionals: Psychiatrists, Psychologists, Licensed Clinical Social Workers, Marriage & Family Therapists, Registered Nurses and Licensed Psychiatric Technicians.

Anka's unique ability to design, implement and operate new, quality programs anywhere in the USA, quickly and efficiently, typically within 150 days, has brought much recognition including nomination as a top 100 Provider by HUD, a feature on the Discovery Channel, listed in Forbes Magazine, and the recipient of numerous national and local awards.

ANKA SKY VALLEY BUSINESS OPERATION PLAN

SITE LOCATION

The facility is located at 17105 Wide Canyon Road, Riverside, CA in the Desert Region of Riverside County.

HOURS OF OPERATION

Anka Sky Valley will operate 24-hours a day, seven days a week, 365-days a year. The facility will be staffed 24-hours a day, however there will be no live-in staff (staff will operate in shifts).

PROJECT NARRATIVE

Anka Behavioral Health, Inc. will provide Adult Residential Treatment (ART) services to both men and women suffering from psychological disorders with or without co-occurring disorders. These are clients who would typically be at risk for hospitalization or other institutional placement if they were not participating in an ART program. All participants referred to Anka's ART program for services will be ambulatory adults aged 18-59 who have a severe and persistent mental illness.

Anka will operate the proposed ART program from our facility located at 17105 Wide Canyon Rd., Riverside, CA in the Desert Region of Riverside County. Treatment services will be provided to a maximum of fifteen (15) clients at any given time.

The primary goal of Anka's ART program is to act as a transitional placement, eliminate the need for inpatient hospitalization and to encourage reintegration into the community. Anka's strength lies in its ability to effectively serve difficult to treat populations, such as those individuals with severe and persistent mental illnesses and those individuals suffering from co-occurring mental health disorders. Anka's ART programs will provide alternatives to expensive and traumatic hospitalization in a psychiatric hospital. Anka will offer services in supportive, caring, home-like settings and clients will be encouraged to become partners in their own care and treatment.

ANKA SKY VALLEY BUSINESS OPERATION PLAN

Anka's ART program will be transitional-type programs, with stays averaging 90 days. Services will be oriented towards adults with severe and persistent mental illnesses, which impairs their daily functioning and who are currently unable to live independently, but whose needs do not rise to the level of crisis residential care or hospitalization. The ART programs will offer rehabilitative services based on the Recovery Model of Care. An effective combination of individual and group counseling, peer support, social rehabilitation programs, and supportive services will assist clients to develop their inner strength, social skills, and personal support networks in order to maintain their ongoing stability once they leave the program.

The role of Anka's ART programs is to serve as transitional residential treatment along a continuum of psychiatric/psychological care provided in conjunction with the Riverside County Department of Mental Health (RCDMH). All ART services will be provided by an inter-disciplinary team of skilled professionals which include the following:

- Regional Clinical Director, Stephen Bellinger, LCSW - 0.10 FTE
- Program Administrator - 1.00 FTE
- Licensed Clinician (LCSW/Psy.D/MFT) – 1.00 FTE
- Licensed Vocational Nurse/Psychiatric Technician (LVN/LPT) - 2.00 FTE
- Peer Support Specialist - 2.00 FTE
- Mental Health Rehabilitation Worker II (MHRW II) – 6.20 FTE
- Register Nurse (RN) Consultant – 24 hours of nursing consultation per month

This inter-disciplinary team will work closely with each client who is viewed as a vital member of the team. Services offered in support of Anka ART programs' goals include daily assessments, community functioning evaluation, rehabilitative counseling, and linkages to community support services, including providing clients transportation for appointments with the County Psychiatrist.

All interventions will focus on symptom reduction. Residents will use the therapeutic community and group living experience to begin to develop the needed support and skills to deal with their current life situations and stressors that may trigger a crisis. Each client will be offered numerous learning opportunities through exposure to group and individual services, peer support services,

ANKA SKY VALLEY BUSINESS OPERATION PLAN

and an Independent Living Skills program. All services and activities will be tailored to meet each individual client's needs, and will be sufficiently comprehensive so as to give each client an opportunity to work on their mental health stabilization, social functioning objectives, and rehabilitation back into independent living and the larger community.

WORK PLAN

The activities in the Scope of Services include admission, assessment, medication services, therapeutic services, case management, transportation, and discharge planning provided by a team of specialized service providers with core support provided by a primary counselor. The following is a description of each of the activities and the actions necessary to complete each.

- Admission. The Adult Residential Treatment Services facility will serve adult men and women, aged 18-59, who have a severe and persistent mental illness, are on an Lanterman Petris Short (LPS) Act conservatorship (as granted by the court), and who have been residing in a locked treatment setting, but are now ready for a lower level of care (but not yet ready to live independently or in a board and care setting). Only ambulatory clients who meet the definition of "ambulatory" which is consistent with the State of California Department of Social Services Community Care Licensing (CCL) regulations will be admitted into the program.

Staff will accept referrals from the Riverside County Department of Mental Health (RCDMH) during regular work hours—typically 8:00 a.m. to 5:00 p.m. Monday through Friday. Staff may admit clients afterhours on an emergency basis. Nearly all referrals and admissions, however, will occur during regular business hours.

The program will ensure that only clients with a primary psychiatric diagnosis meeting the RCDMH eligibility criteria are admitted to the program. ART program staff will work with RCDMH staff will ensure that referred clients are not those who:

- Need to be involuntarily detained because they pose an imminent danger to themselves or others.

**ANKA SKY VALLEY
BUSINESS OPERATION PLAN**

- Require a locked setting due to a grave disability.
 - Are in crisis solely because of substance abuse and do not have a co-occurring mental disorder requiring the use of psychotropic medication.
 - Have physical health problems that require skilled nursing care.
- Assessment. Upon entry into the ART facility, clients will receive a mental health assessment and psychiatric evaluation. This assessment will typically occur within 24 hours following admission, but in no case more than 72 hours after admission. As per State Department of Social Services Community Care Licensing (CCL) Division requirements, a medical assessment will be performed on all potential clients prior to admission into the ART program. Because of licensing regulations, potential clients must first be screened by a licensed physician or designee in order to determine if prospective clients meet the licensing restrictions of the ART facility. No clients will be admitted to the ART facility prior to receiving a medical examination deeming them eligible for admission.

The medical assessment which will occur prior to admission will include an examination for communicable tuberculosis and other contagious/infectious diseases, identification of the client's special problems and needs, identification of any prescribed medications currently taken by the client, a determination of the client's ambulatory status, and an identification of physical restrictions, including medically necessary dietary restrictions. The medical assessment will also include a physical examination of the person indicating any primary and secondary diagnoses, identification of any medical conditions which would preclude care of the person by under the provisions of the facility's CCL license, documentation of prior medical services and history, current medical status including height, weight, and blood pressure, and identification of client's needs as a result of any medical information contained in the report.

As part of the assessment process, within 24-72 hours of the client's admission, Anka ART staff will also complete a Community Functioning Evaluation of community living needs and will identify the client's barriers to discharge into the community. The Community Functioning Evaluation will assess the client's level of functioning and support upon

ANKA SKY VALLEY BUSINESS OPERATION PLAN

admission and will also look for impairment in the areas of living arrangement, daily activities, social relationships, and health.

During this 24-72 hour assessment period, ART staff will also develop a Wellness and Recovery Service Plan for the client. The Wellness and Recovery Service Plan will establish goals to be accomplished during the client's stay, identify client's strengths, articulate the client's responsibilities, and articulate the family/support persons' role and responsibilities (if such family/support persons are available and if the client consents to their participation). The client's service plan will be updated as needed according to Medi-Cal requirements during the client's stay in the ART program. The ART staff, in conjunction with the RCDMH and the client, will also create a discharge plan.

Whenever possible, the client's treatment will involve family and support persons who are integral in helping the client maintain their mental health stabilization after leaving the program. During the 24-72 hour assessment period, if the client consents, ART staff will contact family and support persons and will try to include them in the treatment process. If the client refuses to include their family, significant other, or support person in their treatment and discharge planning, the ART staff will make a note of that in the client's file. The ART staff will make daily efforts to acquire consent and will continue trying until such consent is obtained or until the client is discharged from the program.

- Medication Services. Medication plays a crucial role in helping clients return to normal levels of functioning, lead productive lives, and reintegrate into the community. One of the major goals of the ART program is to help clients understand the role and importance of medication in their recovery plan. Staff will provide ART clients' transportation to appointments with the County Psychiatrist. Staff will establish on-going communication and collaboration with the County Psychiatrist regarding all aspects of a client's psychiatric assessment and evaluation and medication history and needs, including providing medication education and support (choice, administration and dosage, potential side effects and how to manage them, etc.) The ART staff will obtain clients' informed consent before administering medication to them. In an effort to increase clients' self-responsibility for medication management, clients

**ANKA SKY VALLEY
BUSINESS OPERATION PLAN**

will be encouraged to ask questions and raise concerns about their medication, which will be quickly addressed and resolved by either the licensed clinician, Program Administrator, RN Consultant, LVN/LPTs, and other staff members, as appropriate. The ART program will provide medication to all clients who have given informed consent, including Medi-Cal clients. Nursing staff will work with the County Psychiatrist to take verbal and written medication orders and fill prescriptions with local pharmacies, including working with the pharmacies to ensure that Medi-Cal will be billed directly for medication costs related to Medi-Cal eligible clients.

The administration of medication will follow strict procedures. A licensed physician will be the only person capable of prescribing medication. Only clients who have given informed consent will receive medication and the administration of medication will be closely observed by the ART staff. If a physician calls with a prescription or orders, only licensed nursing personnel will receive these calls and carefully log them on the client's chart. Both the person who took the call and the County Psychiatrist will sign the client's chart within seven (7) days from the time the telephone orders were issued.

Prior to the administration of medication, the licensed ART staff will review the psychiatrist/physician's orders carefully to ensure that the client is receiving the correct medication in the correct dosage, and that the time and method of administration is consistent with the medication orders. Licensed staff that dispenses the medication (RN consultant, LVN/LPTs) will carefully document the administration on the client's chart including the name of the medication, dosage, route of administration and the time the client received the medication. Response to medication will also be documented, including any adverse side effects that the client experiences. If such negative side effects occur, the County Psychiatrist shall be notified immediately about the client's reaction. This will give the Psychiatrist an opportunity to reevaluate the client and determine any necessary changes to the client's medication or treatment plan.

The storage of medication will also follow strict procedures. All medication will be securely locked in a designated storage area, located near a sink. This medication storage area will

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remain locked when not in use by staff members. As practicable, all medications will be stored in single unit doses and a two (2) week supply of medication will be available for each client. Clients will also receive a two (2) week dosage of medication upon discharge from the program (unless discharged medications are contra-indicated).

The Schedule II–V medications—controlled substances which can be highly addictive—will be securely stored under a double lock to prevent any unauthorized personnel from accessing it. This medication will be counted at the end of each shift and at least two (2) staff, one from each shift, will sign a log verifying the accuracy of this count. Strict policies and procedures will be developed in order to prevent and address any misuse of these highly addictive medications. Anka will notify the RCDMH within 24 hours if any Schedule II-V medications are misused or missing.

- *Therapeutic Services.* Anka will staff the ART program with qualified and trained staff members who meet the standards of a certified and licensed Social Rehabilitation Adult Residential Treatment Program. These staff members will provide clients with a variety of therapeutic services using a social rehabilitation and recovery model. Therapeutic services will include, but not be limited to:
 - *Development of an individualized service plan* for each new client within 72 hours of admission.
 - *Medication management* and follow-up by the County Psychiatrist at least once every seven (7) days.
 - *Provision of Medi-Cal reimbursable services* to assist clients in developing skills that will allow them to move towards self-sufficiency. These services will focus on deescalating crises and crisis intervention with the goal of helping clients move towards less intensive levels of care, including independent living or board and care.
 - *Provision of crisis de-escalation, crisis intervention, and supportive services* all designed to prevent inpatient hospitalizations. These services will be made available to clients 24/7.
 - *Therapeutic counseling* and individual and/or groups interventions, which use a social rehabilitation model.

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- *Assistance with Activities of Daily Living (ADLs).* Clients will be supported in performing basic living activities, including grooming, hygiene, care of personal belongings, laundry, and maintenance of personal and community rooms.
- *Group and individual sessions focusing on symptom monitoring.* ART staff will work closely with each client to determine each client's specific signs on decomposition and methods and services needed to implement a recovery plan which will help to minimize relapse. The primary counselor and client will work together to create a relapse prevention plan which will focus on recognizing early signs of relapse and methods to prevent crisis escalation. Clients will be trained on appropriate coping mechanisms and will be encouraged to avoid and find substitutes for drugs and alcohol use.
- *Client safety.* ART staff will carefully monitor client's mental and physical well-being and will have a plan in place to manage clients who express self-destructive and self-harming thoughts and behavior.
- *Reassurance and structure.* Staff will provide support, reassurance, and redirection as needed. An emphasis will be placed on positive reinforcement of good behaviors and improvement with the program, which is found to be an effective way of encouraging positive actions.
- *Money management and budgeting assistance.* Anka ART staff will train clients on money management and budget creation. While staying at the ART facility, clients' personal property and finances will also be safeguarded and monitored by Program staff.
- *Activities to enhance clients' well-being.* Clients will have the opportunity to engage in a variety of physical fitness programs including yoga, walking, and other exercises which improve their physical well-being.
- *Health and sex education classes.* Clients will receive therapeutic services which focus on maintaining good physical health. These classes will include topics such as nutrition, weight management, disease control (diabetes, asthma, heart conditions, etc.), personal hygiene, sexual education, HIV/AIDS/STD awareness and prevention, and contraception.
- *Socialization skills.* Socialization skills will be developed through motivational interviewing and the installation of hope and social relationship/communication skills.
- *Involvement of family and support persons, as applicable and appropriate.* Clients will be encouraged to rebuild and maintain relationships with family members,

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support persons, and individuals within the community and include family and support persons in their treatment planning, classes, therapy, and discharge planning. Family and support persons will only be involved in the therapeutic treatment process with the clients' consent, with the goal being that these individuals be included at least once per week. All contact with family and support persons will be documented by ART staff and if family and support are not included, staff will document why contact is not possible or advisable.

- *Community living skills.* All clients will work with their primary counselor to develop plans for self-care and (if applicable) substance abuse prevention upon discharge from the program. Clients will also receive group and individual therapeutic services which focus on personal responsibility, goal setting, access to and cooperation with physical and psychiatric healthcare providers, effective communication skills with service providers and family/friends, and effective and supportive family and peer relationships. Clients will also develop pre-vocational and vocational plans to achieve gainful employment and/or perform volunteer work, if such vocational plans are a goal of the client's ART treatment plan. In furtherance of the vocational training, clients will be connected with a variety of community resources including the Department of Rehabilitation and job training programs available within the County.
- Case Management Services. One of the major components of the Adult Residential Treatment Programs will be comprehensive case management services for all clients receiving treatment. The purpose of case management is to enhance access to care and improve the continuity and efficiency of services. Case management helps coordinate all necessary medical, mental healthcare, and supportive services. Case management services will reflect the "wrap around" philosophy, including a "whatever it takes" attitude and a commitment to the recovery model. Anka's ART staff will help reduce barriers to discharge including helping clients resolve any social or legal obligations that may impede recovery. The ART program's case management services will assist clients in a variety of ways including, but not limited to:
 - Providing clients with transportation to AA and NA Meetings, medical appointments, and other off-site services as necessary and required by the client's individualized ART treatment plan.
 - Assisting clients with completing and filing applications for a host of government assistance programs such as Medi-Cal, Social Security, Medical Indigent Services, food stamps and other public assistance clients may be eligible for. Typically, ART

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program staff will ensure that clients have applied for these benefits within the first seven (7) days following admission to the program.

- Helping clients gain access to medical and dental services for clients, including finding services for those clients who are indigent.
 - Obtaining housing for clients discharging from the ART or arranging for appropriate placement as approved by RCDMH staff. Housing can include board and care facilities, group homes, placement with relatives, or independent living.
- Discharges. Clients will normally be discharged in a planned, coordinated manner, agreed upon in advance and in conjunction with RCDMH staff. The discharge date are established when the ART staff, the client, the client's family/support system (when available and appropriate), and RCDMH staff determine that the client is capable of moving to a less intensive level of care, including independent living or placement in a board and care facility.

Discharge of clients will vary, but the average length of stay is estimated to be around 90 days, but in any event, will not exceed 365 days. In anticipation of the discharge date, ART staff will take clients to visit potential residential placements and upon discharge, will transport the client to this placement. Clients will leave the ART program with a discharge plan which will help them maintain stability and recovery. Upon discharge from the program, the client will receive two (2) weeks of medication, unless discharge medications are contraindicated.

In certain instances, discharges may be unplanned. If a resident, at any time, poses a serious danger to themselves or others, or is seriously and repetitively non-compliant with the program, then the Program Administrator at the respective facility may discharge the client from the program. In such circumstances, staff will assess the safety needs of all those concerned and take appropriate action. Unplanned discharges will be a last resort and will occur after all other available actions have failed.

If a client presents an imminent risk of harm to self or others and leaves the facility without notifying staff, the ART staff will immediately notify local law enforcement so that a 5150 (involuntary commitment) assessment can be done. The ART staff will also notify the

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client's family, the Community Care Licensing Division, and RCDMH within twelve (12) hours or the next business day, depending on the circumstances.

- Performance Reporting. Anka will work closely with the RCDMH program monitor to provide all the necessary reports to the RCDMH. Monthly reports submitted by the ART program will include information such as: average length of stay for residents, discharge disposition, sources of referral, daily facility census, services units, and forwarding addresses of all clients (if applicable). Other internal reports, including program outcomes and progress reports, will be made available to RCDMH upon request. Finally, staff will provide clients with a Client Satisfaction Questionnaire, the results of which will be summarized and submitted to RCDMH at least semi-annually.

DESCRIPTION OF STAFF & RESPONSIBILITIES

The inter-disciplinary ART staff will work closely together to provide treatment services to the clients residing in the ART facility. Certain staff members, however, will have tasks that are specifically assigned to them. The following is a list of individuals and their responsibilities:

- Program Administrator: Manage all admission procedures including verifying client eligibility and working with RCDMH staff on client placement. Oversee billing and reporting, including Medi-Cal and RCDMH requirements. Ensure that clients have received a test for drug and alcohol use. Oversee the development of individual treatment plans. Create a client safety plan and train staff on the components of such plan. Manage performance and contract reporting. Handle and manage all unplanned discharges.
- Licensed Clinician (Psy.D/LCSW/MFT): Conduct mental health assessments. Review all client plans and evaluations. Perform case review on all clients. Provide therapeutic services to clients (for a description of therapeutic services, see Section 3(a) above). Provide individual therapy as necessary. Review Individualized Service Plans and document services provided. Attend client appointments with County Psychiatrist and other health/medical appointments and collaborate with Psychiatrist/Physician with client medications and treatments.

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- *Licensed Vocational Nurse/Psychiatric Technician (LVN/LPT)*: Assist with the explanation of medication and monitoring of side effects. Distribute medication to clients. Receive Psychiatrist's orders over phone. Update and manage client's chart with regards to medication administration and usage. Count medications and monitor the storage of medications. Attend client appointments with County Psychiatrist and other health/medical appointments and collaborate with Psychiatrist/Physician with client medications and treatments.
- *Registered Nurse (RN) Consultant*: Provide nursing consultation 24 hours/month. Duties may include conducting physical healthcare exams, monitoring and providing treatment plans that manage the physical side effects of medications, provide training and supervision to LVN/LPTs, distributing medications to clients, and receive Psychiatrist/Physician orders over the phone.
- *Mental Health Rehabilitation Worker II (MHRW II)/Primary Counselor*: Perform a Community Functioning Evaluation of community living needs. Develop a Wellness and Recovery Services Plan in conjunction with the client. Develop, maintain, and reevaluate an Individualized Service Plan for each client. With client's consent, contact family members and support persons for involvement in the treatment process. Create a relapse prevention plan for the client. Provide therapeutic services to clients (for a description of therapeutic services, see Section 3(a) above). Provide case management services. Assist with benefit applications. Document services provided. Work with client to create a self-care plan. Create a discharge plan for each client. Assist clients with securing housing upon leaving the program.
- *Peer Support Specialist*: Transport clients to and from off-site medical and dental appointments, potential housing placements, community meetings, AA and NA appointments, etc. Act as a role model for clients and help mentor clients in their recovery process. Aid clients in meeting goals of Wellness and Recovery Services Plan. Assist with case management services. Assist clients with Activities of Daily Living. Document services provided.

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- Regional Clinical Director: Provide clinical oversight and training to Program Administrator, Licensed Clinician, and other supervisory staff. Review client files, treatment plans, and discharge plans for all clients.

STAFFING PLAN & SCHEDULE

New staff members will have their backgrounds and references checked by Anka's Human Resources Department and the Program Administrator will ensure that new staff members' licenses (if applicable) are current and up to date.

Procedures for Conducting Employee Background Checks. For all licensed facilities such as this ART facility, new employees must undergo Live Scan fingerprinting with the results used as part of Department of Justice (DOJ) and Federal Bureau of Investigations (FBI) background checks. A satisfactory DOJ/FBI background check is defined as an absence of criminal history, no record of registration on the 50-state sex offender registry, and other relevant issues. Anka's Human Resources Department will be notified with the results of the Live Scan background check. The Human Resources Department will also check at least three (3) references for potential candidates. The Program Administrator and Human Resources Department will research each candidate's background to ensure that relevant licenses are valid and up-to date. Finally, candidates must provide evidence of their driving record to ensure that they do not have a record marred by many accidents or tickets.

Caseload of Direct Service Staff. There will be at least one staff member for every 2.5 clients, and at least one direct service staff person will be on duty at the premises any time clients are in the facility. A direct service staff person is defined as an employee whose duties include the treatment, training, care and/or supervision of the program clients. There will also be at least one direct care staff member on-call at any given time.

Plan for Supervision and Assignment of Workload. The Anka ART programs will utilize a multi-disciplinary care management system in order to provide comprehensive, coordinated treatment

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to the clients. Each member of the multi-disciplinary team will work closely together and will meet on a regular basis to assess the needs and progress of each client. When a client enters the Anka ART, that client will be assigned a primary counselor. The primary counselor will be charged with facilitating communication between all the members of the multi-disciplinary team who are working with the client. All members of the multi-disciplinary team will communicate in a timely manner via telephone, visits at the facility, and in group meetings. Documentation of all communication will be included in the client's clinical record on a Progress Note and Inter-Disciplinary Team Summary Form. The primary counselor will keep track of changes to the file and incorporate such changes into the client's treatment plan. Additionally, the primary counselor will be responsible for cooperative treatment planning to assure that the goals, actions, and services are not duplicated by multiple team members. The client's treatment plan will be regularly reviewed with the team and in meetings between the primary counselor and the supervisory staff members.

All staff members working with the clients will be supervised by the Program Administrator and the Regional Clinical Director, both of whom will take an active role in the coordination of treatment activities. The Program Administrator will conduct a brief, mandatory "touch base" team meeting on a daily basis. During this meeting, a daily staff assignment log will be completed, clients needing crisis services will be evaluated, special assignments will be allocated, and client contact logs from the previous day will be submitted for review. The Program Administrator will also facilitate case management review sessions which provide a team approach to reviewing problems and concerns regarding each client's treatment. Finally, weekly one-on-one mentoring meetings will be schedule between the clinical supervisor and staff member.

See following page for a sample staffing schedule.

**Anka Sky Valley Floor Plan
Public Use Permit 915**

Attached is the revised floor plan for Anka Sky Valley, which will house up to 15 adults (age 18 to 59). Seven of the bedrooms will be singles and the other four bedrooms will accommodate two clients each (doubles). This program will not house non-ambulatory clients. The interior of the building, including the bathrooms, will comply with all accessibility requirements and residential care facility requirements per the 2010 California Building Code. This will be an unlocked facility as the program is voluntary, and there will not be restraints on individual bedroom doors or on the residence main doors. Therefore, the program will not admit any of the following:

- Clients who need to be involuntarily detained; who are a danger to self or others.
- Clients whose medical problems require supervision in a medical program in a hospital;
- Clients, who by virtue of severe psychiatric symptoms, are judged to be incapable of basic functioning within the milieu.
- Clients whose history of violent behavior would place the community of clients, and staff, at Anka Sky Valley in danger.

1 Section 6. A new subsection (5) is added to Section 10.1.b. of Article X of Ordinance
2 No. 348 to read as follows:

3 “(5) Parolee-Probationer Home developed in accordance with the standards set
4 forth in Section 18.52 of this ordinance.”

5 Section 7. A new subsection (20) is added to Section 11.2.c. of Article XI of
6 Ordinance No. 348 to read as follows:

7 “(20) Parolee-Probationer Home developed in accordance with the standards set
8 forth in Section 18.52 of this ordinance.”

9 Section 8. Section 18.52 of Article XVIII of Ordinance No. 348 is added to read as
10 follows:

11 “Section 18.52.PAROLEE-PROBATIONER HOMES.

12 a. APPLICATION. In addition to the application requirements of Section 18.28
13 of this ordinance, an application for a conditional use permit for a parolee-
14 probationer home shall include the following information:

15 (1) Client profile (the subgroup of the population the parolee-probationer
16 home is intended to serve).).

17 (2) Maximum number of occupants and hours of parolee-probationer home
18 operation.

19 (3) Term of client stay.

20 (4) Support services to be provided on-site and projected staffing levels.

21 (5) Business Operations Plan, including, but not limited to the rules of
22 conduct.

23 (6) Such additional information as shall be required by the Planning Director.

24 b. DEVELOPMENT STANDARDS. Where a parolee-probationer home is
25 conditionally permitted in a zone, the parolee-probationer home shall be
26 subject to the following requirements. These requirements are in addition to
27 the development standards and requirements of the applicable zone.

28 (1) The use shall be compatible with neighboring uses.

- 1 (2) The use shall not result in harm to the health, safety or general welfare of
2 the surrounding neighborhood and substantial adverse impacts on
3 adjoining properties or land uses will not result.
- 4 (3) Any parolee-probationer homes shall be located near ready access to public
5 transportation, such as bus, light rail transit, bicycle and carpool programs,
6 and shall be accessible to necessary support services.
- 7 (4) To avoid over-concentration of parolee-probationer homes, there shall be a
8 two thousand five hundred (2,500) feet separation requirement between
9 parolee-probationer homes.
- 10 (5) A parolee-probationer home shall not be located within two thousand five
11 hundred (2,500) feet of any of the following: a child day care center, a
12 public or private school, a public or private school bus stop, a park, a
13 public library, a public swimming or wading pool, a commercial
14 establishment that has an on-site or adjacent children's playground, or a
15 place where classes or group activities for children are held, any other
16 group housing, assisted living facility, business licensed for off-site sales
17 of alcoholic beverages, emergency shelter, supportive housing or
18 transitional housing development.
- 19 (6) The parolee-probationer home shall be compatible with the character of the
20 surrounding neighborhood.
- 21 (7) Sufficient on-site parking shall be provided. The precise number of
22 parking spaces required will be determined based upon the operating
23 characteristics of the specific parolee-probationer home.
- 24 (8) Both indoor and outdoor common areas shall be provided on site.
- 25 (9) On-site staff supervision shall be required during all hours of the parolee-
26 probationer home operation.
- 27 (10) Individual client stays shall not exceed 180 days.
- 28

- 1 c. SPECIAL NOTICING REQUIREMENTS. In addition to any other requirements
2 of Section 18.28 of this ordinance, all owners of real property which is located within
3 one thousand (1,000) feet of the exterior boundaries of the subject property on which the
4 parolee-probationer home is proposed, as such owners are shown on the last equalized
5 assessment roll and any update, shall be notified of the proposed conditional use permit
6 and any public hearing on the proposed parolee-probationer home.
- 7 d. EXISTING PAROLEE-PROBATIONER HOMES REQUIRE A PERMIT. Any
8 existing parolee-probationer home that has not complied with these requirements
9 is in violation of this ordinance and is subject to appropriate enforcement, legal
10 procedures and penalties.
- 11 e. ABANDONMENT OF USE. An existing parolee-probationer home established
12 pursuant to any permit discontinued or that discontinues operations for one year or
13 more is deemed abandoned. Any subsequent establishment of a parolee-
14 probationer home at the same location shall be required to first obtain a new
15 conditional use permit.”

16 Section 9. Section 21.37 of Article XXI of Ordinance No. 348 is amended to read as
17 follows:

18 “Section 21.37. Half Way House. A rehabilitation center for treatment,
19 counseling, rooming and boarding of persons, not including parolees, probationers,
20 or persons released from state prison to post release community supervision under
21 the “Postrelease Community Supervision Act of 2011” (Penal Code section 3450
22 et seq.).”

23 Section 10. A new section 21.56c. of Article XXI of Ordinance No. 348 is added to
24 read as follows:

25 “Section 21.56c. Parolee. A person convicted of a federal crime and sentenced to
26 a United States federal prison who has received conditional and revocable release
27 in the community under the supervision of a federal parole officer; a person
28 serving a period of supervised community custody as defined by Penal Code

1 section 3000, following a term of imprisonment in a state prison, who is under the
2 supervision of the California Department of Corrections and Rehabilitation,
3 Division of Adult Parole Operations; or an adult or juvenile sentenced to a term in
4 the California Department of Corrections and Rehabilitation, Division of Juvenile
5 Facilities (formerly known as the "California Youth Authority") who has received
6 conditional and revocable release in the community under the supervision of the
7 California Department of Corrections and Rehabilitation, Division of Juvenile
8 Parole Operations."

9 Section 11. A new section 21.56d. of Article XXI of Ordinance No. 348 is added to
10 read as follows:

11 "Section 21.56d. Parolee-Probationer Home. Any residential building, or
12 portion thereof, owned or operated by any person which houses two (2) or
13 more parolee-probationers unrelated by blood, marriage, or legal adoption,
14 in exchange for monetary or non-monetary consideration given or paid by
15 the parolee-probationers, or given or paid by any person on behalf of the
16 parolee-probationers, excluding any state-licensed residential care facility
17 serving six (6) or fewer persons. As used herein, the term parolee-
18 probationers includes parolees, probationers, and/or persons released from
19 state prison to postrelease community supervision under the "Postrelease
20 Community Supervision Act of 2011" (Penal Code section 3450 et seq.).
21 In determining whether a state-licensed residential care facility serves six
22 (6) or fewer persons, the licensee, members of the licensee's family and
23 persons employed as facility staff shall not be counted."

24 Section 12. A new section 21.59f. of Article XXI of Ordinance No. 348 is added to
25 read as follows:

26 "Section 21.59f. Probationer. A person convicted of a felony who has received a
27 suspension of the imposition or execution of a sentence and an order of conditional and revocable
28 release in the community under the supervision of a probation officer."

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PUBLIC USE PERMIT NO. 915 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Anka Behavioral Health, Inc. – Engineer/Representative: Phillip Fomotor - Fourth Supervisorial District – Sky Valley Zoning District – Western Coachella Valley Area Plan: Rural: Rural Residential (5 Acre Minimum) – Location: Northerly of Belleville Road, southerly of Paradise Avenue, easterly of Cozy Lane located at 17105 Wide Canyon Road in Sky Valley – 5 Gross Acres - Zoning: One Family Dwellings – 1¼ Acre Minimum (R-1-1¼) - **REQUEST:** The Public Use Permit proposes a 10-bedroom State Licensed Residential Care Facility, which will be operated in partnership with the Riverside County Department of Mental Health. The facility will serve as many as 15 adults ages 18-59 who are experiencing mental illness. The program will offer temporary residential placement for up to 18 months and include support services to residents such as medication services, therapeutic services, and case management services. The facility will be staffed 24-hours a day, 365 days a year. The facility will not offer any detoxification treatment and will not have any parolees or probationers. (Quasi-judicial)

TIME OF HEARING: **9:00 a.m.** or as soon as possible thereafter.
 November 7, 2012
 RIVERSIDE COUNTY ADMINISTRATIVE CENTER
 BOARD CHAMBERS, 1ST FLOOR
 4080 LEMON STREET
 RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Jay Olivas, at 951-955-1195 or email jolivas@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at http://www.rctlma.org/planning/content/hearings/pc/current_pc.html.

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

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

PUP00915

APN: 645-120-019

I, Stella Spadafora, certify that on
(Print Name)

9/6/2012 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered: 1500 feet

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 300 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Stella Spadafora

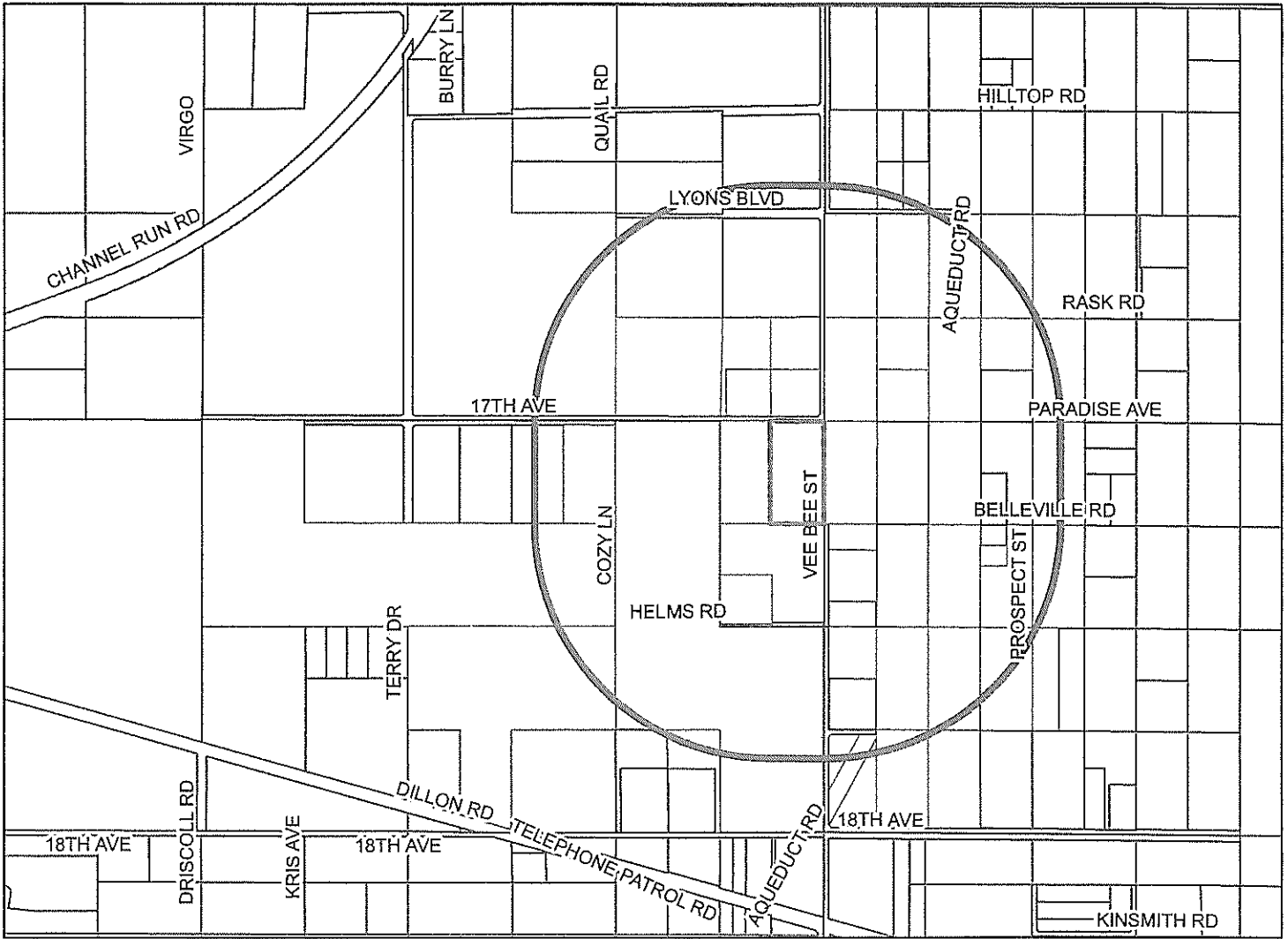
TITLE/REGISTRATION: GIS Analyst

ADDRESS: 4080 Lemon St. 10th Floor

Riverside, CA 92501

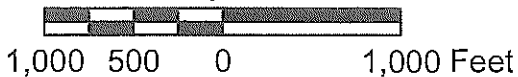
TELEPHONE (8 a.m. – 5 p.m.): (951) 955-3288

PUP00915
APN 645-120-019



Selected Parcels

645-120-019	645-170-028	645-130-034	645-170-029	645-170-002	645-140-004	645-120-027	645-110-059	645-160-016	645-170-005
645-120-004	645-110-050	645-160-038	645-160-006	645-140-003	645-110-048	645-170-004	645-110-049	645-130-032	645-110-060
645-170-030	645-160-014	645-170-027	645-140-002	645-170-022	645-140-009	645-160-003	645-110-016	645-120-036	645-120-024
645-160-037	645-170-003	645-140-010	645-170-026	645-140-020	645-120-012	645-130-035	645-160-035	645-140-005	645-110-038
645-160-017	645-160-001	645-140-011	645-120-035	645-140-014	645-140-001	645-120-034	645-140-016	645-110-051	



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

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255 N EL CIELO NO 622
PALM SPRINGS CA 92262

ASMT: 645110038, APN: 645110038
CHRISTINE HANICH, ETAL
4650 SANTA RITA RANCH RD
TEMPLETON CA 93465

ASMT: 645120004, APN: 645120004
DFI PROP
PMB 521
4120 DOUGLAS BLV STE 306
GRANITE BAY CA 95746

ASMT: 645110048, APN: 645110048
KEVIN LUCK, ETAL
16955 WIDE CANYON RD
DSRT HOT SPG, CA. 92241

ASMT: 645120012, APN: 645120012
STEVE PSAROUDIS, ETAL
2340 S EL CAMINO REAL 9
SAN CLEMENTE CA 92672

ASMT: 645110049, APN: 645110049
GRETCHEN MCBRIDE
C/O PATRICK MCBRIDE
25211 HUGO RD
LAGUNA NIGUEL CA 92677

ASMT: 645120019, APN: 645120019
ANKA BEHAVIORAL HEALTH INC
1850 GABE WAY STE 900
CONCORD CA 94520

ASMT: 645110050, APN: 645110050
DIANE SMITH
2562 SW BUCKINGHAM AVE
PORTLAND OR 97201

ASMT: 645120024, APN: 645120024
CECELIA ALMANZA, ETAL
72900 18TH AVE
DSRT HOT SPG, CA. 92241

ASMT: 645110051, APN: 645110051
ZAROUG DERDERIAN
1966 PEPPER DR
ALTADENA CA 91001

ASMT: 645120027, APN: 645120027
CVCWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 645110059, APN: 645110059
RUTH FOUNTAINE, ETAL
16445 WIDE CANYON RD
DSRT HOT SPG CA 92240

ASMT: 645120034, APN: 645120034
ONEAUA MIHAJ, ETAL
42510 MAY PEN RD
INDIO CA 92201

ASMT: 645140016, APN: 645140016
WILFRIED MEYER
138 N STEVENS
ORANGE CA 92868

ASMT: 645160017, APN: 645160017
PHILIP LEWIS, ETAL
73240 HELMS RD
DESERT HOT SPRINGS CA 92240

ASMT: 645140020, APN: 645140020
PAT DOYLE
305 GREEN BRIAR ST APT 18
DERIDDER LA 70634

ASMT: 645160035, APN: 645160035
BARBARA CRUZ, ETAL
73275 BELLEVILLE RD
DSRT HOT SPG, CA. 92241

ASMT: 645160001, APN: 645160001
LISA TOSTI, ETAL
1207 W 18TH AVE
EMPORIA KS 66801

ASMT: 645160037, APN: 645160037
LEONARD ZAMBEL
17300 WIDE CANYON RD
DSRT HOT SPG, CA. 92241

ASMT: 645160003, APN: 645160003
JODY CAP
17050 AQUEDUCT RD
DSRT HOT SPG, CA. 92241

ASMT: 645160038, APN: 645160038
COLETTE BRACKEN, ETAL
P O BOX 183
THOUSAND PLMS CA 92276

ASMT: 645160006, APN: 645160006
JOHN WILLIAMS, ETAL
C/O WILLIAMS JOHN T
P O BOX 7028
VENTURA CA 93006

ASMT: 645170002, APN: 645170002
BART ATKINSON
17600 AQUEDUCT RD
DSRT HOT SPG, CA. 92241

ASMT: 645160014, APN: 645160014
BETTY TARAS, ETAL
1143 N FAIRVALE AVE
COVINA CA 91722

ASMT: 645170003, APN: 645170003
LAWRENCE HAMLIN, ETAL
C/O LEORA HAMLIN
227 STEDMAN PL
MONROVIA CA 91016

ASMT: 645160016, APN: 645160016
MARILYN FIDDAMENT, ETAL
73325 PARADISE AVE
DSRT HOT SPG CA 92241

ASMT: 645170004, APN: 645170004
GEORGE MARLINGA
73277 HELMS RD
DSRT HOT SPG, CA. 92241

ASMT: 645170005, APN: 645170005
WILLIAM ERSKINE, ETAL
C/O WILLIAM N ERSKINE
12920 VIA DEL VALEDOR
SAN DIEGO CA 92129

ASMT: 645170022, APN: 645170022
A MARKS, ETAL
2521 MOUNT BEACON TER
LOS ANGELES CA 90068

ASMT: 645170026, APN: 645170026
MWD
C/O ASSEST MANAGEMENT
P O BOX 54153
LOS ANGELES CA 90054

ASMT: 645170027, APN: 645170027
CINDY WAGNER, ETAL
34858 COUNTY LINE RD
YUCAIPA CA 92399

ASMT: 645170028, APN: 645170028
KEVIN JOHNSON, ETAL
13009 LAKESHORE DR
LAKESIDE CA 92040

ASMT: 645170029, APN: 645170029
REGINA LOGAN, ETAL
73200 18TH ST
DSRT HOT SPG, CA. 92241

ASMT: 645170030, APN: 645170030
J DIETRICH
3448 LONDONDERRY CT
ROANOKE VA 24018

Applicant:
Sharene Kacyra
1850 Gateway Blvd. #900
Concord, CA
94520

Owner:
Anka Behavioral Health, Inc.
1850 Gateway Blvd. #900
Concord, CA 94520

Eng-Rep:
Fomotor Engineering
225 S. Civic Drive Ste. I-5
Palm Springs, CA 92262



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Public Use Permit No. 915

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

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

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: October 9, 2012

Applicant/Project Sponsor: Anka Behavioral Health, Inc. Date Submitted: January 19, 2012

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Jay Olivas, Project Planner at (951) 955-1195.

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\smp00162r5\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42496 ZCFG05868

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I1200128

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: ANKA BEHAVIORAL HEALTH INC \$64.00
paid by: CK 005005
paid towards: CFG05868 CALIF FISH & GAME: DOC FEE
CFG FOR EA42496 & PUP00915
at parcel #: 17105 WIDE CANYON RD DHSP
appl type: CFG3

By _____ Jan 19, 2012 15:48
JCMITCHE posting date Jan 19, 2012

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

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

Additional info at www.rctlma.org

Applicant:
Sharene Kacyra
1850 Gateway Blvd. #900
Concord, CA
94520

Owner:
Anka Behavioral Health, Inc.
1850 Gateway Blvd. #900
Concord, CA 94520

Eng-Rep:
Fomotor Engineering
225 S. Civic Drive Ste. I-5
Palm Springs, CA 92262

UP00915
FORTH
DIST.

3 . 4

Agenda Item No.:
Area Plan: Harvest Valley/Winchester
Zoning District: Winchester
Supervisory District: Third/Third
Project Planner: H. P. Kang
PC Hearing Date: November 7, 2012
Continued From: August 15, 2012, October 17, 2012

TENTATIVE TRACT MAP NO. 36288
Environmental Assessment No. 42327
Applicant: Sierra Linda Development
Engineer/Representative: Pangaea Land Consultants

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Tentative Tract Map is a Schedule "A" subdivision of ten (10) Gross Acres into 72 single family residential lots with lot sizes ranging from 3,600 to 8,190 square feet, and two (2) water quality basin lots.

The project is located north of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road and east of La Ventana Road.

FURTHER PLANNING CONSIDERATIONS:

November 7, 2012

At the Planning Commission meeting date October 17, 2012, the staff requested the continuance to provide additional time to address the concerns the Commission discussed with the applicant during the time between the August 15, 2012 and October 17, 2012 meeting dates. Staff has been working with the applicant to address the concerns of the Commission. Below, under the section titled Conditions, staff has identified existing development standards and conditions that address many of the concerns raised by the Commission at the previous hearings relative to landscaping, fencing and the timing of the installation of such. These conditions have been incorporated into the recommended conditions of approval for this tentative tract map.

BACKGROUND:

The location of the tentative tract map was originally approved in Specific Plan No. 293 for a school site. On April 4, 2007, Hemet Unified School District provided a letter to the applicant indicating their intent to abandon their interest in using the property as a school site. The applicant has since moved forward with a Tentative Tract Map in place of the school site as allowed under Specific Plan No. 293.

The CEQA determination for this project is that an Addendum be prepared to include with previous Mitigated Negative Declaration for Environmental Assessment No. 41176. An addendum was determined appropriate in order to include an analysis of greenhouse gases that would be generated as a result of the proposed project. The results of this analysis concluded that greenhouse gases produced by the project were less than significant and this finding is discussed in more detail in the greenhouse gas section of this document. There are no major changes or additions to the previous CEQA document, as a result of the proposed subdivision. Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared only if minor technical changes or additions are necessary or none of the conditions are present as described in Section 15162 calling for the preparation of a subsequent negative declaration.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Specific Plan No. 293, Amendment No. 5, Planning

p.m.

- Area No. 19 (Community Development: Medium High Density Residential) (CD: MHDR) (5-8 Dwelling Units Per Acre)
2. Surrounding General Plan Land Use (Ex. #5): * Specific Plan No. 293 to the north, east, and south Community Development - Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to the west
 3. Existing Zoning (Ex. #2): Specific Plan No. 293, Planning Area No. 19
 4. Surrounding Zoning (Ex. #2): Specific Plan No. 293 to the north, east, and south and Rural Residential (R-R) to the west
 5. Existing Land Use (Ex. #1): Vacant
 6. Surrounding Land Use (Ex. #1): Vacant to the north, east, south, and west
 7. Project Data:
Total Acreage: 10.00
Total Proposed Lots: 72
Proposed Min. Lot Size: 3,600 square feet
Schedule: "A"
 8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

CONSIDERATION of an Addendum to a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41176**, based on the findings incorporated in the initial study (EA42327) and the conclusion that none of the conditions described in California Code of Regulations, Section 15162 exist; and,

APPROVAL of an **EXEMPTION** as per Section 3.1.C & D. of Ordinance No. 460, to Section 3.8.C. (LOT DEPTH TO WIDTH RATIO) for Lot Nos. 1-5, 13-15, 29, 30, 37, 38, 45 and 46, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENATIVE TRACT MAP NO. 36288**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Specific Plan No. 293 in the Harvest Valley/Winchester Area Plan.
2. The tentative map proposes two lots for water quality basins and seventy-two (72) single family residential lots ranging in size from 3,600 to 8,190 square feet. The tentative map's density of 7.2 dwelling units per acre is within the 5-8 dwelling units per acre range of Community Development: Medium High Density Residential (CD: MHDR), as established through the adopted Specific Plan for Planning Area No. 19.
3. Specific Plan No. 293, Amendment No. 5 (SP00293A5) is located within the Highway 79 Policy Area. SP00293A5 analyzed this policy area and was determined to be consistent with the

requirements of Highway 79 Policy Area. The proposed project is in conformance with SP00293A5 and is therefore also in conformance with the Highway 79 Policy Area.

4. The project site is surrounded by properties which are designated Specific Plan No. 293 and Medium Density Residential to the west.
5. The zoning for the subject site is Specific Plan No. 293, Planning Area 19.
6. The proposed use, seventy-two (72) single family residences, is consistent with the Planning Standards set forth in the Specific Plan No. 293, Planning Area 19.
7. The project site is surrounded by properties which are within Specific Plan No. 293 to the north, east and south and Rural Residential (R-R) to the west.
8. Residential uses are intended to be constructed in the near future and will operate in the project vicinity.
9. Lots requested for the lot depth to width ratio exception are from 1 to 2 feet less than the required widths which are not a substantive reduction to prevent the granting of an exception.
10. Lots requested for the lot depth to width ratio have the same or similar widths as the remaining lots in the proposed tentative map.
11. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
12. Addendum to Environmental Assessment No. 41176 did not identify any additional potentially significant impacts different than those previously identified. None of the conditions described in California Code of Regulations, Section 15162 exist.

CONCLUSIONS:

1. The proposed project is in conformance with the Specific Plan No. 293, Planning Area No. 19, (Community Development: Medium High Density Residential) (CD: MHDR) (5-8 Dwelling Units Per Acre) and with all other elements of the Specific Plan No. 293.
2. The proposed project is in conformance with the Highway 79 Policy Area.
3. The proposed project is consistent with the Schedule "A" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The project is consistent with the applicable provisions of Ordinance No. 460 Section 3.8.C except for lots 1-5, 13-15, 29, 30, 37, 38, 45 and 46 where an exception is being requested per Section 3.1.C & D.

7. The proposed project will not have a significant effect on the environment.

CONDITIONS: The following conditions are in addition to those incorporated in the summary of conditions of approval, which is incorporated herein by reference.

1. Per Winchester Hills S. P. Section H. Landscaping Plan (2) 5, the applicant and/or developer shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas and irrigation systems until such time as these operations are turned over to another party.
2. At the time of recordation of any subdivision, plot map or parcelization which contains a common greenbelt, entry monument or other open space area, the map shall have those common areas conveyed to the appropriate public maintenance agency. An assessment district or community service district/area, or similar public/private entity shall be established for the entire specific plan, and shall include provisions for maintenance of landscaped areas within the plan.
3. The applicant shall enhance the landscaping areas at both entrances (intersection of Street "A" & La Ventana Road and Street "D" & Winchester Hills Drive) into the Tract No. 36288 with consistent landscaping identified in the Winchester Hills Specific Plan.
4. The applicant shall follow the Winchester Hills Specific Plan Section I. Comprehensive Maintenance Plan. Per Section I 2 (Residential Neighborhood Association), the applicant shall form a Residential Neighborhood Association to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas including side yards, detention basin landscaping, and perimeter landscaping.
5. The applicant shall follow the landscape design guidelines as described in the Winchester Hills Specific Plan and in reference to Figure IV-2 on Page IV-10.
6. The applicant shall construct a Major Community Entry (one on the project site side) as described in the Winchester Hills Specific Plan and in reference to Figure IV-11 Page IV-21 and Figure IV-12 Page IV-22.
7. The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance Letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.
8. Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:
 - a. Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

- b. Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c. Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d. Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e. Sewer system shall be installed and operational. According to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f. Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. Tribal Land;
 - c. Airport Influence Area;
 - d. High Fire Area;
 - e. Fault Zone;
 - f. City Sphere of Influence; and,
 - g. Historic Preservation District.
3. The project site is located within:
 - a. The boundaries of the Harvest Valley/Winchester Area Plan;
 - b. The boundaries of the Highway 79 Policy Area;
 - c. San Jacinto Valley Watershed;
 - d. County Service Area #146 – Street Lighting and Library; and,
 - e. Mount Palomar Observatory – Lighting (Ordinance No. 655) Zone B, 27.63 miles.
4. The subject site is currently designated as Assessor's Parcel Number 461-160-044.

HK:hk/dm

Y:\Planning Case Files-Riverside office\TR36288\DH-PC-BOS Hearings\DH-PC\Staff Report.TR36288.11.7.12 revised.docx

Date Revised: 10/30/12



PLANNING COMMISSION MINUTE ORDER OCTOBER 17, 2012

I. AGENDA ITEM 3.1

TENTATIVE TRACT MAP NO. 36288 – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Sierra Linda Development – Engineer/Representative: Pangaea Land Consultants - Third/Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) – Location: Northerly of Domenigoni Parkway, southerly of Winchester Hill Drive, westerly of Leon Road, eastery of La Ventatna Road - 10 Gross Acres - Zoning: Specific Plan No. 293, Planning Area No. 19 (Winchester Hills).

II. PROJECT DESCRIPTION:

The Tentative Tract Map proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots. Continued from August 15, 2012. (Quasi-judicial)

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: H.P. Kang at (951) 955-1888 or email hpkang@rctlma.org.

There were no speakers in favor, in a neutral position or in opposition of the subject proposal.

IV. CONTROVERSIAL ISSUES:

No

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Zuppardo , 2nd by Commissioner Roth
By a vote of 4-0, (Commissioner Sanchez Obtained) this item is

CONTINUED to November 7, 2012.

VI. CD

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



PLANNING COMMISSION MINUTE ORDER AUGUST 15, 2011

I. AGENDA ITEM 3.1

TENTATIVE TRACT MAP NO. 36288 – Intent to Consider an Addendum to a Mitigated Negative Declaration – Applicant: Sierra Linda Development – Engineer/Representative: Pangaea Land Consultants - Third/Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 Dwelling Units Per Acre) – Location: Northerly of Domenigoni Parkway, southerly of Winchester Hill Drive, westerly of Leon Road, easterly of La Ventatna Road - 10 Gross Acres - Zoning: Specific Plan No. 293, Planning Area No. 19 (Winchester Hills).

II. PROJECT DESCRIPTION:

The **Tentative Tract Map** proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots. (Quasi-judicial)

III. MEETING SUMMARY

The following staff presented the subject proposal:

Project Planner: Kinika Hesterly at (951) 955-1888 or email khesterl@rctlma.org.

There was one speaker in favor of the subject proposal:

- David A. Jacinto, 219 Meadow Vista Way, Encinitas, CA 92024 (760) 809-7473

There were no speakers in a neutral position of the subject proposal.

There was one speaker in opposition of the subject proposal.

- Charles Green for the Winchester Town Assoc., 31152 Norma Way, Winchester, CA 92596 (951) 926-8716

IV. CONTROVERSIAL ISSUES:

Yes. A letter from the Winchester Town Association raised concerns with the project related to general plan consistency. Mr. Green also raised concerns with traffic, density and bridges. Commissioners Roth, Petty and Snell have concerns about the lot sizes, density, lot coverage, two-story product throughout, availability of parks and concerns the community raised about the project.

V. PLANNING COMMISSION ACTION:

CONTINUED to October 17, 2012.

VI. CD

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

TR36288



Selected parcel(s):
461-160-044

LEGEND

SELECTED PARCEL

CASE

 INTERSTATES

 HIGHWAYS

PARCELS

IMPORTANT

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

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Version 120920

TR36288



Selected parcel(s):
461-160-044

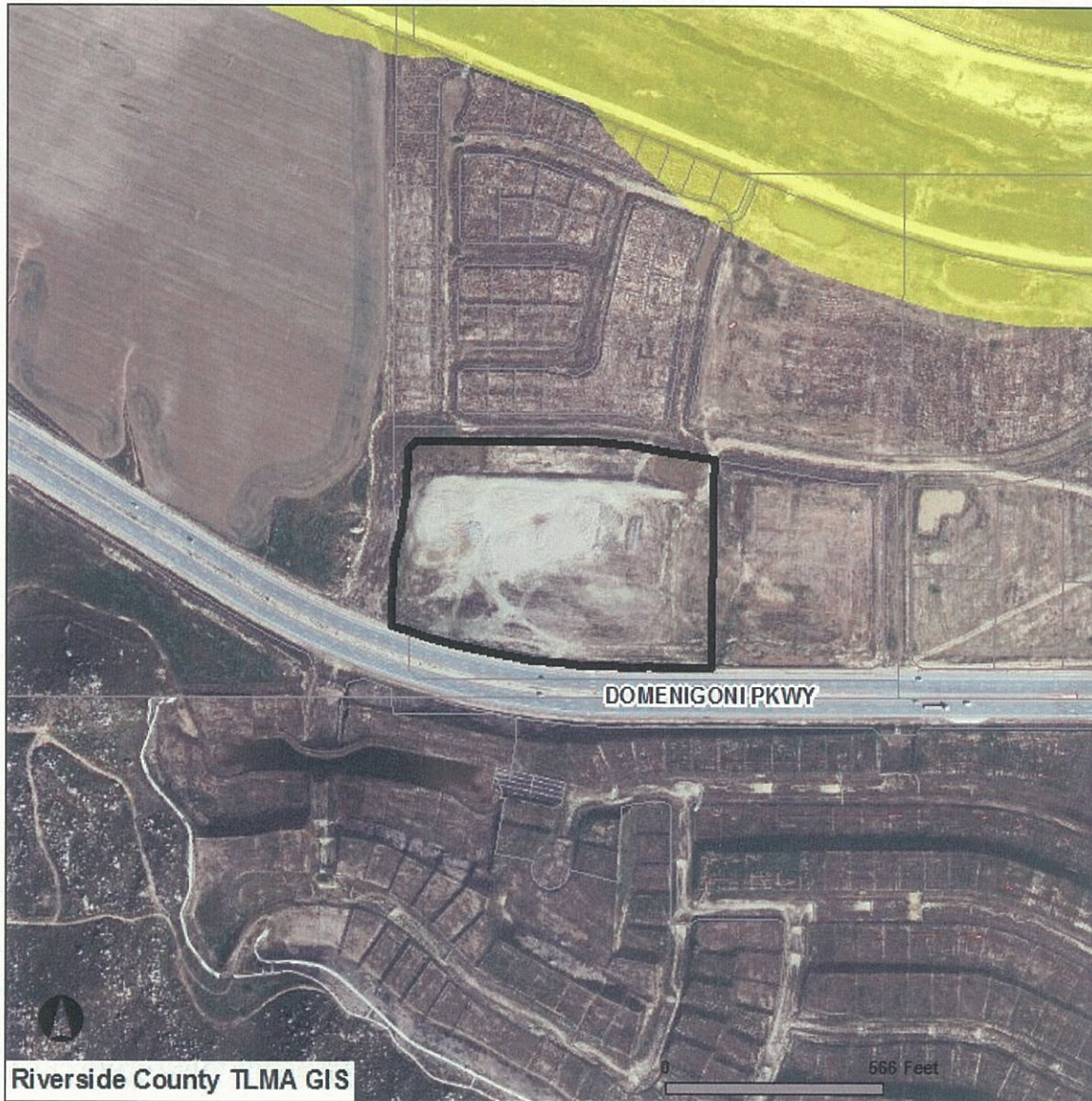
ZONING

- SELECTED PARCEL
- ZONING BOUNDARY
-  INTERSTATES
-  R-R
-  HIGHWAYS
-  SP ZONE
- PARCELS

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Version 120920

TR36288



Selected parcel(s):
461-160-044

FLOOD ZONES

SELECTED PARCEL
 FLOOD ZONES

INTERSTATES

HIGHWAYS

PARCELS

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Version 120920

TR36288



Selected parcel(s):
461-160-044

FLOOD ZONES

SELECTED PARCEL
 FLOOD ZONES

INTERSTATES

HIGHWAYS

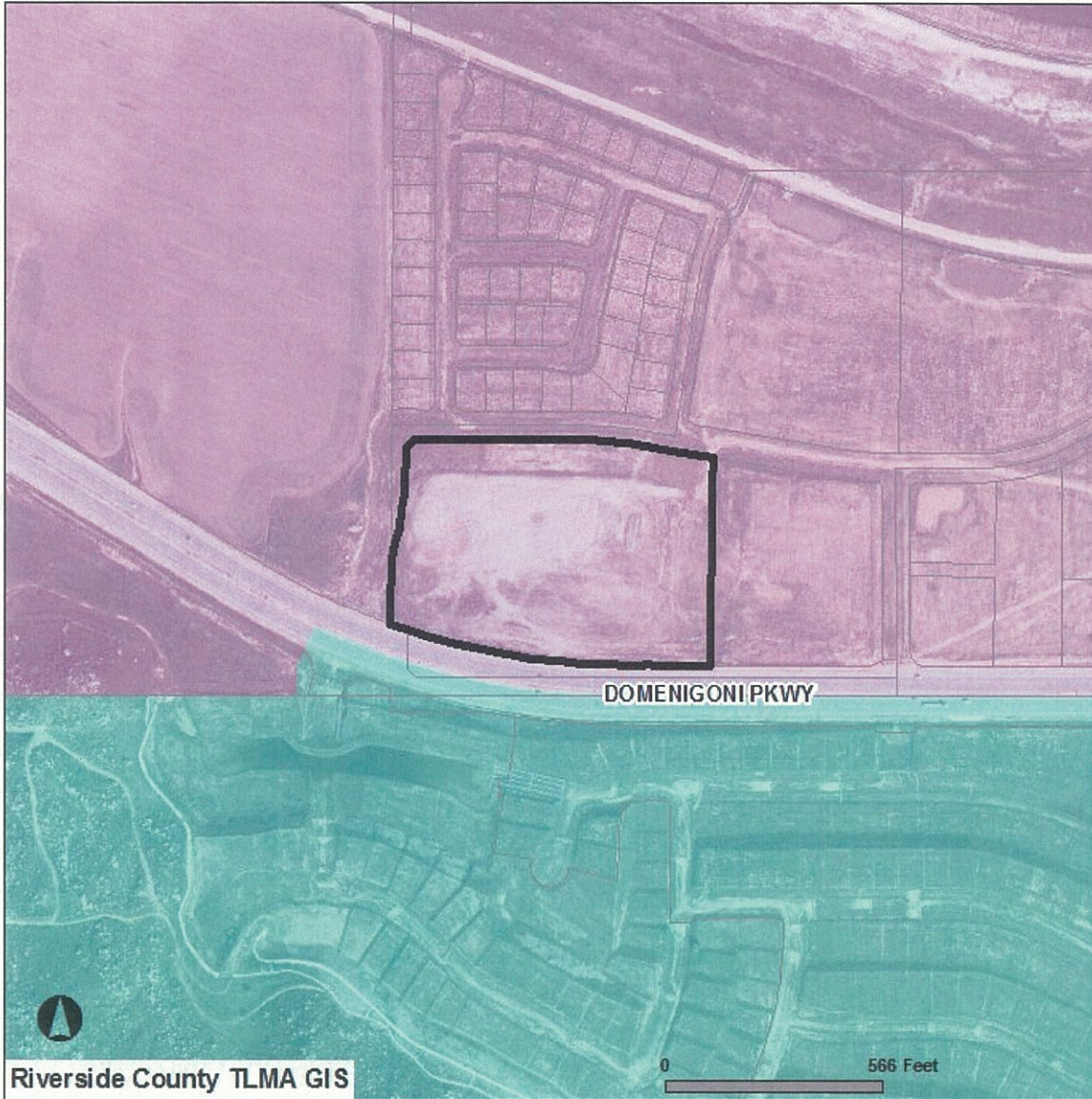
PARCELS

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Version 120920

TR36288



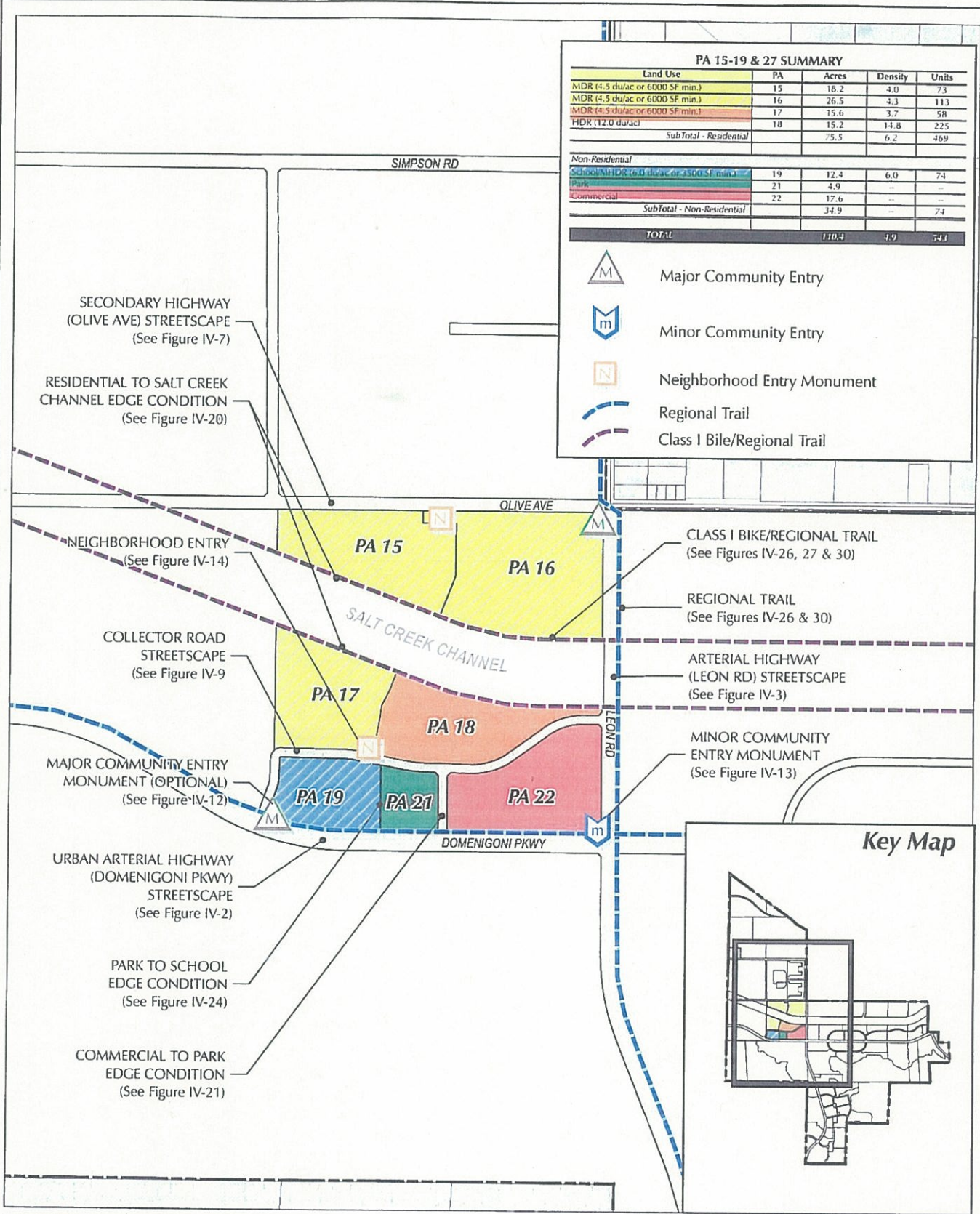
Selected parcel(s):
461-160-044

COUNTY SERVICE AREAS

- SELECTED PARCEL
- LAKEVIEW/NUEVO/ROMOLAND/HOMELAND #146
- SUN CITY #84
- N INTERSTATES
- N HIGHWAYS
- PARCELS

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Version 120920



PA 15-19 & 27 SUMMARY

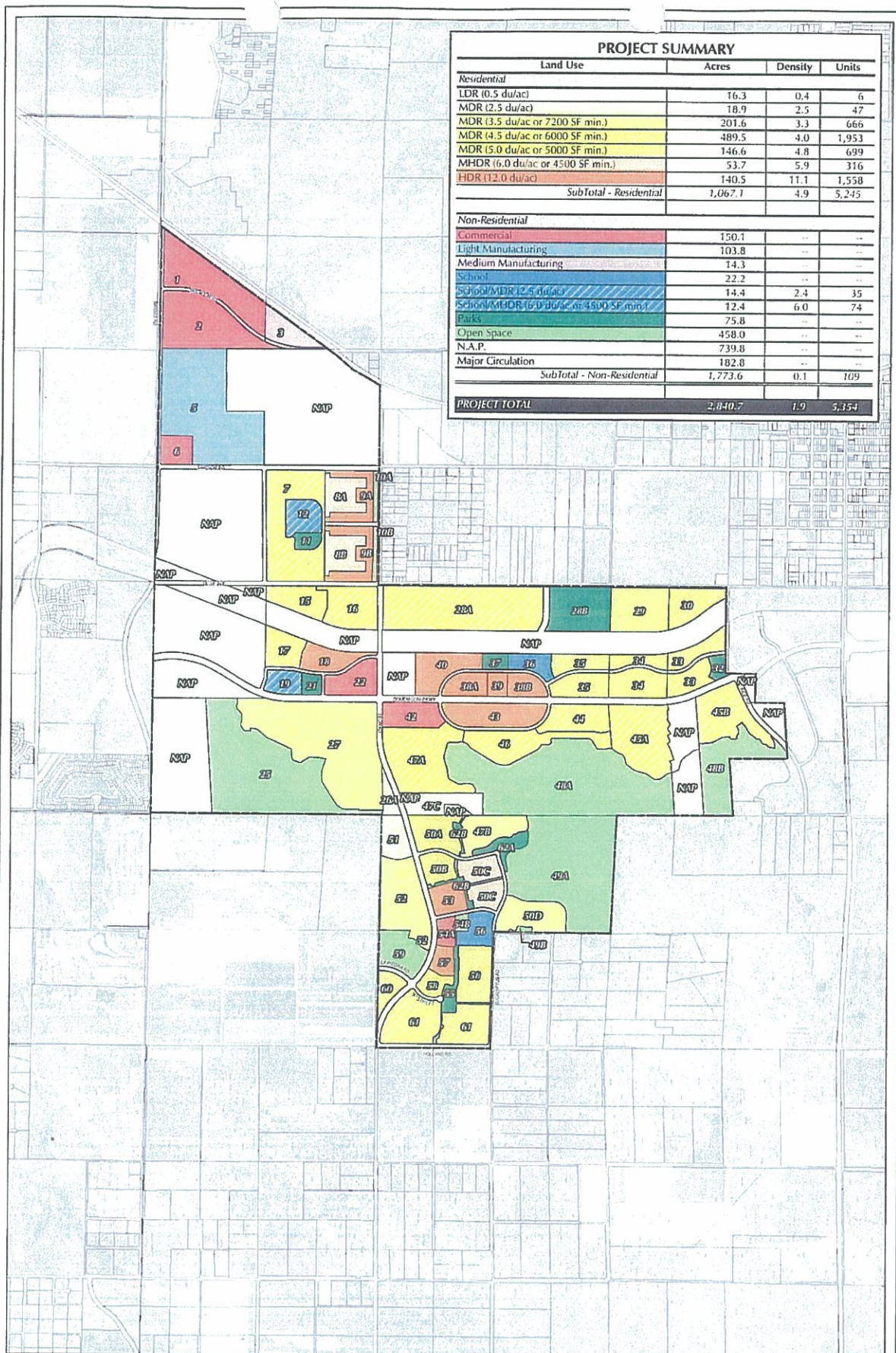
Land Use	PA	Acres	Density	Units
NDR (4.5 du/ac or 6000 SF min.)	15	18.2	4.0	73
NDR (4.5 du/ac or 6000 SF min.)	16	26.5	4.3	113
NDR (4.5 du/ac or 6000 SF min.)	17	15.6	3.7	58
HDR (12.0 du/ac)	18	15.2	14.8	225
<i>SubTotal - Residential</i>		75.5	6.2	469
<i>Non-Residential</i>				
Schools/HDR (6.0 du/ac or 4500 SF min.)	19	12.4	6.0	74
Park	21	4.9	--	--
Commercial	22	17.6	--	--
<i>SubTotal - Non-Residential</i>		34.9	--	74
TOTAL		110.4	4.9	543

- Major Community Entry
- Minor Community Entry
- Neighborhood Entry Monument
- Regional Trail
- Class I Bile/Regional Trail

WINCHESTER HILLS



Figure III-3
 Planning Areas 15-19, 21 & 22



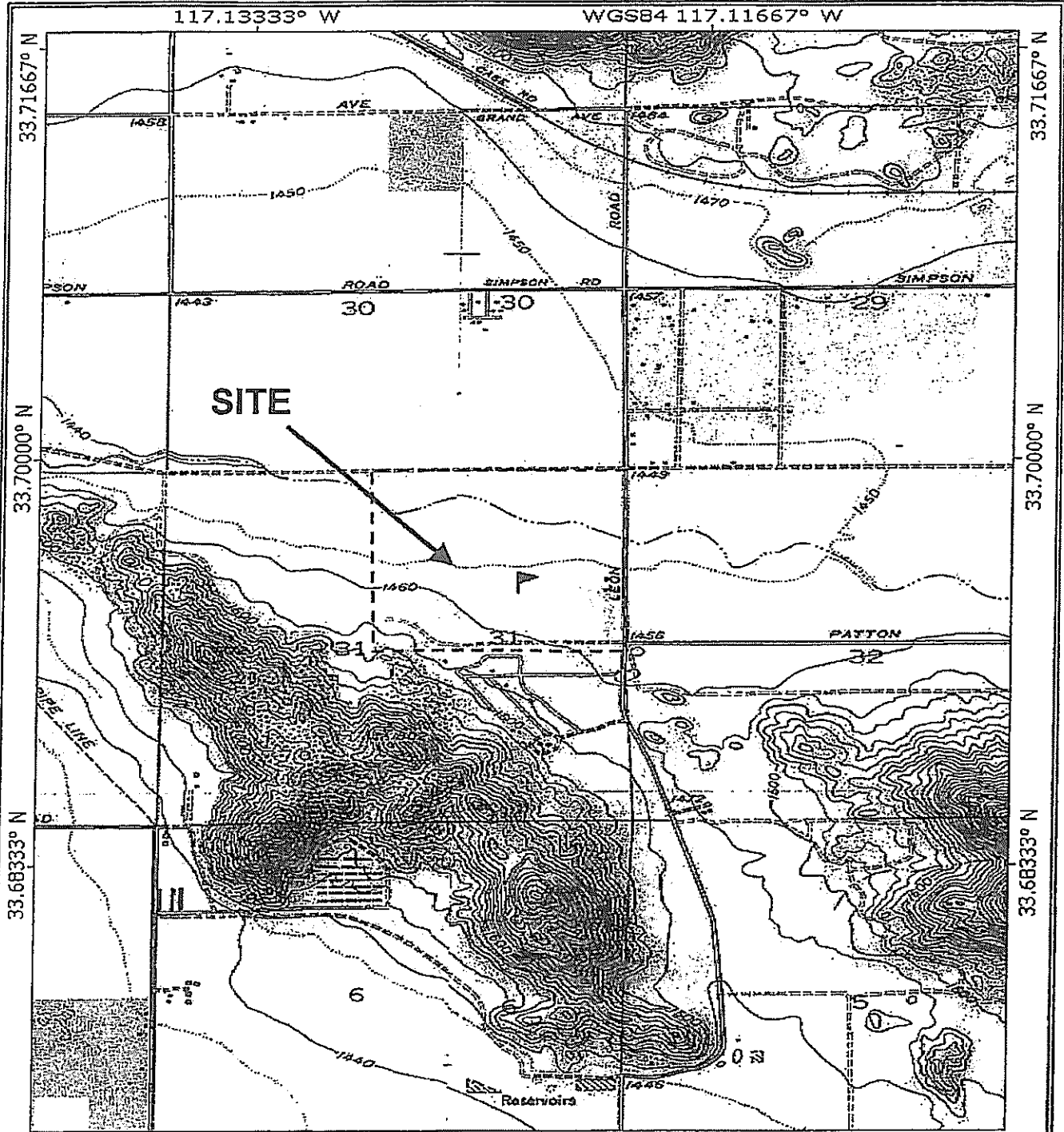
PROJECT SUMMARY			
Land Use	Acres	Density	Units
Residential			
LDR (0.5 du/ac)	16.3	0.4	6
MDR (2.5 du/ac)	18.9	2.5	47
MDR (3.5 du/ac or 7200 SF min.)	201.6	3.3	666
MDR (4.5 du/ac or 6000 SF min.)	489.5	4.0	1,953
MDR (5.0 du/ac or 5000 SF min.)	146.6	4.8	699
MHDR (6.0 du/ac or 4500 SF min.)	53.7	5.9	316
HDR (12.0 du/ac)	140.5	11.1	1,558
SubTotal - Residential	1,067.1	4.9	5,245
Non-Residential			
Commercial	150.1	--	--
Light Manufacturing	103.8	--	--
Medium Manufacturing	14.3	--	--
School	22.2	--	--
School/MDR (2.5 du/ac)	14.4	2.4	35
School/MHDR (6.0 du/ac or 4500 SF min.)	12.4	6.0	74
Parks	75.8	--	--
Open Space	458.0	--	--
N.A.P.	739.8	--	--
Major Circulation	182.8	--	--
SubTotal - Non-Residential	1,773.6	0.1	109
PROJECT TOTAL	2,840.7	1.9	5,354

WINCHESTER HILLS



Figure II-1

Specific Plan Land Use Plan Amendment No. 5



SIERRA LINDA DEVELOPMENT
 Winchester Hills
 Southwest Corner of
 Leon Road and Olive Avenue
 Hemet Area of Riverside County, California

GeoTek Project Number: 2260SD3



Figure 1
 Site
 Location
 Map

GeoTek, Inc.
 1384 Poinsettia Avenue, Suite A
 Vista, California 92083

TRACT 36288
AERIAL PHOTOGRAPH



TRACT 36288

SITE PHOTOS



TRACT 36288
SITE PHOTOS



IMAGE #1

TRACT 36288
SITE PHOTOS



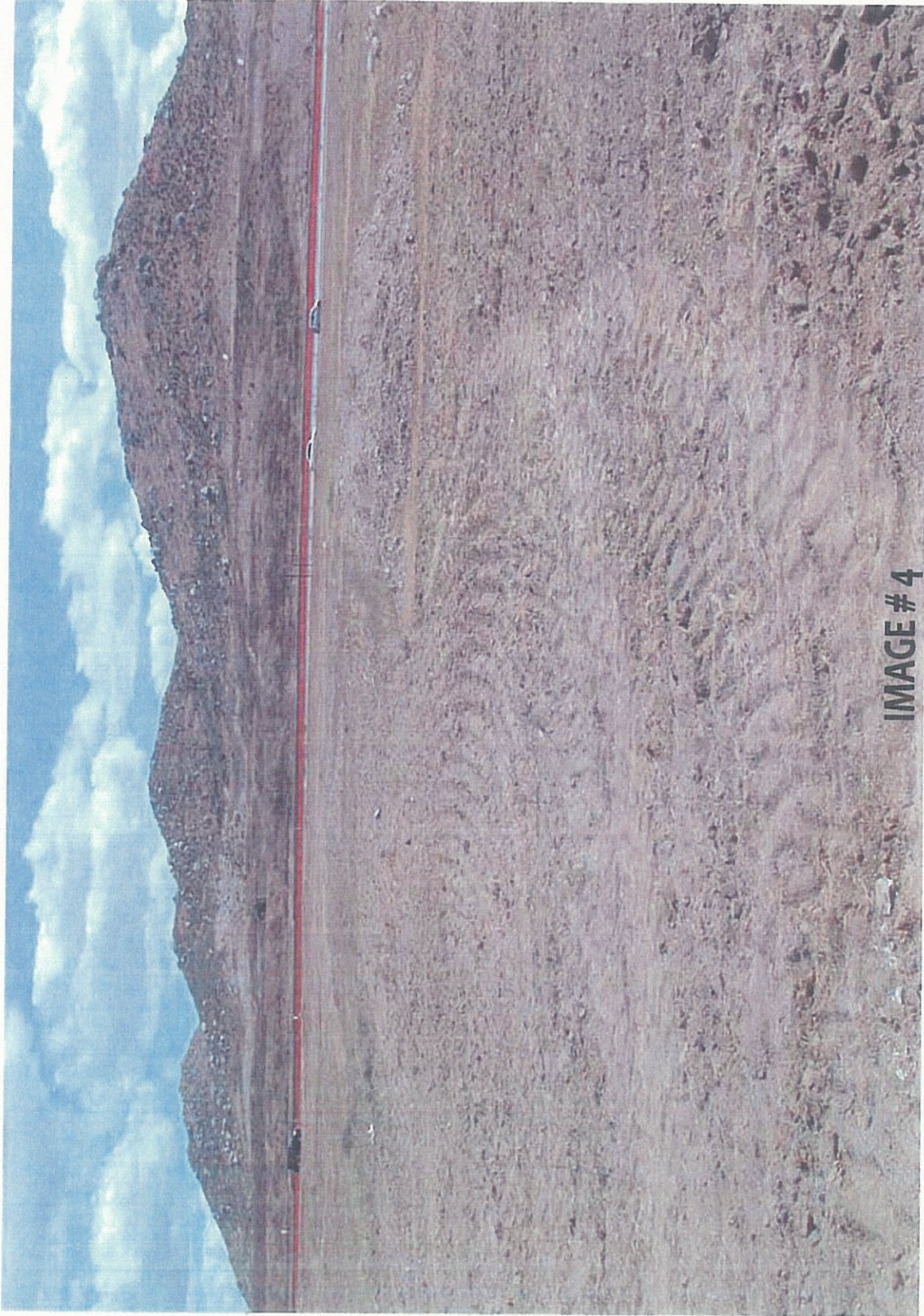
IMAGE # 2

TRACT 36288
SITE PHOTOS



IMAGE #3

TRACT 36288
SITE PHOTOS

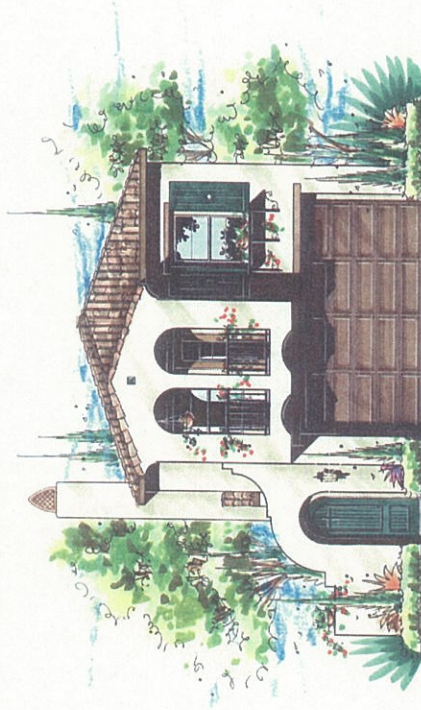




SPANISH COLONIAL



TUSCANY



SANTA BARBARA

**WINCHESTER HILLS
TRACT 36288**

SIERRA LINDA DEVELOPMENT

COUNTY OF RIVERSIDE

PLAN ONE



dhp
DHP ARCHITECTS
1000 W. UNIVERSITY AVENUE
SUITE 1000
P.O. BOX 1000
RIVERSIDE, CA 92503
TEL: 951.305.1100 FAX: 951.305.1101

06.29.08



LEFT



RIGHT



REAR

PLAN ONE
SPANISH COLONIAL

COUNTY OF RIVERSIDE

WINCHESTER HILLS
TRACT 36288
SIERRA LINDA DEVELOPMENT



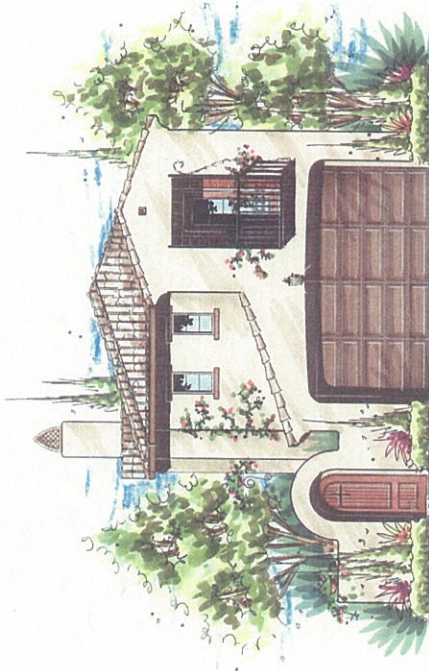
dhp
ARCHITECTS
10000 UNIVERSITY AVENUE
SUITE 1000
DANA POINT, CALIFORNIA 92629
TEL: 949.261.1111 FAX: 949.261.1112



SPANISH COLONIAL



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SANTA BARBARA

WINCHESTER HILLS
TRACT 36288

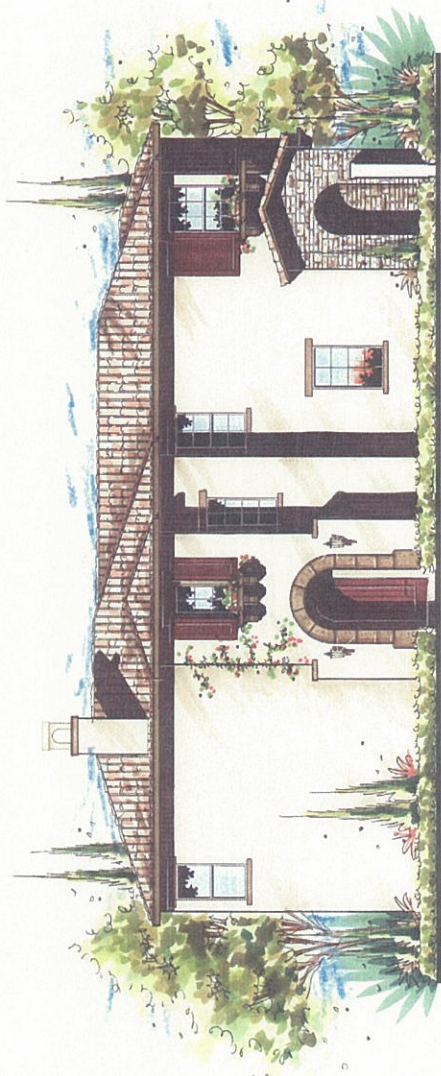
SIERRA LINDA DEVELOPMENT

COUNTY OF RIVERSIDE

PLAN TWO



DHP ARCHITECTS
 1800 JONES STREET #100
 T 949 391 8070 F 949 344 2503
 08.29.05



LEFT



RIGHT



REAR

WINCHESTER HILLS
TRACT 36288
 SIERRA LINDA DEVELOPMENT

COUNTY OF RIVERSIDE

PLAN TWO
 TUSCANY



DHP ARCHITECTS
 2550 FORD STREET, SUITE 100
 RIVERSIDE, CALIFORNIA 92503
 PHONE: 951.517.1000 FAX: 951.517.2543
 WWW.DHPARCHITECTS.COM



SPANISH COLONIAL



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SANTA BARBARA

**WINCHESTER HILLS
TRACT 36288**

SIERRA LINDA DEVELOPMENT

COUNTY OF RIVERSIDE

PLAN THREE



DHP ARCHITECTS
2825 AVENUE 27
RIVERSIDE, CA 92506
TEL: (951) 507-1200 FAX: (951) 507-1204
25043 08.29.05



LEFT



RIGHT

REAR

WINCHESTER HILLS
TRACT 36288
 SIERRA LINDA DEVELOPMENT

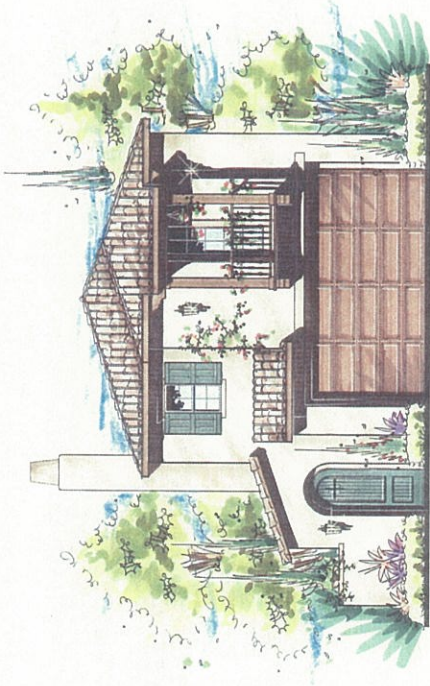
COUNTY OF RIVERSIDE

PLAN THREE
SANTA BARBARA

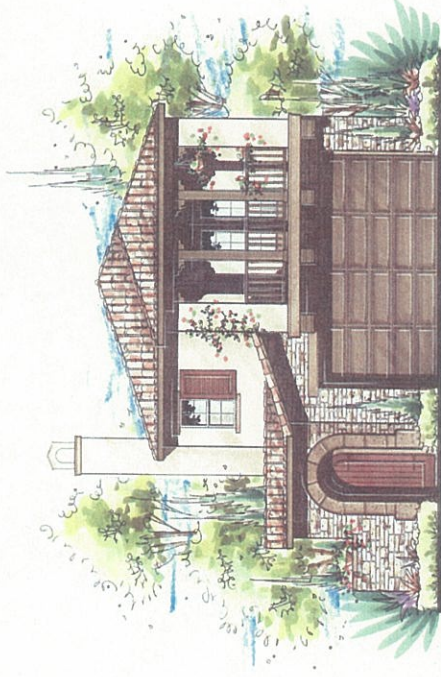


dhp ARCHITECTS
 1000 AVENUE STREET, SUITE 100
 ANAHEIM, CALIFORNIA 92816
 TEL: 714.251.7100 FAX: 714.251.7100

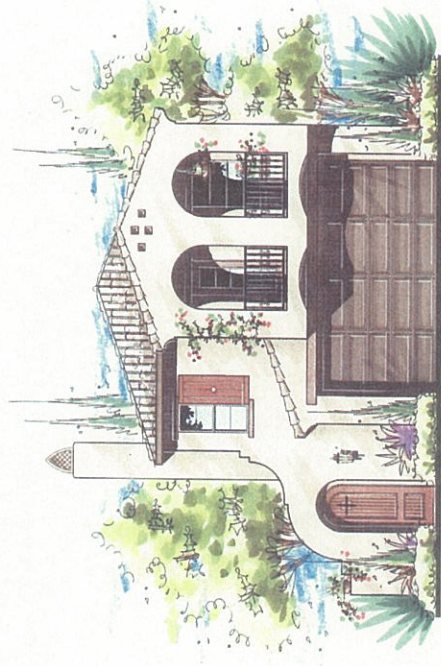
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SPANISH COLONIAL



TUSCANY



SANTA BARBARA

WINCHESTER HILLS
TRACT 36288

SIERRA LINDA DEVELOPMENT

COUNTY OF RIVERSIDE

PLAN FOUR



DHP ARCHITECTS
 10335 FOUNTAIN STREET, SUITE 100
 SAN DIEGO, CALIFORNIA 92121
 TEL: 619 594 1100 FAX: 619 594 1101
 www.dhparchitects.com



LEFT



RIGHT



REAR

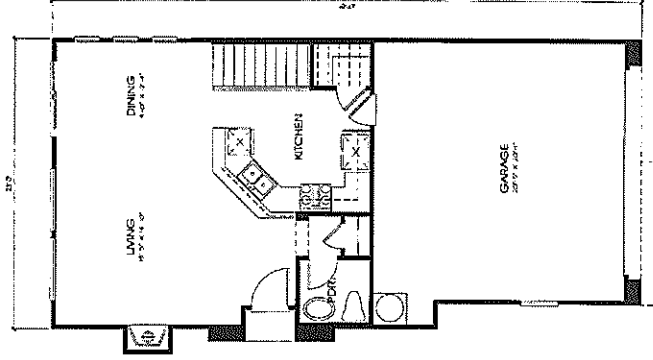
WINCHESTER HILLS
TRACT 36288
 SIERRA LINDA DEVELOPMENT

COUNTY OF RIVERSIDE

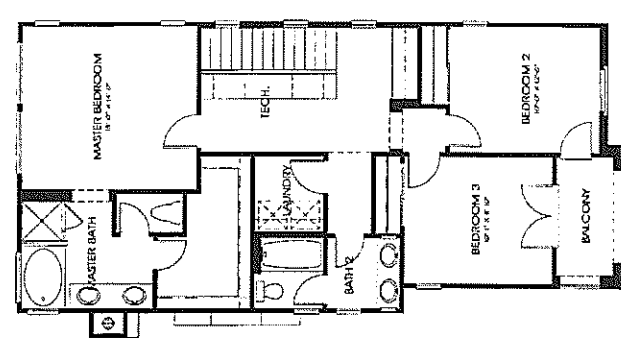
PLAN FOUR
 SPANISH COLONIAL



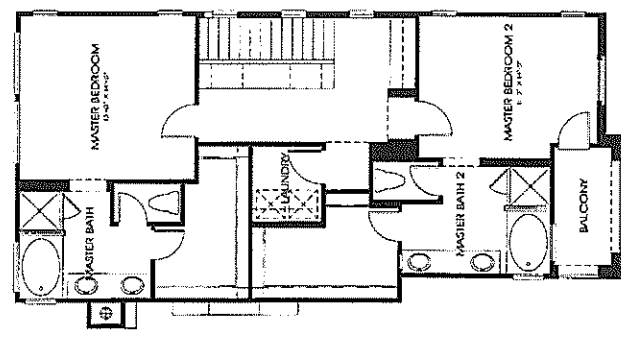
dhp ARCHITECTS
 10000 UNIVERSITY AVENUE
 SUITE 1000
 SAN DIEGO, CALIFORNIA 92121
 TEL: 619.594.8100 FAX: 619.594.8101



FIRST FLOOR PLAN
562 S.F.
1,515 S.F.



SECOND FLOOR PLAN
502 S.F.



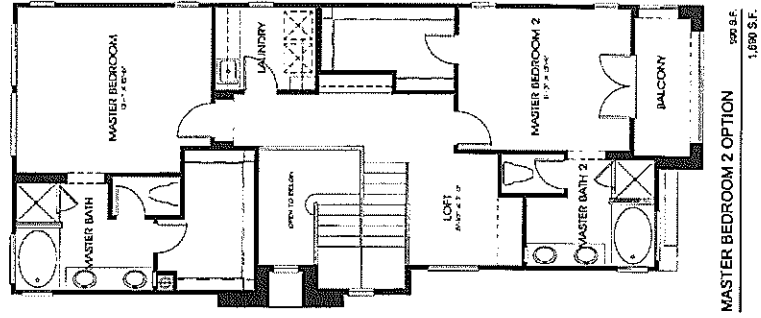
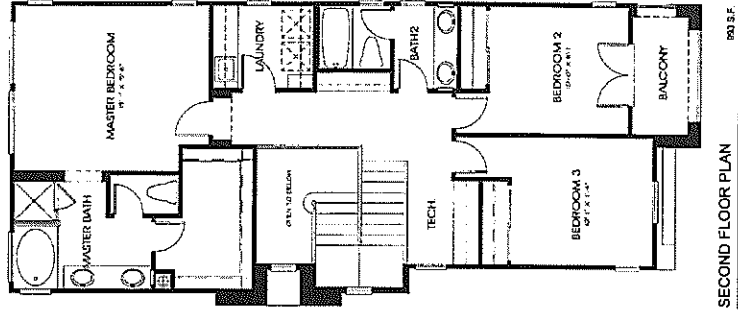
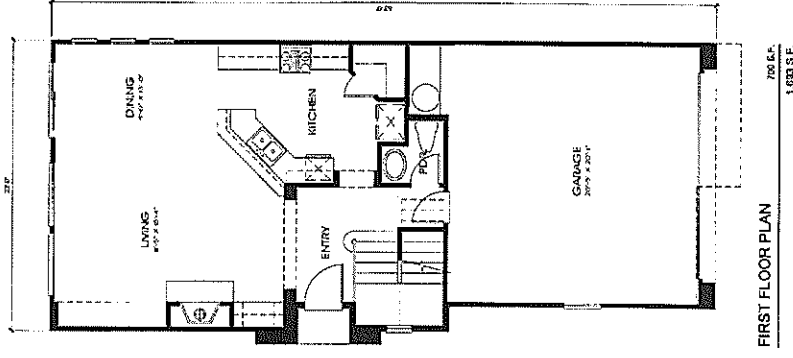
MASTER BEDROOM 2 OPTION

WINCHESTER HILLS
TRACT 36288
 SIERRA LINDA DEVELOPMENT

COUNTY OF RIVERSIDE

PLAN ONE





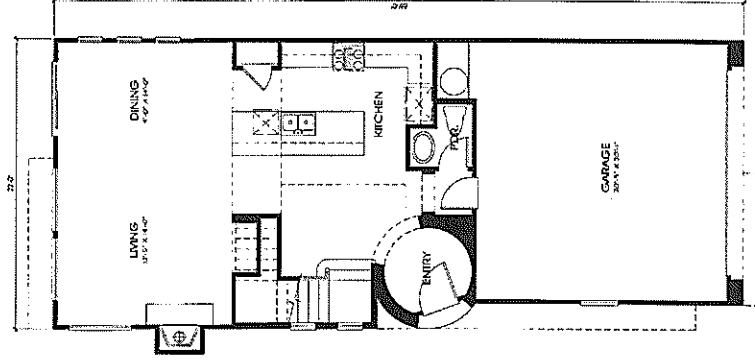
WINCHESTER HILLS
TRACT 36288
 SIERRA LINDA DEVELOPMENT

PLAN TWO

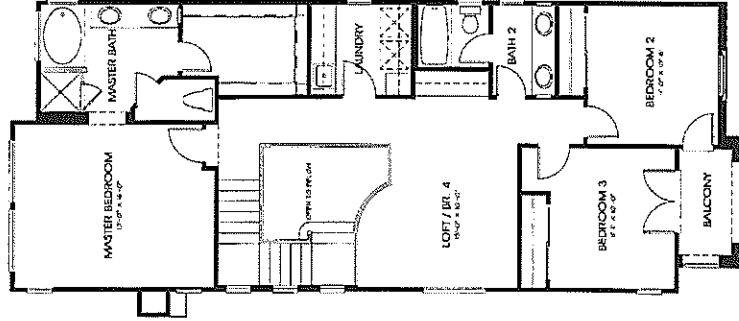


DMG ARCHITECTS
 1000 W. 10TH ST. SUITE 200
 RIVERSIDE, CA 92503
 951.517.7500

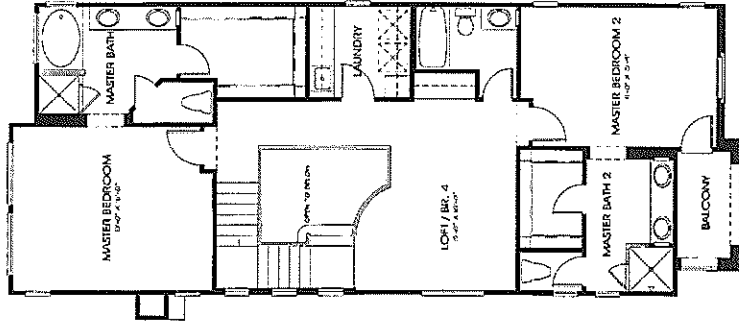
COUNTY OF RIVERSIDE



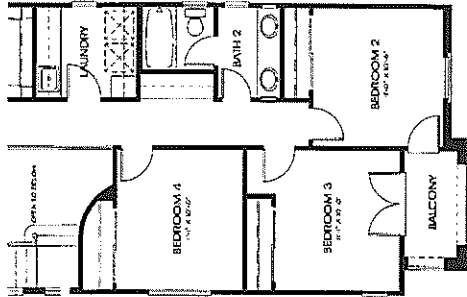
FIRST FLOOR PLAN 741 S.F.
1,867 S.F.



SECOND FLOOR PLAN 1,120 S.F.



MASTER BEDROOM 2 OPTION

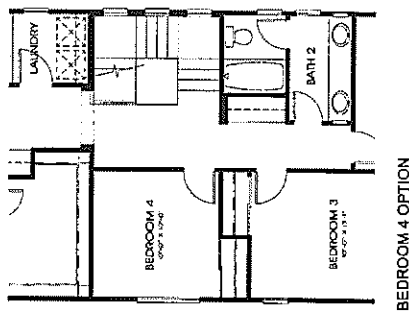
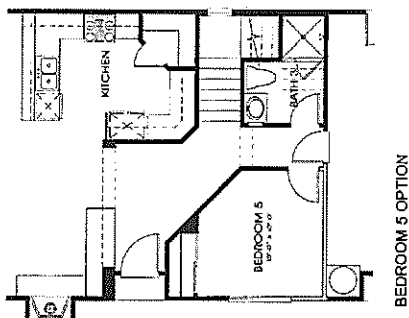
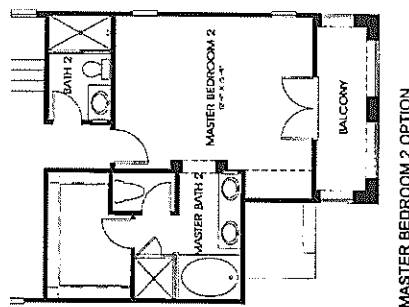
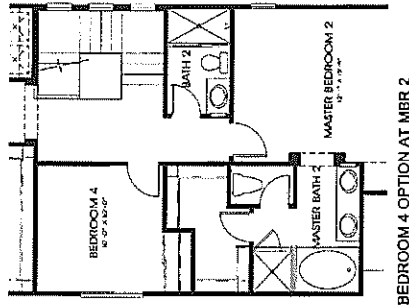
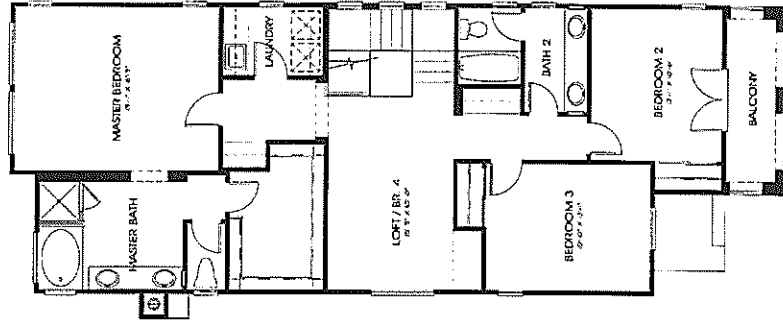
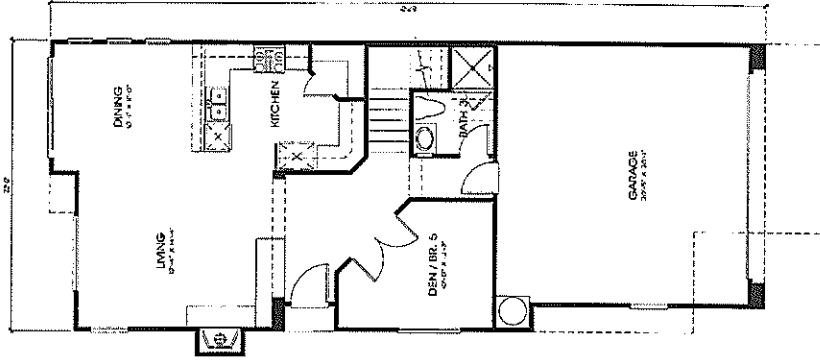


BEDROOM 4 OPTION

WINCHESTER HILLS
TRACT 36288
 COUNTY OF RIVERSIDE
 SIERRA LINDA DEVELOPMENT

PLAN THREE

DATE: 08/17/79
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO. 36288



PLAN FOUR

DHP ARCHITECTS
ARCHITECTS
1500 W. BROADWAY
SUITE 100
DENVER, CO 80202

COUNTY OF RIVERSIDE

WINCHESTER HILLS
TRACT 36288
SIERRA LINDA DEVELOPMENT

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42327
Project Case Type (s) and Number(s): Tentative Tract Map No. 36288
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Kinika Hesterly, Project Planner
Telephone Number: 951-955-1888
Applicant's Name: Sierra Linda Development
Applicant's Address: 2834 La Mirada Drive, Suite E, Vista, CA 92081

I. PROJECT INFORMATION

Project Description: Tentative Tract Map No. 36288 is a Schedule "A" subdivision of ten (10) Gross Acres into 72 single family residential lots with a minimum net lot sizes ranging from 3,600 to 7,200 square feet, and two (2) water quality basin lots.

The CEQA determination for this project is that an Addendum be prepared to include with previous Mitigated Negative Declaration for Environmental Assessment No. 41176. An addendum was determined appropriate in order to include an analysis of greenhouse gases that would be generated as a result of the proposed project. The results of this analysis concluded that greenhouse gases produced by the project were less than significant and this finding is discussed in more detail in the greenhouse gas section of this document. There are no major changes or additions to the previous CEQA document, as a result of the proposed subdivision. Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared only if minor technical changes or additions are necessary or none of the conditions are present as described in Section 15162 calling for the preparation of a subsequent negative declaration.

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

B. Total Project Area: 10.00 gross acres

Residential Acres: 10.00	Lots: 72	Units	Projected No. of Residents: 210
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 461-160-044

Street References: The project is located north of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road and east of La Ventana Road.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South Range 2 West Section 31

E. Brief description of the existing environmental setting of the project site and its surroundings: The project is currently vacant but disturbed without much vegetation. Surrounding properties within the SP 293 have been graded with pads for residential development. Property to the west is vacant and is designated Medium Density Residential in the General Plan, but no development activities have occurred at this time.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements for the Specific Plan No. 293 Planning Area No. 19 land use designation and all applicable land use policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is partially located within a high fire hazard area, a subsidence susceptible area, the Diamond Valley Lake dam inundation area, and a 100-year FEMA flood zone. The proposed project is not located within any other special hazard zone (including fault zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design and conditioning of the project. The proposed project meets with all other applicable Noise element policies.
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

C. **Foundation Component(s):** Specific Plan

D. **Land Use Designation(s):** Specific Plan

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

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

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Winchester Hills SP 293
2. **Specific Plan Planning Area, and Policies, if any:** Planning Area 19

I. Existing Zoning: Specific Plan

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Specific Plan and Rural Residential (R-R)

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 type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

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

Kinika Hesterly, Project Planner

Printed Name

July 9, 2012

Date

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project is not located within, or proximate to a scenic highway corridor, therefore the project would not have a substantial effect upon a scenic highway corridor.

b) The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

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

a) The project proposes lighting; however, the potential environmental impacts of the project were fully studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

b) The project will not expose residential property to unacceptable light levels.

The project proposes lighting; however, the potential environmental impacts of the project were fully studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
within a Riverside County Agricultural Preserve?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a-d) Potential impacts to Agricultural Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project will not 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) The project will not 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
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c) The project will 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

a-f) Potential impacts to Air Quality were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

Potential impacts to Biological Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) Potential impacts to Historic Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials

Findings of Fact:

a-d) Potential impacts to Archaeological Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

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

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

Findings of Fact:

a) Potential impacts to Paleontological Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

a-b) Potential impacts to the Alquist-Priolo Earthquake Zone or County Fault Hazard Zones were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) Potential impacts to Liquefaction were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

Potential impacts to Ground-shaking were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Potential Landslide Risk impacts were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) Potential impacts to Ground Subsidence were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Potential impacts to Other Geologic Hazards were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

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

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-c) Potential impacts to Slopes were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a-c) Potential impacts to Soils were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) Potential impacts to Erosion were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: 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 will not be impacted by or result in an increase in wind erosion and blowsand, either on or off site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Greenhouse Gas and Climate Change Impact Analysis, prepared by Pangaea Land Consultants, Inc. and Climate Change Report Review and Analysis, dated June 12, 2012, prepared by Hogle-Ireland Planning & Development Consulting

Findings of Fact:

a) The Greenhouse Gas and Climate Change Impact Analysis, prepared by Pangaea Land Consultants, Inc. and Climate Change Report Review and Analysis, dated June 12, 2012, prepared by Hogle-Ireland Planning & Development Consulting indicates that the project's annual GHG emissions will be 1,710 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is below the threshold of 3,500 MTY CO₂e per year for residential projects proposed by the South Coast Air Quality Management District. Therefore, the project will not result in significant generation of greenhouse gases that will have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. With implementation of State Regulations and design features, the GHG emissions from the proposed project will be reduced by 30% to 1,179 MTCO₂e per year. This meets the County's 30% Business As Usual (BAU) reduction standard and will not be considered a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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

Source: Project Application Materials

a-e) Potential impacts to Hazards and Hazardous Materials were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

a-d) Potential impacts to Airports were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Potential impacts due to a Hazardous Fire Area were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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

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

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

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

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a-h) Potential impacts to Hydrology and Water Quality were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

Potential impacts to Floodplains were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a-b) Potential impacts to Land Use/Planning were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

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

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-e) Potential impacts to Planning were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-d) Potential impacts to Mineral Resources were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) Potential impacts to Airport Noise were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact:

Potential impacts to Railroad Noise were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

Potential impacts due to Highway Noise were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

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

a-d) Potential impacts due to Noise Effects on or by the Project were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a-f) Potential impacts to Population and Housing were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

Potential impacts to Fire Services were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Sheriff Services were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potential impacts to Schools were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Libraries were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Health Services were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
41. Parks and Recreation				
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) Potential impacts to Parks and Recreation were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

Findings of Fact:

Potential impacts to Recreation Trails were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Transportation/Traffic were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Potential impacts to Bike Trails were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

Potential impacts to Water were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) Potential impacts to Sewer were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) Potential impacts to Solid Waste were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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48. Utilities

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

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

Source:

Findings of Fact:

a-g) Potential impacts to Utilities were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

a) Potential impacts to Energy Conservation were studied in Environmental Assessment No. 41176, which is on file in the Planning Department. The Riverside County Board of Supervisors adopted the Mitigated Negative Declaration on June 16, 2009. The proposed residential subdivision will not result in any new significant environmental impacts not identified in EA41176, nor will it substantially increase the severity of the environmental impacts identified in EA41176. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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.

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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.

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: Environmental Assessment No. 41176

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Revised: 7/24/2012 10:54 AM
Environmental Assessment.TR36288_8.15.12

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule "A" subdivision of ten (10) gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots.

10. EVERY. 1 SP - Hold Harmless INEFFECT

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

The COUNTY shall promptly notify the applicant/permittee of

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) RECOMMND

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

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

10. EVERY. 2 SPA - Amendment Description INEFFECT

This Specific Plan Amendment alters the Specific Plan as follows:

- 1) Adjust boundaries for Planning Areas 7, 8, 9, 10, 11, and 12;
- 2) Replace Planning Area 8, 9, and 10 with Planning Areas 8A, 8B, 9A, 9B, 10A, and 10B;
- 3) Reallocate dwelling units within Planning Areas 7, 8, and 9;
- 4) Designate Planning Area 9A and 9B as High Density Residential;
- 5) Designate Planning Areas 8A and 8B as Medium High Density Residential;
- 6) Designate Planning Areas 10A and 10B as Open Space;
- 7) Adjust boundaries for Planning Areas 46, 47, 50A, 50B, 53, and 54;
- 8) Reallocate dwelling units within Planning Areas 47, 50A, 50B, and 53;
- 9) Replace Planning Areas 47, 50A, 50B, and 54 with Planning Areas 47A, 47B, 47C, 50A, 50B, 50C, 50D, 54A, and 54B;
- 10) Designate Planning Area 47A as Medium Density Residential;
- 11) Designate Planning Area 47B as Medium Density Residential;
- 12) Designate Planning Area 47C as Low Density Residential;
- 13) Designate Planning Area 50C as Medium High Density

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

10. GENERAL CONDITIONS

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

- Residential;
14) Designate Planning Area 50D as Medium Density Residential;
15) Designate Planning Area 53 as High Density Residential;
16) Designate Planning Area 54B as open space;
17) Redesignate Planning Area 49 as Planning Areas 49A and 49B;
18) Create Planning Areas 62A and 62B and designate as Open Space;
19) Increase the total dwelling units for Planning Area 19 if a school does not develop from 52 to 74 dwelling units;
20) Redesignate Planning Area 39 from Commercial to High Density Residential;
21) Expand Planning Area 40, thereby expanding the Specific Plan boundaries;
22) Contract Planning Area 45B, thereby contracting the Specific Plan boundaries;
23) Decrease the total Specific Plan dwelling units from 5,638 to 5,245 (5,690 to 5,324 with School Planning Areas' dwelling units);
24) Provide requirements for fair share participation in infrastructure improvements with other projects in the Specific Plan;
25) Adjust park construction triggers in accordance with updated funding plans for the parks.

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36288 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36288, Amended No. 1, dated April 23, 2012.

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

10. EVERY. 3 SPA - Replace all previous INEFFECT

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous

TRACT MAP Tract #: TR36288

Parcel: 461-160-044

10. GENERAL CONDITIONS

10. EVERY. 3 SPA - Replace all previous (cont.) INEFFECT

amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

10. EVERY. 4 SP - SP Document INEFFECT

Specific Plan No. 293 shall include the following:

a. Specific Plan Document, which shall include:

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 4 SP - SP Document (cont.) INEFFECT

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

10. EVERY. 5 SP - Definitions INEFFECT

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

SPECIFIC PLAN = Specific Plan No. 293 , Amendment No. 5.

CHANGE OF ZONE = Change of Zone No. 7461.

GPA = General Plan Amendment No. 1061.

EIR = Environmental Impact Report No. 380.

10. EVERY. 6 SP - Ordinance Requirements INEFFECT

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

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

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

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

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

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

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

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

10.BS GRADE. 5 MAP - PRE-CONSTRUCTION RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR

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10. GENERAL CONDITIONS

10.BS GRADE. 5 SP-NO GRADING & SUBDIVIDING (cont.) INEFFECT

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

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

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

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 10 MAP - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

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

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 17 MAP - FAULT LOCATIONS RECOMMND

Prior to issuance of any building permit on any lot located within the "Fault Hazard Zone" and its included setback area, the applicant shall have a licensed professional, qualified to do so, clearly delineate in the field the portions of that lot which are located within the "Fault Hazard Zone." No structures or portions thereof shall be located in those areas.

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

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

10.BS GRADE. 22 MAP - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought

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10. GENERAL CONDITIONS

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES (cont.) RECOMMND

tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE RECOMMND

Tract Map#36288 is proposing Eastern Municipal Water District (EMWD) potable water service and sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies. Any existing onsite wastewater treatment systems (OWTS) and/or water wells shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 1 SP - SCREEN CHECK NO 2 A5 INEFFECT

The Department of Environmental Health (DEH) has received and reviewed the SP002932A5 and has no objections.

10.E HEALTH. 2 ENV CLEANUPS PROGRAM-COMMENTS RECOMMND

The standard practice is for Riverside County Department of Environmental Health, Environmental Cleanups Program (RCDEH-ECP) to review Phase 1 Environmental Site Assessments and provide clearances prior to grading and/or disturbance of the soil. However, rough grading was previously conducted at this project area. As such, the soil has been disturbed and representative sampling in any potential areas of environmental concern will not be possible.

As with any real property, if previously unidentified contamination is discovered at this property, assessment, investigation, and/or cleanup shall be required. For further information, contact RCDEH-ECP at (951) 955-8982.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 ENV CLEANUPS PROGRAM-COMMENTS (cont.) RECOMMND

This information has also been added to the County of Riverside, Planning Department project file.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

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

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and 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. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

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

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

10.FIRE. 3 SP-#56-IMPACT MITIGATION INEFFECT

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

10.FIRE. 4 SP-#87-OFF-SET FUNDING INEFFECT

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

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10.FIRE. 5 SP-#95-HAZ FIRE AREA INEFFECT

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

- 1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.
-) This project lies within the VERY HIGH FIRE HAZARD SEVERITY ZONE.
- 3) A fire fuel analysis of the open space/wildlands within and outside the project area may be required prior to submitting a fuel modification plan.

NOTICE:

The transferor of real property shall disclose to the transferee that this project lies within a VERY HIGH FIRE HAZARD area.

10.FIRE. 11 SP-#47 SECONDARY ACCESS INEFFECT

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

10.FIRE. 12 SP-#71-ADVERSE IMPACTS INEFFECT

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

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Tract 36288 is a proposal to subdivide an approximately 10-acre site for single family residential lots along with 2 water quality basins. The site is located in the Winchester area on the north side of Domengoni Parkway west of Leon Road. The site is Planning Area 19 of Specific Plan 293 (Winchester Hills)

The improvements associated with the construction of Domengoni Parkway and the grading of the development located south of the site (Tract 31892) provides this development protection from offsite runoff.

Onsite runoff is directed to one of two water quality basins located in the northwest or northeast corners of the development along Winchester Hills Drive. The site's drainage is essentially divided in 2 halves with each basin receiving approximately half of the site's storm runoff. It is proposed that the outlets for the basins will connect to storm drains constructed by Tract 30266 - 1 located north of this development. Tract 30266 - 1 has been rough graded but the drainage infrastructure or street improvements have not been constructed. Tract 36288 will be required to construct the storm drains from the basins to Salt Creek Channel or wait until these facilities are constructed. Since these storm drains discharge directly into Salt Creek Channel, Tract 36288 does not have to mitigate for increased runoff. The storm drain plans for the downstream facilities have been signed (Project No. 4-0-00574) and the necessary rights of way and easements for these facilities recorded on the final map for Tract 30266 - 1.

The water quality basins will be designed to mitigate the water quality impacts associated with this development and would be designed to pass through the tributary 100-year flow rate. To remove pollutants, pathogens and viruses, an 18-inch thick layer of sand will be required for the bottom of the basin. If the depth of the basin exceeds 4-feet, access ramps for maintenance will be required. The outlet pipe shown for the northwest basin shall be designed to not cross through a residential lot (Lot 47). An emergency escape spillway onto an adjacent street shall be provided for the basins.

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10. GENERAL CONDITIONS

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

RECOMMND

If Tract 36288 proceeds prior to the construction of the approved street improvements for Tract 30266 - 1, then Tract 36288 will construct those street improvements as required by the Transportation Department. Additional water quality mitigation measures may be required than those shown on the approved street improvement plans for Tract 30266 - 1 in order to comply with the current requirements of the permit. A maintenance entity such as a Lighting and Landscaping Maintenance District (LLMD) will be required for the maintenance of any bio-swales or other mitigation BMP's.

The project site is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan (ADP) where fees have been adopted by the Board of Supervisors.

10.FLOOD RI. 1 SP- FLOOD HAZARD REPORT

INEFFECT

Specific Plan 293, Amendment No. 5, Screencheck No. 2 is a proposal to develop 2841 acres with approximately 5,245 dwelling units, commercial and industrial uses, schools and parks. The site is located in the Harvest Valley/Winchester Area Plan westerly of State Highway 79, easterly of Briggs Road and northerly of Holland Road.

The Specific Plan Amendment No. 5 in general proposes to adjust boundaries, re-designate planning areas and change densities.

The topography of the site consists of a wide flat alluvial valley in the north that is traversed by Salt Creek; steep, rocky hills in the middle; and another alluvial valley in the south. Thus, the Specific Plan (SP) can be divided into two regional drainage basins. Most of the SP (northern) drains to Salt Creek while the southern 3/4 square mile of the SP drains southerly and then west.

Northern Portion Drainage Plan-

The master drainage plan for the northern portion originally proposed with the SP collects flows and conveys them to Salt Creek. The master drainage plan has been modified and expanded in scope (2006) to more completely accomplish the intent of the original SP drainage plan.

Ultimate improvements for the Salt Creek Channel from

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10. GENERAL CONDITIONS

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

INEFFECT

Lindenberger Road upstream through the City of Hemet have been completed and the existing undersized box culverts under Rice Road were removed and replaced by a dip crossing to allow full containment of storm water within Salt Creek Channel. Salt Creek Channel is considered as a regional facility that would serve as an adequate outlet to all of the developments in the northern basin of the SP. Therefore, any development in the northern drainage basin has to construct the necessary drainage facility to Salt Creek.

Although the improvements to Salt Creek Channel and the removal of the boxes have reduced flooding, some portion of the SP is still shown within the 100-year Zone "A" floodplain limits for Salt Creek as delineated on Panel Nos. 060245 2060G and 060245 2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

Southern Portion Drainage Plan- The master drainage plan proposed with the original SP for the southern portion (Planning Areas 47b,49, 50, and 51 thru 61) of the site (specifically for Tract 30976, 30977, and 32318) proposed to terminate the storm drain for these tracts at the intersection of Holland Road and Leon Road.

A drainage plan prepared by Artiga Civil Design and dated May 2007 was reviewed and approved by the District. This drainage plan proposes to construct a regional facility that would collect storm runoff from the southern portion of the SP and the valley south of the SP. This drainage plan, proposed by the developer to the south of the SP, is a regional facility from the intersection of Leon Road and Holland Road to Lindenberger Road. The facility would generally run parallel to and south of Holland Road. These developments (the southern basin of the SP) are conditioned to construct what is referred to as Holland Channel from Leon Road to Lindenberger Road.

A Conditional Letter of Map of Revision (CLOMR) based on the Salt Creek improvements and the removal of Rice has been obtained. While the existing undersized box culverts were removed and replaced by a dip crossing, the floodplain limits have not been revised.

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

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

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

a.Unless a Letter of Map Revision (LOMR) has been obtained by the District, the developer shall obtain a LOMR prior to final building inspections for lots impacted by the floodplain. A flood study consisting of HEC-2 calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site.

b.The applicant shall be responsible for payment of all processing fees required by FEMA for the LOMR. FEMA submittals for a LOMR shall be reviewed by the District on a fee for service basis and a minimum deposit will be required before processing is initiated.

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

Portions of Specific Plan 293 are located within the limits of the Salt Creek Channel/Winchester/North Hemet and Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted by the Board of Supervisors. However, the portion of the SP within the Murrieta Creek/Warm Springs Valley Area Drainage Plan is designated as open space and therefore ADP fees would not be imposed for those areas.

Drainage fees shall be paid to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount

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10. GENERAL CONDITIONS

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

of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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

10.FLOOD RI. 2 MAP D/S DRAINAGE FACILITIES RECOMMND

This development proposes to discharge flows from the basins into storm drains north of this project. If these storm drains located between this development and Salt Creek Channel are not constructed, this development must either construct those facilities or wait until those facilities are constructed.

10.FLOOD RI. 2 SP- COLLECT AND CONVEY RUNOFF INEFFECT

Each development within this Specific Plan will be required to collect and convey all onsite and offsite runoff to an edequate outlet.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 SP- CONSTRUCT REGIONAL BASIN INEFFECT

Any development within the southern basin of this project shall construct a regional basin facility from Leon Road to Lindenberger Road.

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

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

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

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

10.FLOOD RI. 7 MAP OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 MAP MAJOR FACILITIES (cont.) RECOMMND

including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:
www.floodcontrol.co.riverside.ca.us under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including

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10. GENERAL CONDITIONS

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM (cont.) RECOMMND

site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 1 GEN - .IF HUMAN REMAINS FOUND RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely

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10. GENERAL CONDITIONS

10.PLANNING. 1 GEN - IF HUMAN REMAINS FOUND (cont.) RECOMMND

Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 1 MAP - IF HUMAN REMAINS FOUND INEFFECT

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning thetreatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND RECOMMND

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

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

1.All ground disturbance activities within 100 feet of the

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10. GENERAL CONDITIONS

10.PLANNING. 2 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

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

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

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND INEFFECT

If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) INEFFECT

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

10.PLANNING. 3 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

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10. GENERAL CONDITIONS

10.PLANNING. 3 SP - GEO NO. 1246

INEFFECT

County Geologic Report (GEO) No. 1246 was prepared for this development (SP00293 & TR31892) by Leighton and Associates, Inc., and is entitled: "Preliminary Geotechnical Investigation and Rock Rippability Study, Proposed Menifee Heights Project, Southwest of Patton Avenue and Leon Road, Riverside County, California", dated December 16, 2003. In addition, Leighton prepared "Geotechnical Review Update, Report No. GEO 1246, Tentative Tr5act Map No. 31892, Winchester Ridge, Menifee Area, County of Riverside, California", dated June 22, 2004. This document is herein incorporated as a part of GEO No. 1246.

GEO No. 1246 concluded:

1.No evidence of on-site landslides was observed during the field investigation.

2.The steep north and east-sloping hillsides on the western portion of the site contains many loose boulders. The potential for rockfall due to either erosion or seismic groundshaking is significant in this area.

3.No active or inactive fault traces are known to traverse the site and no evidence of onsite faulting was observed during the investigation.

4.The potential for site ground rupture is considered low.

5.The potential for liquefaction, due to the design earthquake event, to affect structures at this site is low.

6.The site is not anticipated to be at risk for seismically induced flooding.

7.Adequate safety factors relative to slope stability for proposed 2:1 cut and fill slopes, 90 feet and 42 feet high respectively, were obtained.

8.Potential geologic constraints on the proposed development include but are not limited to strong ground motion, locally unrippable bedrock, and compressible and/or hydrocollapsible alluvium.

GEO No. 1246 recommended:

1.Remedial measures such as rock removal, catchment areas,

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10. GENERAL CONDITIONS

10.PLANNING. 3 SP - GEO NO. 1246 (cont.)

INEFFECT

rock fences, or setbacks should be considered in the site design. The potential hazard from individual rocks should be assessed during grading.

2.Compressible native soils and undocumented fill soils should be removed down to competent material.

3.Cut slopes should be observed by an engineering geologist during grading.

GEO No. 1246 satisfies the requirement for a geotechnical study for CEQA/planning purposes. GEO No. 1246 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet shall be prepared identifying the potential rockfall hazard as described elsewhere in this conditions set.

10.PLANNING. 4 MAP - GEOLOGIST'S COMMENTS

RECOMMND

This site was previously planned to be used as a school site and was mass graded along with the adjacent tract map properties. Given the site's already graded condition, and given the geologic/geotechnical consultant of record's letter acknowledging the condition of the site and recommendation for specific mitigation (GeoTek, Inc., November 9, 2011, "Geotechnical Review and Update, Winchester Hills Former School Site, Tentative Tract No 36288 Addendum No 1, Riverside County, California") no GEO was required or deemed necessary for this project at this time. However, additional studies, as recommended by GeoTek, Inc. and as required by Building Code shall be prepared and reviewed by the County Geologist as indicated elsewhere in this conditions set.

GeoTek, Inc.'s November 9, 2011 report concluded:

"Removals were performed prior to fill placement.

"Fill up to 10 feet deep is present.

"Mass grading was not completed and the site was left 1 to

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10. GENERAL CONDITIONS

10. PLANNING. 4

MAP - GEOLOGIST'S COMMENTS (cont.)

RECOMMND

6 feet below designed grades.

"Construction debris, oversized rock material and medium vegetation growth overlay the site.

"Structures should be designed to accommodate 3 inches differential settlement in 40 feet.

"The majority of the site is underlain by engineered fill.

"Additional geotechnical studies were recommended by the former project consultant (GMU) prior to "remaining mass grading or further rough grading".

GeoTek, Inc.'s November 9, 2011 report recommended:

1. The degraded zone of near surface engineered fill (about 1 to 2.5 feet) should be reprocessed and brought to typical fill standards.

2. The areas of the site, northern portion and adjacent to the granitic rock in the southwest, should be provided with a minimum of 3 feet of engineered fill either by elevating from existing grades or removal and recompaction.

3. GMU's prediction of 3 inches of differential settlement in any 40 foot span appears to be rather high and should be evaluated through additional studies.

4. A more extensive updated report to address, current code condition, recommended removals and settlements.

The Geotek, Inc. letter is herein accepted for CEQA/Planning purposes for this tract map. An environmental constraints sheet (ECS) shall be prepared relative to the existing mass graded site conditions, as described elsewhere in this conditions set. Additional studies shall be required prior to issuance of grading permits as indicated elsewhere in this conditions set.

It should be noted that, although the previous site consultant indicated a recommended structural design for settlement of 3 inches in 40 feet, Riverside County does not accept site grading that would result in a potential settlement of 3 inches in 40 feet. Hence, should the additional studies indicate a settlement of 3 inches in 40 is a potential hazard, site re-grading and/or geotechnical solutions will be required to render the site to a condition of no more than 2 inches in 40 feet settlement under seismic conditions.

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10. GENERAL CONDITIONS

10.PLANNING. 4 SP - MAINTAIN AREAS & PHASES INEFFECT

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

10.PLANNING. 5 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 5 SP - NO P.A. DENSITY TRANSFER INEFFECT

Density transfers between Planning Areas that alters the land use designation or density category of any Planninf Area within the SPECIFIC PLAN shall not be permitted, except through the Specific Plan Amendment process.

10.PLANNING. 6 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 6 SP - PA 12 SCHOOL ACCEPTANCE INEFFECT

If within two (2) years of approval of the final map (or the last phase if the final map was phased) of Tentative Tract Map No. 31100, the School District should decline to accept conveyance of this site for development of an elementary school, then the project proponent reserves the right to develop Planning area 12 with single family residential uses in conformance with the Development Standards of the SPECIFIC PLAN.

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10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - NO OFFSITE SIGNAGE RECOMMND

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

10.PLANNING. 11 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 12 MAP - RES. DESIGN STANDARDS RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the Specific Plan No. 293 (Winchester Hills), Planning Area 19.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. Where a rear of a lot is adjacent to an alley or other similar type of access, the garage and any fence or wall shall be setback not less than three feet (3'). the setback shall be measured from the top of curb within the alley or similar type of access.
- g. The minimum average width of each lot is 40 feet.
- h. The maximum height of any building is 35 feet.
- i. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 3,600 square feet.
- j. No more than 60% of the lot shall be covered by a one story building and no more than 50% for a two story building.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - RES. DESIGN STANDARDS (cont.) RECOMMND

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE
SPECIFIC PLAN NO. 293, AMENDMENT NO. 5 (SP00293A5) DESIGN
STANDARDS AND GUIDELINES.

10.PLANNING. 15 MAP - REQUIRED MINOR PLANS RECOMMND

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

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan.

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

10.PLANNING. 16 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to the Design Standards and Guidelines of Specific Plan No. 293, Amendment No. 5 (Winchester Hills).

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 19 MAP - M/M PROGRAM (GENERAL) RECOMMND

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

TRANS DEPARTMENT

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

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that

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10. GENERAL CONDITIONS

10.TRANS. 3 MAP - TS/EXEMPT (cont.) RECOMMND

the project is exempt from traffic study requirements.

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

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

10.TRANS. 7 MAP - CFD 05-1 RECOMMND

The subject property of TR36288 was included in the formation of CFD 05-1, and was originally described as APNs 461-160-032 and 461-160-033 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.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

20.PLANNING. 3 MAP - SUBMIT FINAL DOCUMENTS RECOMMND

WITHIN 60 DAYS AFTER PROJECT APPROVAL:

One (1) hard copy and one (1) electronic copy of the final SPECIFIC PLAN (SP) documents shall be submitted to the Planning Department. The documents shall include all the items listed in the condition titled "SP - Documents".

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - GEOLOGIC STUDY MET

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

"PRIOR TO PROJECT APPROVAL, a geotechnical study shall be submitted to teh Planning Department Engineering Geologist for review and approval.

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30. PRIOR TO ANY PROJECT APPROVAL

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

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

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

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

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 4 SP - DURATION OF SP VALIDITY MET

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (0) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

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

30.PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS MET

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

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - ADDENDUM EIR

NOTAPPLY

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

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

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

30.PLANNING. 12 SP - EA REQUIRED

MET

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13

SP - SUPPLEMENT TO EIR

NOTAPPLY

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

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

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

30.PLANNING. 14

SP - SUBSEQUENT EIR

NOTAPPLY

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

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

30.PLANNING. 15 SP - COMPLETE CASE APPROVALS MET

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

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

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

30.PLANNING. 16 SP - AMENDMENT REQUIRED NOTAPPLY

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

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

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

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

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

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

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

30.PLANNING. 17 SP - PARK AGENCY REQUIRED MET

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

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

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

30.PLANNING. 19 SP - PA PROCEDURES MET

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

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

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

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

30.PLANNING. 20 SP - COMMON AREA MAINTENANCE MET

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

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

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

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

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

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

d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.

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

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

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

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

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

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

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

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

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

NOTAPPLY

60 years, b) provide for the establishment of a property owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owners' association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on the TENTATIVE MAP attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be

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30. PRIOR TO ANY PROJECT APPROVAL

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

considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to this Declaration.

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

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

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA MET

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22

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

MET

submitted for County Counsel review.

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

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

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

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)MET

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

30.PLANNING. 24 SP - PALEO M/M PROGRAM MET

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

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

30.PLANNING. 28 SP - SKR FEE CONDITION MET

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 28 SP - SKR FEE CONDITION (cont.) MET

Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 31 SP - SCHOOL MITIGATION MET

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

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

30.PLANNING. 33 SP - ARCHAEOLOGIST RETAINED MET

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit to ensure that the unique archaeological resources identified in the Cultural Resources Report prepared as part of this Specific Plan's environmental documentation have been adequately addressed. The condition shall read as follows:

"Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 33 SP - ARCHAEOLOGIST RETAINED (cont.) MET

TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist."

30.PLANNING. 34 SP - IF HUMAN REMAINS FOUND MET

Prior to the approval of any land division or development permit (use permit, plot plan, etc.), a condition of approval shall be applied to the land division or development permit, and shall read as follows:

"If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resource Code section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery and make a recommendation as to the appropriate mitigation. After the recommendations have been made, the land divider, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented."

30.PLANNING. 35 SP - INFRASTR. PARTICIPATION MET

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

"Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 35

SP - INFRASTR. PARTICIPATION (cont.)

MET

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3.

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein."

30.PLANNING. 36

SP - PA 28B PARK AGREEMENT

MET

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - PA 28B PARK AGREEMENT (cont.) MET

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

TRANS DEPARTMENT

30.TRANS. 1 SP - SP293A5/TS CONDITIONS INEFFECT

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

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that is possible to achieve a 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions:

Briggs Road (NW) at:
 Grand Avenue (EW)
 Simpson Road (EW)

Olive Avenue (EW)
 Patton Avenue (EW)
 Holland Road (EW)

La Ventana Road (NS) at:
 Simpson Road (EW)
 Olive Avenue (EW)

La Ventana Loop Road (NS) at:
 Patton Road (EW)

Leon Road (NS) at:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP293A5/TS CONDITIONS (cont.) INEFFECT

Grand Avenue (EW)
Simpson Road (EW)
Loop Road (EW)
Olive Avenue (EW)
Patton Road (EW)
North Loop Road (EW)
Central Loop Road (EW)
South Loop Road (EW)
Holland Road (EW)

Eucalyptus Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)

West Loop Road (NS) at:
Patton Road (EW)

Rice Road (NS) at:
Simpson Road (EW)
Olive Avenue (EW)
Patton Road (EW)

Winchester Road "SR-79" (NS) at:
Grand Avenue (EW)
Simpson Avenue (EW)
Olive Avenue (EW)
Patton Road (EW)

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

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

30.TRANS. 2 SP - SP293A5/TS IMPROVEMENTS INEFFECT

All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP293A5/WRCOG TUMF DEFERRED

The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.

30.TRANS. 4 SP - SP293A5/TRAF SIG MIT MECH INEFFECT

Prior to approval of the first tentative tract or use case associated with Specific Plan No. 293, a funding mechanism for the traffic signals identified in 30.TRANS.5 shall be prepared by the project proponent and approved by the Transportation Department.

30.TRANS. 5 SP - SP293A5/TS INSTALLATION INEFFECT

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

- Ventana Road/Simpson Road
- La Ventana Road/Olive Avenue
- La Ventana (L Street)/Newport Road (Patton Road)
- Leon Road/Loop Road (PA 7, 8 access)
- Leon Road/North Loop Road (PA 50, 53 access)
- Leon Road/Central Loop Road (PA 54, 55, 56, 57 access)
- Leon Road/South Loop Road (PA 56, 61 access)
- Eucalyptus Road/Olive Avenue
- West Loop Road/Newport Road (Patton Road)

with no credit given for Traffic Signal Mitigation Fees.

Intersection improvements identified in 30.TRANS.2 shall be incorporated into the traffic signal design.

The project shall contribute to the installation of traffic signals at the following intersections through payment of Traffic Signal Mitigation Fees:

- Briggs Road/Olive Avenue
- Briggs Road/Simpson Road
- Briggs Road/Newport Road (Patton Road)
- Leon Road/Grand Avenue
- Leon Road/Simpson Road

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 5 SP - SP293A5/TS INSTALLATION (cont.) INEFFECT

- Leon Road/Newport Road (Patton Road)
- Leon Road/Olive Road
- Eucalyptus Road/Simpson Road

30.TRANS. 6 SP - SP293A5/TRAFFIC STUDY REQ NOTAPPLY

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 293 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 2 MAP-#88-ECS-AUTOMATIC GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system,

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#53-ECS-WTR PRIOR/COMBUS (cont.) RECOMMND

including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 4 MAP-#46-WATER PLANS RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

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

50.FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

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

50.FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY RECOMMND

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT (cont.) RECOMMND
to the recordation of the map.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - LC LNDSCP COMMON AREA MA RECOMMND
Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

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

1)Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. 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.

50.PLANNING. 2 MAP - ECS PREVIOUSLY GRADED RECOMMND
An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the project site has been previously graded and that additional site grading and/or removal and recompaction is required. In addition, a note shall be placed on the ECS as follows:

"This site, has been previously mass graded. However, portions of the site may contain areas of potentially

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50.PLANNING. 2 MAP - ECS PREVIOUSLY GRADED (cont.) RECOMMND

unacceptable settlement and/or deteriorated fill. These areas must be assessed by the project engineering geologist and/or geotechnical engineer prior to issuance of grading permits and must be appropriately mitigated during site grading."

50.PLANNING. 3 MAP - PREPARE A FINAL MAP RECOMMND

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

50.PLANNING. 4 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 5 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 3,600 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of Specific Plan No. 293, Amendment No. 5; Planning Area No. 19.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 21 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

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

50.PLANNING. 30 MAP - FEE BALANCE RECOMMND

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

50.PLANNING. 31 MAP - PA 28B PARK AGREEMENT RECOMMND

Prior to map recordation, a Regional Building Permit-Park Fee Agreement for the 32.7 Acre Regional Park (PA28b) shall be required amongst the Property Owners within this Specific Plan 293 along with Valley-Wide Recreation and Parks District, and its assigns ("VWRPD") as more specifically described within Specific Plan 293A5, Section II, Page 38, item number 4.

50.PLANNING. 32 MAP - PARK AGENCY REQUIRED RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - PARK AGENCY REQUIRED (cont.) RECOMMND

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

50.PLANNING. 33 MAP - CC&R RES PRI COMMON AREA RECOMMND

PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

"Notwithstanding, any provision in this Declaration to the

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - CC&R RES PRI COMMON AREA (cont.) RECOMMND

contrary, the following provisions shall apply:

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

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

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

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

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

50.PLANNING. 34 MAP - COMMON AREA MAINTENANCE RECOMMND

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

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34 MAP - COMMON AREA MAINTENANCE (cont.) RECOMMND

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

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

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division. d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the park areas, expanded parkways, trails, and water quality features.

50.PLANNING. 35 MAP - INFRASTR. PARTICIPATION RECOMMND

Prior to map recordation, the Owner, Applicant, or their successors-in-interest shall provide verification with performance requirements for their fair share of CFD and Non-CFD infrastructure. Details of these performance requirements are detailed within the SPECIFIC PLAN (Section II, Page 37)

Each Owner, Applicant, or their successors-in-interest plans to develop the Property as one or more separate development projects pursuant to the adopted Specific Plan 293 within the Winchester Ranch. While the Properties are to be included in Community Facilities Districts ("CFD") to be established by the County and authorized to fund certain infrastructure improvements and/or capital improvement fees through the levy of annual special taxes and issuance of bonds secured by such Special Taxes, the improvements to be financed pursuant to these Agreements for the Non-CFD Improvements will not be financed through a CFD. Non-CFD items include but are not limited to the following; sewer, water, reclaimed water, storm drain, utilities, streets, parks, right of way and fees as more specifically described

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35 MAP - INFRASTR. PARTICIPATION (cont.) RECOMMND

within Specific Plan 293A5, Section II, Page 37, item number 3.

The estimated cost of each CFD and Non-CFD Improvement shall be allocated among the Property Owners according to each individual Benefit Area for each set of Improvements. The costs will be established by the Programs Manager via agreed to cost allocations for each specific area and through Cost Sharing Agreements. Some or all of the Improvements are required for the proposed development of the Projects and deem it mutually beneficial for the efficient, reliable and timely completion of the Improvements to allocate responsibility for the design, permitting and construction of these Improvements among the Owners, to allocate the costs of both CFD and Non-CFD Improvements among the Owners and to require security for each Owner's funding obligation relating to said Improvements as more specifically described within Specific Plan 293A5, Section II, Page 37, item number 3. Those Properties that receive a direct benefit from said infrastructure within their individual benefit area and that are located within Specific Plan 293 shall meet the performance requirements stated herein.

50.PLANNING. 36 MAP - PA PROCEDURES RECOMMND

Prior to map recordation, the planning area for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define this planning area:

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 37 MAP - ASSESSMENT DIST/CSA RECOMMND

At the time of recordation of any subdivision, plot map or parcelization which contains a common greenbelt, entry monument or other open space area, the map shall have those common areas conveyed to the appropriate public maintenance agency. An assessment district or community service district/area, or similar public/private entity shall be established for the entire specific plan, and shall include provisions for maintenance of landscaped areas within the plan.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Domenigoni Parkway and so noted on the final map.

50.TRANS. 3 MAP - STRIPING PLAN RECOMMND

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

50.TRANS. 4 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 5 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with P/P 945-RR and P/P 946-HH.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - SOILS 2 RECOMMND

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

50.TRANS. 7 MAP- CORNER CUT-BACK I/SUR RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 8 MAP - OFF-SITE ACCESS 2 RECOMMND

The landowner/developer shall provide for a paved off-site access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way minimum in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of Winchester Hill Drive to Leon Road and the southerly extension of Leon Road to paved County maintained Domenigoni Parkway.

50.TRANS. 9 MAP - LIGHTING PLAN RECOMMND

A separate street light plan and/or a separate bridge light plan) is required for this project. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

50.TRANS. 10 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along La Ventana Road, Domenigoni Parkway, and Winchester Hills Drive.
- (2) Trails along Domenigoni Parkway.
- (3) Future traffic signals located on Domenigoni Parkway at intersection of Willow Glen Lane per TR30266.
- (4) Bio-swales and/or fossil filters within La Ventana Road and Winchester Hills Drive.

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.

50.TRANS. 11 MAP - DEDICATION SL1 RECOMMND

Street "A", "B", "C", and "D" (privately maintained) are designated as a local road and shall be improved with 36 foot full-width AC pavement and 6" concrete curb and gutter within the 50' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36' / 50') (Modified for reduced right-of-way from 56' to 50')

NOTE: A 5' sidewalk shall be constructed adjacent to curb line within the 7' parkway.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 MAP - PART-WIDTH SL1

RECOMMND

La Ventana Road and Winchester Hills Drive along project boundary is designated as a collector road and shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on the opposite side of the centerline), 6" concrete curb and gutter, and 5' sidewalk (on project side), within a 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section A.

NOTE: A 5' sidewalk shall be constructed 7' from curb line within the 15' parkway.

50.TRANS. 13 MAP - UTILITY PLAN

RECOMMND

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

50.TRANS. 14 MAP - LANDSCAPING/TRAILS

RECOMMND

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

Landscaping shall be improved within Domenigoni Parkway, La Ventana Road, and Winchester Hill Drive and trail shall be improved along Domenigoni Parkway.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 16 MAP - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

50.TRANS. 17 MAP - CONSTRUCT RAMP RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 18 MAP - EXISTING CURB AND GUTTER RECOMMND

On existing curb and gutter trail, and/or drainage devices within County right-of-way, including sewer and water laterals on Domenigoni Parkway shall be constructed within the dedicated right-of-way in accordance with County Standards, Ordinance 461; such construction shall show on existing street improvement plans and Profile No. 945-RR and shall be approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html.

If you have any questions, please call the Plan Check Section at (951) 955-6527.

Note:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - EXISTING CURB AND GUTTER (cont.) RECOMMND

A 12' DG Trail shall be constructed 5' from the curb line within the 21' parkway.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP - IMPORT/EXPORT (cont.)

RECOMMND

site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS

RECOMMND

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District and that all approved water quality treatment controlled BMPs have been included on the grading plan.

60.BS GRADE. 12 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

EPD DEPARTMENT

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP D/S DRAINAGE FACILITIES RECOMMND

This development proposes to discharge flows from the basins into storm drains north of this project. If these storm drains located between this development and Salt Creek Channel are not constructed, this development must either construct those facilities or wait until those facilities are constructed.

60.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

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

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition

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60. PRIOR TO GRADING PRMT ISSUANCE

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

of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review.

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

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

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REQ RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60.FLOOD RI. 6 MAP PHASING RECOMMND

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

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract 36288 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - PALEO PRIMP & MONITOR (cont.) RECOMMND

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. * The County of Riverside must be consulted on the repository/museum to receive the fossil material and 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.

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

60.PLANNING. 7 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7. MAP - BUILDING PAD GRADING (cont.) RECOMMND

sites shown on the TENTATIVE MAP.

60.PLANNING. 17 MAP - SKR FEE CONDITION RECOMMND

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

60.PLANNING. 18 MAP - FEE BALANCE RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 19 MAP - GRADING PLAN REVIEW RECOMMND

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

60.PLANNING. 23 MAP - PLANNING DEPT REVIEW RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - PLANNING DEPT REVIEW (cont.) RECOMMND

and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 24 MAP - ARCHAEOLOGIST RETAINED RECOMMND

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for consultation and comment on the proposed grading with respect to potential impacts to unique archaeological resources. Should the archaeologist, after consultation with the appropriate Native American tribe, find the potential is high for impact to unique archaeological resources (cultural resources and sacred sites), a pre-grading meeting between the archaeologist, a Native American observer, and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) and the Native American Observer shall actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of unique archaeological resources. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist, after consultation with the appropriate Native American tribe, finds no potential for impacts to unique archaeological resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

FIRE DEPARTMENT

80.FIRE. 1

MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP D/S DRAINAGE FACILITIES RECOMMND

This development proposes to discharge flows from the basins into storm drains north of this project. If these storm drains located between this development and Salt Creek Channel are not constructed, this development must either construct those facilities or wait until those facilities are constructed.

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract 36288 is located within the limits of the Winchester/North Hemet sub-watershed of the Salt Creek Channel Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP ADP FEES (cont.)

RECOMMND

drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:

- 1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2)Weather based controllers and necessary components to eliminate water waste;
- 3)A copy of the "stamped" approved grading plans; and,
- 4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1)Identification of all common/open space areas;
- 2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3)Shading plans for projects that include parking lots/areas;
- 4)The use of canopy trees (24" box or greater) within the parking areas;
- 5)Landscaping plans for slopes exceeding 3 feet in height;
- 6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 2 GEN - LC LANDSCAPE SECURITIES

RECOMMND

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 Planning Department, Landscape Division. Once the Planning 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 GEN - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.

80.PLANNING. 3 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 4 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 5 MAP - ELEVATION & FLOOR PLAN RECOMMND

Elevations and floor plans shall substantially conform to approved Exhibit B and Exhibit C.

80.PLANNING. 6 MAP - COLOR SCHEME RECOMMND

Colors/materials shall conform substantially to those shown on approved Exhibit M.

80.PLANNING. 7 MAP - PARKING SPACES RECOMMND

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 8 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 13 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 14 MAP - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

80.PLANNING. 16 MAP - ENTRY MONUMENT PLOT PLAN RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 16 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 17 MAP - MODEL HOME COMPLEX RECOMMND

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

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaantent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 18 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. However, in accordance with Planning Area 19 of Specific Plan No. 293, Amendment No. 5; where a zero lot line is used, the alternate side yard shall not be less than five feet (5') in width.

Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 19 MAP - FINAL SITE PLAN RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for Specific Plan No. 293, Amendment No. 5 (Winchester Hills).

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19

MAP - FINAL SITE PLAN (cont.)

RECOMMND

submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20

MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Specific Plan No. 293, Amendment No. 5 - Design Standards and Guidelines, Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5)

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - Walls/Fencing Plans (cont.) RECOMMND

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, wood 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.

80.PLANNING. 21 USE - MAJOR COMMUNITY ENTRY RECOMMND

The applicant shall construct a Major Community Entry (one on the project site side) as described in the Winchester Hills Specific Plan and in reference to Figure IV-11 Page IV-21 and Figure IV-12 Page IV-22.

80.PLANNING. 22 USE - NOT TO EXCEED 80% RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 22 USE - NOT TO EXCEED 80% (cont.) RECOMMND

plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.

c.Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d.Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e.Sewer system shall be installed and operational. According to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f.Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D (cont.) RECOMMND

with the approved WQMP.

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.)

RECOMMND

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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION

RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 MAP - LC LNDSCP INSPCT DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 4 MAP - LC LNDSCP INSPCTN RQMNTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 5 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS,

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - LC COMPLY W/ LNDSKP/ IRR (cont.) RECOMMND

landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 9 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 10 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the Specific Plan No. 293, Amendment No. 5 (Winchester Hills) Design Standards and Guidelines.

90.PLANNING. 11 MAP - ROOF RUN-OFF DISCHARGE RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 17 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 18 LANDSCAPE MAINTENANCE RECOMMND

1.Per Winchester Hills S. P. Section H. Landscaping Plan (2) 5, the applicant and/or developer shall be responsible for maintenance and upkeep of all slope plantings, common landscaped areas and irrigation systems until such time as these operations are turned over to another party.

90.PLANNING. 19 USE - LANDSCAPE ENTRY TRACT RECOMMND

The applicant shall enhance the landscaping areas at both entrances (intersection of Street "A" & La Ventana Road and Street "D" & Winchester Hills Drive) into the Tract No. 36288 with consistent landscaping identified in the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 19 USE - LANDSCAPE ENTRY TRACT (cont.) RECOMMND
Winchester Hills Specific Plan.

90.PLANNING. 20 USE - MAINTENANCE PLAN LANDSCA RECOMMND

The applicant shall follow the Winchester Hills Specific Plan Section I. Comprehensive Maintenance Plan. Per Section I 2 (Residential Neighborhood Association), the applicant shall form a Residential Neighborhood Association to assume maintenance responsibility for common areas and facilities that benefit only residents in those areas including side yards, detention basin landscaping, and perimeter landscaping.

90.PLANNING. 21 USE - LANDSCAPE DESIGN GUIDE RECOMMND

The applicant shall follow the landscape design guidelines as described in the Winchester Hills Specific Plan and in reference to Figure IV-2 on Page IV-10.

90.PLANNING. 22 USE - LANDSCAPE IRRIGATION PLN RECOMMND

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance Letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 2 MAP - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREET LIGHTS INSTALL (cont.) RECOMMND

plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 4 MAP - R & B B D RECOMMND

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 "E4" of the Menifee Valley Road and Bridge Benefit District.

90.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along La Ventana Road, Domenigoni Parkway, and Winchester Hills Drive.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (2) Trails along Domenigoni Parkway.
- (3) Future traffic signals located on Domenigoni Parkway at intersection of Willow Glen Lane per TR30266.
- (4) Bio-swales and/or fossil filters within La Ventana Road and Winchester Hills Drive.

For street lighting, 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.

90.TRANS. 6 MAP - 80% COMPLETION RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION (cont.)

RECOMMND

final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PLANNING DEPARTMENT

100.PLANNING. 1

SP - PA 37 PARK PLANS REQD

INEFFECT

PRIOR TO THE ISSUANCE OF THE 650th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 1 SP - PA 37 PARK PLANS REQD (cont.) INEFFECT

Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 37. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 37 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 2 SP - PA 37 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 750th building permit within the SPECIFIC PLAN, the park designated as Planning Area 37 shall be constructed and fully operable.

100.PLANNING. 3 SP - PA 32 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 1400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 32. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 32 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 4 SP - PA 32 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 1500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 32 shall be constructed and fully operable.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 5 SP - PA 21 PARK PLANS REQD

INEFFECT

PRIOR TO THE ISSUANCE OF THE 1900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 21. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 21 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 6 SP - PA 21 PARK CONST

INEFFECT

PRIOR TO THE ISSUANCE OF THE 2000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 21 shall be constructed and fully operable.

100.PLANNING. 7 SP - PA 11 PARK PLANS REQD

INEFFECT

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 11. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 11 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 8 SP - PA 11 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 3000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 11 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 9 SP - PA 55 PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 3900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 55. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 55 and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 10 SP - PA 55 PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the park designated as Planning Area 55 shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 11 SP - PA 28B 1ST HALF PLANS INEFFECT

PRIOR TO THE ISSUANCE OF THE 2900th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 11 SP - PA 28B 1ST HALF PLANS (cont.) INEFFECT

Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the first half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 12 SP - PA 28B 1ST HALF CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 3010th building permit within the SPECIFIC PLAN, the first half of the park designated as Planning Area 28b shall be constructed and fully operable.

100.PLANNING. 13 SP - PA 28B 2ND HALF PLANS INEFFECT

PRIOR TO THE ISSUANCE OF THE 3910th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the second half of the park site designated as Planning Area 28b. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 28b and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 14 SP - PA 28B 2ND HALF CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 4000th building permit within the SPECIFIC PLAN, the second half of the park designated as Planning Area 28b shall be constructed and fully

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 14 SP - PA 28B 2ND HALF CONST (cont.) INEFFECT
operable.

100.PLANNING. 15 SP - PA 62A PARK PLANS REQD INEFFECT

PRIOR TO THE ISSUANCE OF THE 4400th building permit within the SPECIFIC PLAN, detailed park plans shall be submitted to and approved by the Planning Department and the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department's condition entitled "SP - Common Area Maintenance" for the park site designated as Planning Area 62A. The detailed park plans shall conform with the design criteria in the specific plan document for Planning Area 62A and with the requirements of the Valley-Wide Recreation and Parks District or other entity set forth in the Planning Department entitled "SP - Common Area Maintenance". The park plans need not be working drawings, but shall include landscape and irrigation plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

100.PLANNING. 16 SP - PA 62A PARK CONST INEFFECT

PRIOR TO THE ISSUANCE OF THE 4500th building permit within the SPECIFIC PLAN, the park designated as Planning Area 62A shall be constructed and fully operable.

This condition shall be considered not applicable if the implementing project including this project has been individually conditioned to construct this park.

CHANGE OF ZONE NO. 7789 – EA42468 – Applicant: Stone Star Riverside, LLC – Engineer/Representative: WJ McKeever, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley / Winchester Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 Dwelling Units/Acre) – Location: Northerly of Simpson Road, southerly of Grand Avenue, Easterly of Leon Road and westerly of Highway 79 – 39.83 Gross Acres – Zoning: One Family Dwellings (R-1) - **REQUEST:** The Change of Zone is proposing to change the zoning on the site from One Family Dwellings (R-1) to Planned Residential (R-4). **NOTE:** There is a Revised Tentative Tract Map (TR32394R1) on file that has not yet been approved. That map proposes to increase the number of lots within approved Tentative Tract Map No. 32394 from 127 residential lots to 151 residential lots. – APN: 462-020-010 – Concurrent Cases: TR32394R1

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 17, 2010

TO:

Riv. Co. Transportation Dept.
 Riv. Co. Environmental Health Dept.
 Riv. Co. Flood Control District
 Riv. Co. Fire Department
 Riv. Co. Dept. of Bldg. & Safety - Grading
 Regional Parks & Open Space District.
 Riv. Co. Environmental Programs Dept.
 P.D. Geology Section-D. Jones

P.D. Trails Section-K. Lovelady
 Riverside Transit Agency
 Riv. Co. Sheriff's Dept.
 Riv. Co. Waste Management Dept.
 3rd District Supervisor
 3rd District Planning Commissioner
 Valley-Wide Recreation & Parks Dist.
 County Service Area No. 146 c/o EDA

Eastern Municipal Water Dist.
 Southern California Edison
 Southern California Gas Co.
 CALTRANS District #8
 Reg. Water Quality Control Board - San Diego
 Eastern Information Center (UCR)
 Winchester Homeowners Association

TENTATIVE TRACT MAP NO. 36288 – EA42327 – Applicant: Sierra Linda Development – Engineer/Representative: Pangaea Land Consultants - Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium High Density Residential (MHDR) – Location: North of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road, east of La Ventatna Road - 10 Gross Acres - Zoning: Specific Plan (SP #293, Winchester Hills) PA169 - **REQUEST:** The **Tentative Tract Map** proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots. - APN: 461-160-044 - Related Cases: SP00293A5, TR30266

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 22, 2010**. 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 **Jeff Horn, Project Planner**, at (951) 955-4641 or email at **JHORN@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.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

July 8, 2010

Sierra Linda Development
2834 La Mirada Dr, Suite E
Vista, CA 92081

FILE COPY

RE: Tentative Tract Map No. 36288 (TR36288)

Dear Applicant:

Thank you for submitting the requested information. Based on your recent submittal, your proposal has been scheduled for a Land Development Committee (LDC) meeting and your attendance is expected, along with your engineer/representative.

The LDC meeting is scheduled on July 22, 2010 and will be located on the Ninth (9th) floor in the Conference Room at 9:05 am.

The LDC meeting agenda can be viewed at:

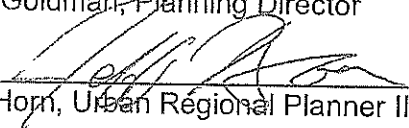
http://www.tlma.co.riverside.ca.us/planning/content/devproc/ldc/current_ldc.html

Please reference the attached **Applicant's Attendance and Expectations at Land Development Committee Meetings** document for those attending LDC meetings.

Please also note that I will contact you throughout the review process to provide you with updates regarding your project. If you have any questions, please contact me at (951) 955-4641 or via email at jhorn@rctlma.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director



Jeff Horn, Urban Regional Planner III

CC: Pangea Land Consultants



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

July 1, 2010

Jeff Horn, Project Planner
Riverside County Planning Department/M.S. 1070
P.O. Box 1409
Riverside, CA 92502-1409

RE: Tentative Tract Map (TR) No. 36288 — Subdivide 10 Acres into 72 Single Family Lots

Dear Mr. Horn:

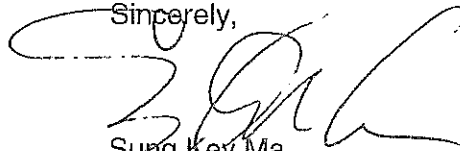
The Riverside County Waste Management Department (Department) has reviewed the proposed project located south of Winchester Hill Drive, north of Domenigoni Parkway, and west of Leon Road, and east of La Ventatna Road in Winchester. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

1. a) **Prior to issuance of a building permit**, a *Waste Recycling Plan (WRP)* shall be submitted to the 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 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. Arrangements can be made through the franchise hauler.
- b) **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type verification) 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.
2. Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the development of the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division, at 1.888.722.4234.

3. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
4. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3283.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sung Key Ma', written over the word 'Sincerely,'.

Sung Key Ma,
Planner IV

SKM

lewis

COUNTY OF RIVERSIDE
WASTE MANAGEMENT

10 JUN 21 PM 12:09

LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 17, 2010

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones

P.D. Trails Section-K. Lovelady
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
3rd District Supervisor
3rd District Planning Commissioner
Valley-Wide Recreation & Parks Dist.
County Service Area No. 146 c/o EDA

Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
CALTRANS District #8
Reg. Water Quality Control Board - San Diego
Eastern Information Center (UCR)
Winchester Homeowners Association

TENTATIVE TRACT MAP NO. 36288 - EA42327 - Applicant: Sierra Linda Development - Engineer/Representative: Pangaça Land Consultants - Third Supervisorial District - Winchester Zoning Area - Harvest Valley / Winchester Area Plan: Community Development: Medium High Density Residential (MHDR) - Location: North of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road, east of La Ventatna Road - 10 Gross Acres - Zoning: Specific Plan (SP #293, Winchester Hills) PA18 - **REQUEST:** The Tentative Tract Map proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,500 square feet, and two (2) water quality basin lots. - APN: 461-160-044 - Related Cases: SP00293A5, TR30266

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on July 22, 2010**. 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 Jeff Horn, Project Planner, at (951) 955-4641 or email at JHORN@rctfma.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.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

DATE: July 22, 2010

TO: Sierra Linda Development
2834 La Mirada Drive, Suite

FROM: Riverside County Planning Department
Jeff Horn, Project Planner

RE: TENTATIVE TRACT MAP NO. 36288 (TR36288)

Project Description: The **Tentative Tract Map** proposes a Schedule A subdivision of 10 gross acres into 72 single family residential lots with a minimum lot size of 3,500 square feet, and two (2) water quality basin lots.

Project Location: The project site is located in the community of Winchester of the Harvest Valley/Winchester Area Plan in Western Riverside County; more specifically, North of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road, east of La Ventatna Road. APN: 461-160-044

Dear Applicant:

TR36288 were scheduled for an Land Development Committee (LDC) meeting on July 22, 2010. Enclosed are the resulting comments from the Riverside County Planning Department.

General Site Information:

1. The following information was gathered from the Riverside County Land Information System.

The Project site is located within:

- a. Community of: Winchester
- b. Area Plan: Harvest Valley/Winchester
- c. Supervisorial District: Third (3rd)
- d. Specific Plan No. 293, Amendment No. 5
- e. Existing General Plan Land Use Designation: Community Development: Medium Density Residential (CD:MDR) (5-8 DU/ACRE)
- f. Ordinance 348 Zoning Designation: SP00293A5, PA19
- g. General Policy Areas: Highway 79
- h. Ordinance 659 (DIF) Fee Area and subject to mitigation fees
- i. Ordinance 810 (MSHCP) Fee area and subject to mitigation fees
- j. Ordinance 824 (TUMF) Fee Area and subject to mitigation fees
- k. School District: Hemet Unified
- l. Water District: Eastern Municipal
- m. Watershed: Santa Jacinto Valley
- n. SKR fee area Ord. 663.10
- o. FTL fee area Ord. 457 & 460

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

7/22/10

Y:\Planning Case Files-Riverside office\TR36288\Letter and Correspondence\Corrections\TR36288 - LDC Review Comment Letter-(7-22-10).doc

- p. Liquefaction Potential: Low
- q. Subsidence: Susceptible
- r. High Fire Area: In a High Fire Area
- s. Lighting Ordinance 655 zone: Zone B; 42.29 miles
- t. County Service Areas other than 152: Valley Wide
- u. Paleontological Sensitivity: Undetermined Potential

The Project site is not located within:

- v. City sphere of influence
- w. WRCMSHCP Criteria Cell
- x. Fault zone
- y. General Plan Overlay
- z. Redevelopment area
- aa. Agricultural Preserve
- bb. Airport Influence Area/Zone
- cc. Circulation Element Road
- dd. Riverside County Flood Control District/zone

Planning Department Comments:

NOTE: All comments are in addition to, and intended to compliment Ordinance 348, 460, and all other County Ordinances, Guidelines, and Policies which establish minimum requirements. At minimum, all requirements shall be satisfied even if they are not explicitly noted/identified in this comment letter.

Exhibit Comments:

On Exhibit A, (Site Plan) dated June 15, 2010

1. Planning is concerns on aesthetics, safety, and location of the Water Quality Basins. The impact of the basins can be lessened by incorporated basin more into the project design. A landscaped, linear basin along the right of way Winchester Hills Drive could allow for a decrease in size of current proposed basins.(Also see comments from Trans and Flood)
2. Provide more detail on area noted as Note A Part (N.A.P). Who is owner of this. SP00293A5 requires a Major Community Entry Monument at this corner.
3. Add a "Net Acre" column to the Lot Tabulation, minimum lot size is 3,600 sq. ft. per PA19 zoning text(attached)
4. When lots 18,000 sq. ft. or less are proposed, the depth of lots shall not exceed 2½ times the width. (Section 3.8 of Ord. 460)
5. Add a note that project is consistent with Highway 79 Policy are through SP00293A5.
6. Add a note that Park/Amenity requirements are met through PA28b of SP00293A5.
7. Contact RTA on a potential Bus Stop location.

written request

On Exhibit B&C, (Site Plan) dated June 15, 2010.

1. Provide additional windows(frosted?) on first floors (Garage, Kitchen)
2. Add accent features to second story of side are rear of buildings (360 degree architecture) ie. Iron work, shutters, balcony, planters.
3. Provide materials and color board

Please refer to attached letters from:

1. Riverside Transit Agency
2. EDA CSA

Additional Studies or Plans needed.

1. Conceptual Landscaping
2. GHG and Climate Change Analysis
3. Wall and Fence Plan
4. Mail Box/Bench guidelines

Land Development Committee Comments:

Your case has been cleared (with or without conditions) by the following departments:

PALEONTOLOGIST
FIRE
PARKS & RECREATION

Your case has been denied (with or without comments) by the following departments:

ENVIRONMENTAL PROGRAMS DEPARTMENT (BIOLOGY)
ARCHAEOLOGIST
GEOLOGY
FLOOD
ENVIRONMENTAL HEALTH
BUILDING & SAFETY: GRADING
TRANSPORTATION
LANDSCAPE

You may contact individual departments for any questions on the comments and corrections. A list of contact numbers has been provided.

The following department representatives can be contacted at:

JEFF HORN (951) 955-4641.....PLANNING DEPARTMENT
EPD Receptionist (951) 955- 6892ENVIRONMENTAL PROGRAMS DEPARTMENT (BIOLOGY)
GEO Receptionist (951) 955-4004.....GEOLOGY
FIRE Receptionist (951) 955-4777.....FIRE DEPARTMENT
MICHAEL MISTICA (951) 955-8980.....ENVIRONMENTAL HEALTH
BOB CULLEN (951) 955-1214FLOOD CONTROL
SAM GONZALEZ (951) 955-2559BUILDING & SAFETY: GRADING
DAN NOVE (951) 955-6998PARKS & RECREATION
TESFU TADESSE (951) 955-3789TRANSPORTATION DEPARTMENT
LESLIE MOURIQUAND (760) 939-3411.....COUNTY ARCHAEOLOGIST
RON DYDYO (951) 955-8637.....COUNTY LANDSCAPE ARCHITECT

NOTE:

1. Deposit based fee cases are subject to additional charges.
2. Within 45 days of the final closure of any deposit based fee case, a full refund will be processed for those cases with a balance greater than \$5.00.
3. Mitigation fee payment will be required prior to grading permit, building permit, or building permit final inspection as required per the Ordinances described in the General Site information of this document. Reference the identified ordinances and/or districts for fee information.
4. The initial study fee is preliminary. An additional fee of \$1,993.00 for a Negative Declaration and \$2,768.25 for an Environmental Impact Report will be assessed at the time

the initial study is complete. Projects which are exempt from CEQA will not require additional fee payment.

5. In accordance with the policy adopted by the Board of Supervisors on October 5, 1993, if there is no activity by an applicant on an application for more than one and less than two years, the application is abandoned, and any deposit fees remaining may be refunded.
6. Payments may be made to the Planning Department or Riverside County Cashier located on the 2nd floor of the CAC.

Attached Documents:

Reference the attached policies, ordinances, and application checklists used to research and comment on the subject application.

Exhibits:

Once all comments and/or clearances have been received from these departments, please submit **fifteen** (15) sets of amended maps/site plans, folded to dimensions of no greater than 8.5" x 14" along with a response letter addressing each comment. Upon approval, digital images of the final approved maps must be provided to the Project Planner for filing and presentation purposes.

Final Comments:

Substantial revisions to the proposal after issuance of this letter, which do not conform to the comments of the letter, will invalidate the letter and a complete review will be required. Furthermore, failure to submit all required corrections, documentation, and special studies as described in the contents of this letter will slow down the review process. After site plans are amended, the project representative will make an appointment to resubmit a complete application package to the Project Planner, including all special studies, and fees.

Please address any Planning Department questions or concerns to ihorn@rctlma.org or call (951) 955-4641. Questions concerning other departments should be address to the individuals listed on the phone list provided.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Ron Goldman, Planning Director

Jeff Horn, Project Planner

Ordinance 348

Section 17.82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 293.

m. Planning Area 19

(1) The uses permitted in Planning Area 19 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses

permitted pursuant Section 6.1.a.(2), (3), (5), b.(1) and (3) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include schools.

(2) The development standards for Planning Area 19 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d., and e.(1), (2), (3) and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories with a maximum height of thirty-five feet (35').

B. Lot area shall not be less than three thousand six hundred (3,600) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

C. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

D. The minimum frontage of a lot shall be forty feet (40'), except that the lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

E. The front yard shall be not less than ten feet (10'), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

F. Side yards on interior and through lots shall be not less than five feet (5'). Where a zero lot line is used, the alternate side yard shall not be less than five feet (5') in width. Side yards on corner and reverse corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

G. Where a rear of a lot is adjacent to another residential lot or a street that is not used for access to the lot, the rear yard shall be not less than ten feet (10').

H. Where a rear of a lot is adjacent to an alley or other similar type of access, the garage and any fence or wall shall be setback not less than three feet (3'). The setback shall be measured from the top of curb within the alley or similar type of access.

I. Fireplaces and roof eaves may encroach two feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall also apply:

AA. Lot Coverage shall not exceed sixty percent (60%) for one story and fifty percent (50%) for two story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

Ordinance 460

SECTION 3.8. LOTS.

A. Lot size shall not be less than the minimum required by the zoning classifications applicable to the subject property, and shall be consistent with the Comprehensive General Plan for Riverside County.

B. Corner lots shall be designed to provide a building site equal to that required for interior lots in the same zone.

C. When lots 18,000 sq. ft. or less are proposed, the depth of lots shall not exceed 2½ times the width. When lots greater than 18,000 sq. ft. are proposed, the depth shall not exceed 4 times the width.

D. When lots are crossed by major public utility easements, each lot shall have a net usable area of not less than 3,600 square feet, exclusive of the utility easement.

E. When a lot includes an access strip, the access strip shall not be less than 30 feet in width. In no case shall the length of the access strip exceed 660 feet. When the access portion abuts a dead-end street or cul-de-sac, the combined length of the street and the access strip shall be no more than 1,320 feet in length in a Non-hazardous Fire Area and 660 feet in a Hazardous Fire Area.

Side lot lines shall be at approximately right angles or radial to the street centerline, except where terrain or other restrictions make such design impractical.

G. Lots less than 2 acres in gross area shall not have double street frontage except that in hillside areas where the topography requires, lots may abut two or more streets provided that the frontage and vehicular access is from only one such street.

H. No lot shall be divided by a city, county, school district or other taxing agency boundary line.

I. The minimum lot frontage on a knuckle or cul-de-sac street shall be 35 feet measured

along the property line unless otherwise specified in the development standards of the zoning classification.

J. Lot frontage along curvilinear streets may be measured at the building setback line in accordance with development standards of the zoning classifications.

K. Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20' from the street right-of-way, whichever setback is greater

WINCHESTER TOWN ASSOCIATION
Formally Winchester Homeowners Association
P.O. BOX 122
WINCHESTER, CALIF. 92596
951-926-6924

ASS 1-3 2012

Kinika Hesterly
County of Riverside, Planning Department
P.O. Box 1409
Riverside, Calif. 92502-1409

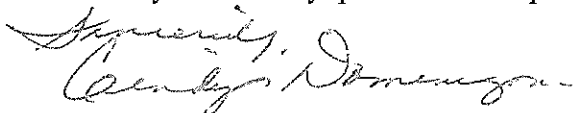
Regarding: Public Hearing August 15, 2012
Tentative Tract Map No. 36288

With regard to the above scheduled public hearing, The Winchester Town Association, formerly known as the Winchester Homeowners Assoc., has concerns relating to any consideration for approval by the County of the requested Modification/ Addendum.

In 2003 the Community of Winchester endorsed the Land Use concepts and designations for development approved by the County for the Harvest Valley/ Winchester Area. This application is requesting a change to those previously endorsed uses. We have not been provided with any detailed proposal, studies, analysis, justification or mitigation by the applicant for our review and specific comment. We must therefore request that the County not make any proposed changes to the current General Plan densities as it now exists for the property in question until the Community has had an opportunity to fully review and comment on its proposed changes and its cumulative effects. This is not the first tentative tract map in our area which is requesting density changes. We are very concerned with what the cumulative effects of these proposed changes and the others being processed through the county will have on our community.

Additionally, and of even more importance, is the fact that Supervisor Stone has established a Winchester Municipal Advisory Council (WMAC). With the direction of Supervisor Stone and support of the WMAC, the Riverside County Economic Agency hired a planning firm to work with the WMAC and community on reviewing and studying existing land uses of the General Plan for Winchester. The focus of this study is for the WMAC and community, with the planner's assistance, to review and come up with suggested changes to the 2003 General Plan. The study is forthcoming and will be presented to the Supervisor for consideration as a package in modifying the current Land Use designations. At this time to "piecemeal" changes to the General Plan before the current uses and proposed changes have been evaluated, considered, modified on an overall basis for the Community is inappropriate and should not be approved by the Planning Commission.

Should you have any questions or require clarification, please contact me.



Cindy Domenigoni
President, Winchester Town Association

cc. Winchester MAC
Supervisor Stone

12/1
12/1
0006002

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman - Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36208 DATE SUBMITTED: 6/3/10

APPLICATION INFORMATION

Applicant's Name: Sierra Linda Development E-Mail: davejacinto@gmail.com

Mailing Address: 2834 La Mirada Drive, Suite E
Vista, CA 92081
City State ZIP

Daytime Phone No: (760) 809-7473 Fax No: (760) 598-8288

Engineer/Representative's Name: Pangaea Land Consultants E-Mail: dale.mitchell@pangaea

Mailing Address: 2834 La Mirada Drive, Suite H
Vista, CA 92081
City State ZIP

Daytime Phone No: (760) 726-4232 Fax No: (760) 727-1405

Property Owner's Name: Same as Applicant E-Mail: _____
Meadow Vista Holding

Mailing Address: 219 Meadow Vista Way
Encinitas, CA 92024
City State ZIP

Daytime Phone No: (760) 809-7473 Fax No: () _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

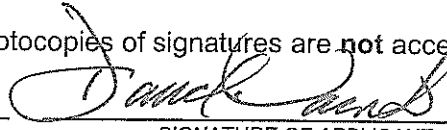
AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Sierra Linda Development
David A. Jacinto

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

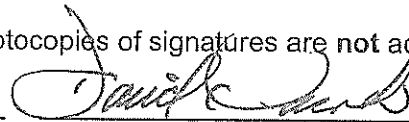
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Meadow Vista Holding
David A. Jacinto

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 461-160-044

Section: 31 Township: 5S Range: 2W

Approximate Gross Acreage: 10 Acres

General location (cross streets, etc.): North of Domenigoni Pkwy, South of Winchester Hill, East of La Ventana, West of Willow Glen Lane

Thomas Brothers map, edition year, page number, and coordinates: 2004, Page 899

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Known as Planning Area 19 of SP 293, the project proposes to develop 72 single family lots in accordance with the designations for Zoning Ordinance 348.

Related cases filed in conjunction with this request:

Is there a previous development application filed on the same site: Yes No

If yes, provide Case No(s). TR30266, CZ06013, SP293A5 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) EA35857 E.I.R. No. (if applicable): EIR00380

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: Drainage Report

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 37,000

Estimated amount of fill = cubic yards 37,000

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 10 Acres sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) *David J. [Signature]* Date 6/2/10

Owner/Representative (2) _____ Date _____

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/17/2012.

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

APN (s) or case numbers TR 36288 For

Company or Individual's Name Planning Department.

Distance buffered 2400'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

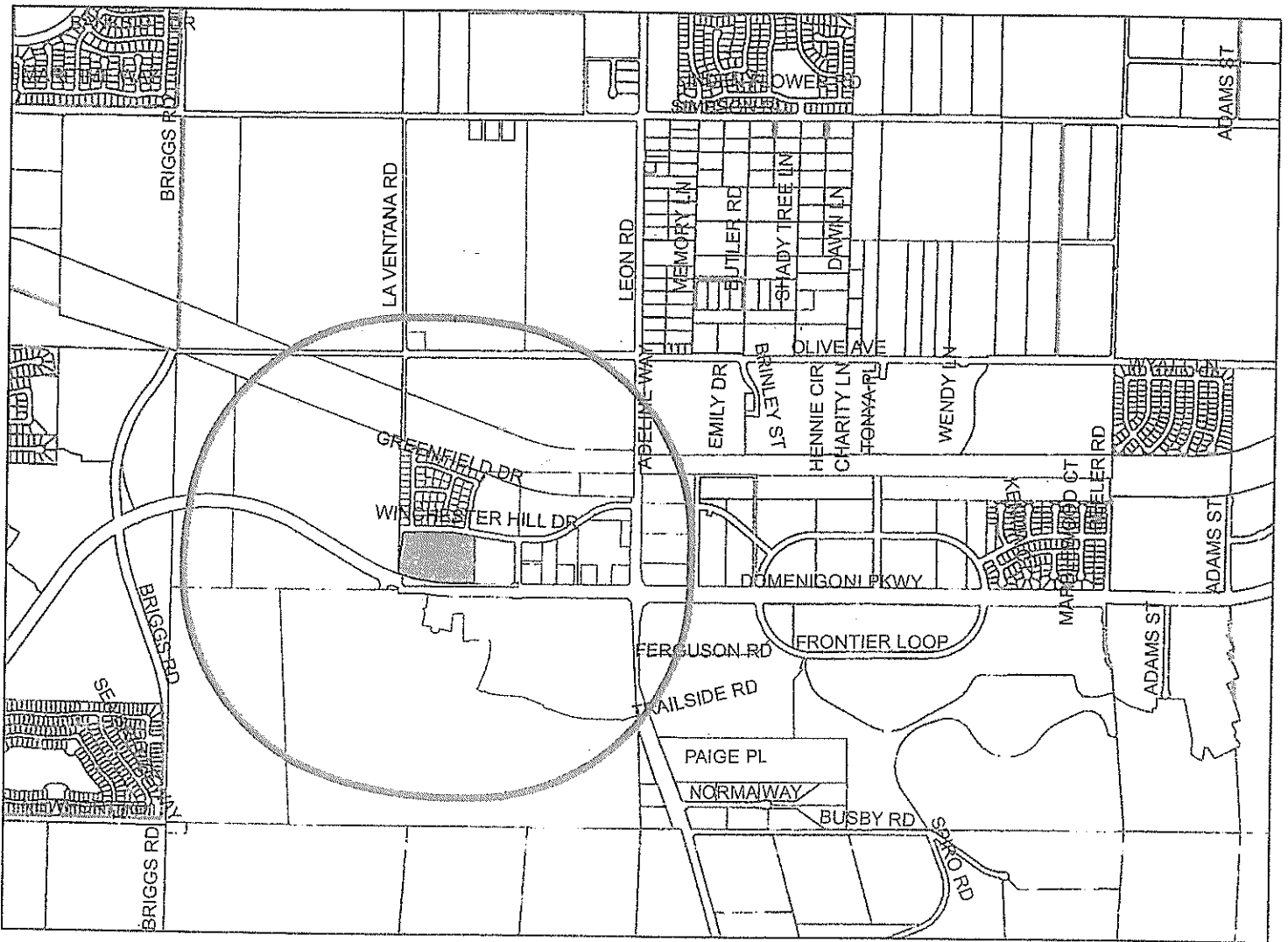
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 5/9/2012 COM
Expires: 10/17/2012

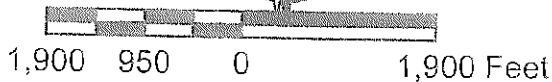
TR36288 (2400 feet buffer)



Selected Parcels

461-280-024	461-280-021	461-170-001	461-150-016	461-280-020	461-150-015	461-160-044	461-290-001	461-290-002	461-290-003
461-290-004	461-290-005	461-290-006	461-290-007	461-290-008	461-290-009	461-290-010	461-170-006	461-170-007	461-160-049
461-160-037	461-160-038	461-150-006	461-190-079	461-190-082	461-150-014	461-160-019	461-160-022	461-160-024	461-160-026
461-160-028	461-280-023	461-280-016	461-280-022	461-150-012	461-160-017	461-160-030	461-160-039	461-160-040	461-160-029
461-160-045	461-160-047	461-160-048	461-270-001	461-270-002	461-270-003	461-270-004	461-270-005	461-270-006	461-270-007
461-270-008	461-270-009	461-270-010	461-270-011	461-270-012	461-270-013	461-270-014	461-270-015	461-270-016	461-270-017
461-270-018	461-270-019	461-270-020	461-270-021	461-270-022	461-270-023	461-270-024	461-270-025	461-271-001	461-271-002
461-271-003	461-271-004	461-271-005	461-271-006	461-271-007	461-271-008	461-271-009	461-272-001	461-272-002	461-272-003
461-272-004	461-272-005	461-272-006	461-272-007	461-272-008	461-273-001	461-273-002	461-273-003	461-273-004	461-273-005

90 parcels shown



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.

ASMT: 461150006, APN: 461150006
RANCON REAL ESTATE CORP, ETAL
C/O NANCY MURAKAMI
3660 WILSHIRE BLV NO 108
LOS ANGELES CA 90010

ASMT: 461160049, APN: 461160049
PULTE HOME CORP
27101 PUERTA REAL STE 300
MISSION VIEJO CA 926918589

ASMT: 461150015, APN: 461150015
LA VENTANA 242
C/O JIM LYTLER
41391 KALMIA ST NO 200
MURRIETA CA 92562

ASMT: 461170001, APN: 461170001
DONALD W PETERSEN FAMILY LTD PARTNER
P O BOX 9
ORANGE CA 92856

ASMT: 461150016, APN: 461150016
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

ASMT: 461170007, APN: 461170007
PIM BLUECAP WINCHESTER
C/O SCOTT GALE
17992 MITCHELL S STE 100
IRVINE CA 92614

ASMT: 461160029, APN: 461160029
WINCHESTER MEADOWS
22861 TINDAYA
MISSION VIEJO CA 92692

ASMT: 461190079, APN: 461190079
RANCON WINCHESTER VALLEY 85
41391 KALMIA ST
MURRIETA CA 92562

ASMT: 461160038, APN: 461160038
RANCHO DE LOS CAZADORES
1950 SKYCREST DR
FULLERTON CA 92831

ASMT: 461190082, APN: 461190082
JOHN KING, ETAL
41391 KALMIA ST STE 200
MURRIETA CA 92562

ASMT: 461160040, APN: 461160040
SALT CREEK II
C/O ROBERT L SATTLER
P O BOX 13037
NEWPORT BEACH CA 92658

ASMT: 461273018, APN: 461273018
WINCHESTER MEADOWS
1064 PESCADOR DR
NEWPORT BEACH CA 92660

ASMT: 461160044, APN: 461160044
MEADOW VISTA HOLDINGS
C/O PAUL G MARX
3951 SIERRA LINDA DR
ESCONDIDO CA 92025

ASMT: 461280021, APN: 461280021
DEBOER HARRY ESTATE OF
C/O NETT & NETT PC
27555 YNEZ RD STE 205
TEMECULA CA 92591

ASMT: 461280022, APN: 461280022
HAZEL CLARK, ETAL
P O BOX 213
WINCHESTER CA 92596

ASMT: 461280023, APN: 461280023
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 461280024, APN: 461280024
CADO INDIGO
1545 FARADAY AVE
CARLSBAD CA 92008

ASMT: 461290010, APN: 461290010
NEWPORT ROAD 103
C/O PAUL G MARX
219 MEADOW VISTA WAY
ENCINITAS CA 92024

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Eastern Information Center
Dept. of Anthropology
1334 Watkins Hall, University of
California, Riverside
Riverside, CA 92521-0418

ATTN: Elizabeth Lovsted
Eastern Municipal Water District
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

ATTN: Michael McCann / David Barker
Reg. Water Quality Control Board #9
San Diego
9174 Sky Park Court, Suite 100
San Diego, CA 92123-4340

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

ATTN: Jeffrey R. Leatherman,
General Manager
Valley-Wide Recreation & Park District
901 W. Esplanade
P.O. Box 907
San Jacinto, CA 92582

Winchester Homeowners' Assoc.
P.O. Box 122
Winchester, CA 92596

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Applicant:
Sierra Land Development
2834 La Mirada Dr., Ste. E
Vista, CA 92081

Eng-Rep:
Pangaea Land Consultants
2834 La Mirada Dr., Ste. H
Vista, CA 92081

Owner:
Meadow Vista Holdings
219 Meadow Vista Way
Encinitas, CA 92024



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

ADDENDUM TO A MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR36288 / EA42327

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

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

COMPLETED/REVIEWED BY:

By: H. P. Kang Title: Project Planner Date: October 30, 2012

Applicant/Project Sponsor: Sierra Linda Development Date Submitted: 6/03/10

ADOPTED BY: Planning Commission

Person Verifying Adoption: H. P. Kang Date: November 7, 2012

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

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

For additional information, please contact H. P. Kang at (951) 955-1888.

Y:\Planning Case Files-Riverside office\TR36288\DH-PC-BOS Hearings\DH-PC\MND.TR36288.docx

Please charge deposit fee case#: ZEA42327 ZCFG05690

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

EA42327 / TR36288

Project Title/Case Numbers

H. P. Kang

County Contact Person

(951) 955-1888

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Sierra Linda Development

Project Applicant

2834 La Mirada Drive, Suite E, Vista, CA 92081

Address

The project is located north of Domenigoni Parkway, south of Winchester Hill Drive, west of Leon Road and east of La Ventana Road.

Project Location

Tentative Tract Map No. 36288 is a Schedule "A" subdivision of ten (10) Gross Acres into 72 single family residential lots with a minimum lot size of 3,600 square feet, and two (2) water quality basin lots.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 7, 2012, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to an earlier Initial Study was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,101.50 +\$64.00).
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Urban Regional Planner

Title

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PP25060\DH-PC-BOS Hearings\DH-PC\NOD.PP25060.docx

Please charge deposit fee case#: ZEA42327 ZCFG05690 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1006141

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

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

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

Received from: SIERRA LINDA DEVELOPMENT \$64.00
paid by: CK 1007
CFG FOR EA42327
paid towards: CFG05690 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 03, 2010 12:41
SBROSTRO posting date Jun 03, 2010

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1204817

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

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

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

Received from: SIERRA LINDA DEVELOPMENT \$2,101.50
paid by: CK 2367
CFG FOR EA42327
paid towards: CFG05690 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 05, 2012 10:36
MGARDNER posting date Jun 05, 2012

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,101.50

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