



# RIVERSIDE COUNTY PLANNING COMMISSION

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**PLANNING  
COMMISSIONERS  
2013**

**1<sup>st</sup> District**  
Charissa Leach

**2<sup>nd</sup> District**  
Ed Sloman

**3<sup>rd</sup> District**  
John Petty  
*Chairman*

**4<sup>th</sup> District**  
Bill Sanchez  
*Vice-Chairman*

**5<sup>th</sup> District**  
Jan Zuppardo

**Planning Director**  
Carolyn  
Syms Luna

**Legal Counsel**  
Michelle Clack  
*Deputy County  
Counsel*

*Phone*  
951 955-3200

*Fax*  
951 955-1811

**9:00 A.M.**

**JUNE 19, 2013**

## AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •  
**RIVERSIDE COUNTY PLANNING COMMISSION**  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR BOARD CHAMBERS  
RIVERSIDE, CA 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](mailto: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 **ADOPTION OF THE REVISED 2013 PLANNING COMMISSION CALENDAR**

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 **TENTATIVE PARCEL MAP NO. 36256** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Robert Parker – First/First Supervisorial District – Location: Northerly of I-15, southerly of Temescal Canyon Road, and westerly of Horsethief Canyon Road – 10.4 Gross Acres - **REQUEST:** The Tentative Parcel Map is a Schedule E subdivision of 10.4 acres into two (2) commercial parcels with Parcel 1 being 3.76 gross acres and Parcel 2 being 5.41 acres and one 1.23 acre lettered lot to be dedicated as a conservation area. The proposed Parcel 1 contains an existing Heavy Equipment Rental Business (approved under Plot Plan No. 17934) and the proposed Parcel 2 contains an existing Recreational Vehicle Storage Yard (approved under Plot Plan No. 17870). Continued from October 17, 2012 and December 19, 2012. Project Planner, Damaris Abraham at (951) 955-5719 or email [dabraham@rctlma.org](mailto:dabraham@rctlma.org). (Quasi-judicial)

## PLANNING COMMISSION

- 3.2 **CHANGE OF ZONE NO. 7796 and TENTATIVE TRACT MAP NO. 30752** – Intent to Adopt a Mitigated Negative Declaration – Applicant: CA Boulder Springs Holdings, LLC – First/First Supervisorial District – Location: Northerly of Lake Matthews Drive, southerly of Cajalco Road, westerly of Wood Road – 117.5 Gross Acres - **REQUEST:** The change of zone proposes to change 7.34 acres of R-A-5 to R-A-½, change 26.87 acres of R-A-½ to R-5, and change 1.56 acres of SP (SP229, Planning Area 9) to R-A-½. The remaining 90.81 acres will remain R-A-½. The Tentative Tract Map is a Schedule “B” subdivision of 108.9 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots on a total site area of 117.5 gross acres. The residential lots will be clustered together resulting in a lower total number of residential lots than what is allowed under the Site’s General Plan designation. Project Planner, Paul Rull at (951) 955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org). (Legislative)
- 3.3 **PUBLIC USE PERMIT NO. 919** – Intent to Adopt Mitigated Negative Declaration - Applicant: Imperial Irrigation District – Fourth/Fourth Supervisorial District - Location: Northerly of State Highway 111 and 70<sup>th</sup> Avenue, southerly of 68<sup>th</sup> Avenue, easterly of Arthur Street, and westerly of Cleveland Street in Mecca – **REQUEST:** The Public Use Permit proposes to remove and relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line and utility poles varying in height from 66 feet to 75 feet maximum at the northeast property corner of a 482 acre site to run parallel along Cleveland Street and 68<sup>th</sup> Avenue, with approximate spans between the poles of 296 feet (approximately 3,100 lineal feet) that connects the IID North Shore and Mecca Substations. Continued from May 15, 2013. Project Planner, Jay Olivas at 951-955-1195 or email at [jolivas@rctlma.org](mailto:jolivias@rctlma.org). (Quasi judicial)
- 3.4 **CHANGE OF ZONE NO. 7793 AND PLOT PLAN NO. 25248** – Intent to Adopt a Negative Declaration – Applicant: Boos Development West. LLC – Third/Fifth Supervisorial District - Location: Northwest corner of Ritter Avenue and Highway 74 – **REQUEST:** The change of zone is also being proposed for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio). The plot plan proposes an 8,239 square foot stand alone retail store (Family Dollar) on approximately 1.5 acres with 42 parking spaces. Project Planner, H. P. Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Legislative)
- 3.5 **PUBLIC USE PERMIT NO. 575, REVISED PERMIT NO. 1** – Intent to Adopt a Negative Declaration - Applicant: Roman Catholic Bishop of San Bernardino – Fourth/Fourth Supervisorial District - Location: Northerly of Sixth Street, southerly of Seventh Street, easterly of Dale Kiler Road, westerly of Home Avenue – **REQUEST:** An expansion to the existing church facility with a new 16,043 square foot church building on 14.3 gross acres. Project Planner, Paul Rull at (951) 955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org). (Quasi-judicial)
- 3.6 **TENTATIVE TRACT MAP NO. 32627, MINOR CHANGE NO. 2** – Addendum to Adopted Mitigated Negative Declaration Required – Applicant: LS Terracina (Standard Pacific Homes) – Third/Third Supervisorial District – Location: Northerly of Anza Road, southerly of Monte Verde Road and westerly of El Chimisal Road – **REQUEST:** The minor change proposes to connect Streets “A” and “J” of the approved tentative map to provide better circulation. The application is still a Schedule “A” subdivision of 65.4 acres into 115 single family residential lots, with a minimum lot size of 8,000 sq. ft. and an average lot size of 11,316 sq. ft., and 9 additional lots for open space, detention/water quality basins, a landscape lot, and a park. Project Planner, H. P. Kang at (951) 955-1888 or email [hpkang@rctlma.org](mailto:hpkang@rctlma.org). (Legislative)
- 4.0 WORKSHOPS:
- 4.1 **HIGHWAY 79 POLICY AREA UPDATE**
- 4.2 **WALL DESIGN GUIDELINES**

**PLANNING COMMISSION**

**4.3 GPIP UPDATE**

**5.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA**


**6.0 DIRECTOR'S REPORT**

**7.0 COMMISSIONER'S COMMENTS**



# 2013 RIVERSIDE COUNTY PLANNING COMMISSION CALENDAR

DRAFT: 06-05-13

## JANUARY

2	DARK
9	RCTC-DARK
16	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
23	DARK
30	DARK


## FEBRUARY

6	DARK
13	RCTC-DARK
20	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
27	Desert City of La Quinta Council Chambers  <b>CANCELLED</b>

## MARCH

6	DARK
13	RCTC-DARK
20	Coachella Valley Water Dist. 85-995 Avenue 52 Coachella 
27	DARK



## APRIL

3	DARK
10	RCTC-DARK
17	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
24	DARK

## MAY

1	DARK
8	RCTC-DARK
15	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
22	DARK
29	DARK


## JUNE

5	DARK
12	RCTC-DARK
19	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
26	Desert City of La Quinta Council Chambers  <b>CANCELLED</b>


## JULY

3	County Holiday
10	RCTC-DARK
17	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
24	DARK
31	DARK



## AUGUST

7	DARK
14	RCTC-DARK
21	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
28	DARK


## SEPTEMBER

4	DARK
11	RCTC-DARK
18	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
25	DARK


## OCTOBER

2	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
9	RCTC-DARK
16	DARK
23	Desert City of La Quinta Council Chambers  <b>CANCELLED</b>
30	DARK

## NOVEMBER

6	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
13	RCTC-DARK
20	DARK
27	DARK

## DECEMBER

4	Riverside CAC 4080 Lemon Street 1st Floor Board Room 
11	RCTC-DARK
18	DARK
25	HOLIDAY

# 2013 RIVERSIDE COUNTY PLANNING COMMISSION CALENDAR

Agenda Item No.: 3 • 1  
Area Plan: Elsinore  
Zoning Area: Alberhill and Temescal  
Supervisory District: First/First  
Project Planner: Damaris Abraham  
Planning Commission: June 19, 2013  
Continued from: December 19, 2012  
Continued from: October 17, 2012

TENTATIVE PARCEL MAP NO. 36256  
Environmental Assessment No. 42221  
Applicant: Robert Parker  
Engineer/Representative: Southland  
Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Tentative Parcel Map is a Schedule E subdivision of 10.4 acres into two (2) commercial parcels with Parcel 1 being 3.76 gross acres and Parcel 2 being 5.41 acres and one 1.23 acre lettered lot to be dedicated as a conservation area. The proposed Parcel 1 contains an existing Heavy Equipment Rental Business (approved under Plot Plan No. 17934) and the proposed Parcel 2 contains an existing Recreational Vehicle Storage Yard (approved under Plot Plan No. 17870).

The project site is located northerly of Interstate 15, southerly of Temescal Canyon Road, easterly of Indian Truck Trail and westerly of Horsethief Canyon Road.

### FURTHER PLANNING CONSIDERATIONS:

December 19, 2012

An email received on October 10, 2012 from the applicant's representative indicated that the applicant is considering withdrawing this project and will be processing a Certificate of Land Division Compliance (COC) and a Record of Survey in lieu of completing the Tentative Parcel Map. The project was continued from the October 17, 2012 to the December 19, 2012 Planning Commission in order to allow enough time for the applicant to prepare and process the COC before withdrawing this project. The applicant has indicated that the COC process has not been completed and is requesting the project to be continued again. Therefore, planning staff is recommending the project be continued to June 19, 2013 Planning Commission hearing.

June 19, 2013

The applicant has indicated that they are getting ready to submit the Certificate of Land Division Compliance (COC) and would like this project to be continued off calendar.

### RECOMMENDATION:

CONTINUE WITHOUT DISCUSSION OFF CALENDAR.

*O.M.*

Agenda Item No.: 3-2  
Area Plan: Lake Matthews / Woodcrest  
Zoning District: Cajalco  
Supervisory District: First/First  
Project Planner: Paul Rull  
Planning Commission: June 19, 2013

TENTATIVE TRACT MAP NO. 30752  
CHANGE OF ZONE NO. 7796  
Environmental Assessment No. 38929  
Applicant: CA Boulder Springs Holdings, LLC  
Engineer/Representative: K & A Engineering

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**CHANGE OF ZONE NO. 7796:** Change of zone proposes to change 7.34 acres of R-A-5 to R-A-½, change 26.87 acres of R-A-½ to R-5, and change 1.56 acres of SP (SP229, Planning Area 9) to R-A-½. The remaining 81.91 acres will remain R-A-½.

**TENTATIVE TRACT MAP NO. 30752:** Schedule "B" subdivision of 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots on a total site area of 117.7 gross acres. The residential lots will be clustered together resulting in a lower total number of residential lots than what is allowed under the Site's General Plan designation.

The project will create 9 open space lots totaling 45.5 gross acres. These open space lots will be used for water quality and debris basins, storm drainage channels, Cajalco Creek conservation areas, parks and trails, and passive open space. Ownership and maintenance responsibilities of these lots will be divided amongst the Home Owners Association, Riverside County Flood District, Riverside County and Regional Park and Open-Space District, and Riverside-Corona Resource Conservation District.

The project site is located northerly of Lake Matthews Drive, southerly of Cajalco Road, and westerly of Wood Road.

Cajalco Road is identified on the County's General Plan as an Expressway with a typical right-of-way requirements of 184-220-feet. At this time, the Transportation Improvement Program identifies a widening project on Cajalco Road which will widen the road to 4-lanes. Currently this project has been conditioned to dedicate its half-width right-of-way consistent with the ultimate design standard for an Expressway. Other potential impacts associated with the road widening will be analyzed in a separate environmental document when the widening project is initiated.

Tentative Tract No. 30752 was originally submitted to the Riverside County Planning Department on January 28, 2003. As a result of economic conditions, the project was put on hold from 2008 to 2012. The processing of the project resumed in the spring of 2012 where the applicant and staff worked to address all previous outstanding issues and schedule it for Planning Commission in early 2013.

The applicant conducted numerous public outreach meetings with local community groups such as Residents Association of Greater Lake Matthews (RAGLM), Greater Lake Matthews Trail Association (GLMTRA), Community Association of Lake Matthews (CALM) and the Mead Valley Municipal Advisory Committee (MAC). Feedback from these meetings was incorporated into the project design with a particular importance on ensuring that the community character of the project incorporate an equestrian design and connect to a trails system. Other public feedback from the more recent 2013 meetings focused on the desire for the community to maintain its rural and equestrian character including the reduction of street lighting.

*D.M.*

**ISSUES OF POTENTIAL CONCERN:**

**General Plan Clustering**

The project site contains three different General Plan land use designations (Exhibit 5). The northerly portion along Cajalco Road is designated Public Facilities (PF). This portion of the site will have its zoning changed from Residential Agricultural-½ Acre Minimum to Open Area Combining Zone-Residential Developments to be consistent with the Public Facilities land use designation. The southerly portion of the site contains a small section of Rural: Rural Residential (R: RR) 5 Acre Minimum designation. The remainder majority of the site will remain Rural Community: Low Density Residential (RC: LDR) ½ Acre Minimum designation. The proposed project will be locating 12 ½ acre residential lots totaling 6.4 acres in the R:RR designation (Exhibit GP). Although these ½ acre lots are inconsistent with the minimum size requirements of the R:RR designation (5 acres), they are permitted through Land Use Policy LU11.1 "Hillside Development & Slope" and General Plan table LU-4 policy clustering encouragement statement. LU11.1 indicates that the use of development clustering is appropriate regardless of land use designation in order to preserve natural slopes. There is 11 acres of open space with significant topography (Exhibit S) located in the LDR portion of the site which would validate the use of clustering units in the R: RR portion. In addition, table LU-4 policy statement encourages clustering of lots down to ½ acre in size within residential designations to preserve natural open spaces which is consistent with what the project is proposing.

**Change of Zone Intent**

The project site is mostly Residential Agricultural-½ Acre Minimum (R-A-½), with a small portion zoned Residential Agricultural-5 Acre Minimum (R-A-5) located in the southeastern corner of the project boundary. The proposed Change of Zone will rezone this portion to R-A-½ making it consistent with the rest of the project. The northerly portion of the site will also have its zone changed from Residential Agricultural-½ Acre Minimum to Open Area Combining Zone-Residential Developments (Exhibit 3) to be consistent with the existing Public Facilities land use designation boundary.

**SUMMARY OF FINDINGS:**

- |  |  |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural Community: Low Density Residential (RC: LDR), Rural: Rural Residential (R: RR) and Community Development: Public Facilities (CD: PF)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Low Density Residential (RC: LDR), Rural Community: Very Low Density Residential (RC: VLDR), Rural Community: Estate Density Residential (RC: EDR), Rural: Rural Residential (R: RR), Rural: Rural Mountainous (R: RM), Community Development: Commercial Retail (CD: CR) |
| 3. Existing Zoning (Ex. #2):                   | Residential Agricultural-½ Acre Minimum (R-A-½) and Residential Agricultural-5 Acre Minimum (R-A-5)  |
| 4. Surrounding Zoning (Ex. #2):                | Specific Plan (SP), Residential Agricultural-½ Acre Minimum (R-A-½), Residential Agricultural-5 Acre Minimum (R-A-5)   |
| 5. Existing Land Use (Ex. #1):                 | Vacant   |



- |                                   |   |
|-----------------------------------|---|
| 6. Surrounding Land Use (Ex. #1): | Vacant and single-family residences   |
| 7. Project Data:                  | Total Acreage: 117.7 gross acres<br>Total Proposed Lots: 112 residential lots<br>Total Proposed Open Space Lots: 9<br>Total Open Space Acreage: 45.5 gross acres<br>Proposed Min. Lot Size: 20,000<br>Schedule: B |
| 8. Environmental Concerns:        | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 38929**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7796**, in accordance with Exhibit #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 TRACT MAP NO. 30752**, 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 Community: Low Density Residential (RC: LDR), Rural: Rural Residential (R: RR) and Community Development: Public Facilities (CD: PF) on the Lake Matthews / Woodcrest Area Plan.
  - a. The Low Density and Rural Residential land use designations allows for single family residential uses with a minimum of lot size of 5 acres (R: RR) and ½ acre (LDR). The proposed density of 20,000 square foot minimum lots is permitted in the RC: LDR outright, and in R: RR designation through Land Use Policy LU 11.1 "Hillside Development & Slope" and General Plan table LU-4 policy clustering encouragement statement.
  - b. The proposed subdivision is permitted in the Residential Agricultural-½ Acre Minimum (R-A-½) and 5 Acre Minimum (R-A-5) zoning classification with the approval of Change of Zone No. 7796.
2. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

3. The proposed 112 residential parcels with a minimum lot size of 20,000 square feet, is permitted in the RC: LDR and R: RR designation through Land Use Policy LU 11.1 "Hillside Development & Slope" and General Plan table LU-4 policy clustering encouragement statement.
4. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR), Rural Community: Very Low Density Residential (RC: VLDR), Rural Community: Estate Density Residential (RC: EDR), Rural: Rural Residential (R: RR), Rural: Rural Mountainous (R: RM), Community Development: Commercial Retail (CD: CR)
5. The proposed use, 112 single family lot subdivision, is consistent with the development standards set forth in the Residential Agricultural zone.
6. The project site is surrounded by properties which are zoned Specific Plan (SP), Residential Agricultural-½ Acre Minimum (R-A-½) and Residential Agricultural-5 Acre Minimum (R-A-5).
7. Similar residential uses have been approved and/or constructed and are operating in the project vicinity.
8. This project is located within Criteria Area Cell 2326 and 2422 of the Western Riverside County Multiple Species Habitat Conservation Plan, and as such is required to set aside areas mapped for conservation and dedicated to the Riverside-Corona Resource Conservation District. This project fulfills those requirements.
9. This project is within the City Sphere of Influence of Riverside. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU.
10. Environmental Assessment No. 38929 identified the following potentially significant impacts:
  - a. Biological Resources
  - b. Noise

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.
11. This land division is located within a very high fire hazard severity zone.
12. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by requiring the site have fuel modification standards acceptable to the Riverside County Fire Department, residences to have fire sprinkler systems installed, fire hydrants installed located at each street intersection and no more than 500 feet apart, and blue retro-reflective pavement markers be installed on streets.
13. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
14. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access such as providing the minimum standard 20 feet road width for fire vehicle access, standards for signs identifying streets, roads and buildings such

as providing blue dot reflective markers on streets to indicate locations of fire hydrants, and fuel modification and brake areas in specific locations according to fuel load, slope and terrain.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Low Density Residential, Rural: Rural Residential and Community Development: Public Facilities Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural-½ and Residential Agricultural-5 Acre Minimum zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348, based on the approval of Change of Zone No. 7796.
3. The proposed project is consistent with the Schedule B 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 clearly 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 may preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**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 Airport Influence Area.
  - b. A Fault Zone.
  - c. A Tribal Land.
  - d. An Agriculture Preserve; or,
  - e. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
3. The project site is located within:
  - a. The boundaries of the Val Verde Unified School District;
  - b. A WRCMSHCP Criteria Cell.
  - c. A High Fire Area
  - d. The Western Municipal Water District.
  - e. The city of Riverside sphere of influence;
  - f. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - g. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
  - h. Zone B Mt. Palomar Observatory Area.
4. The subject site is currently designated as Assessor's Parcel Numbers 321-120-016 and 321-150-004, and portions of 321-140-023, 321-140-024, 321-140-032

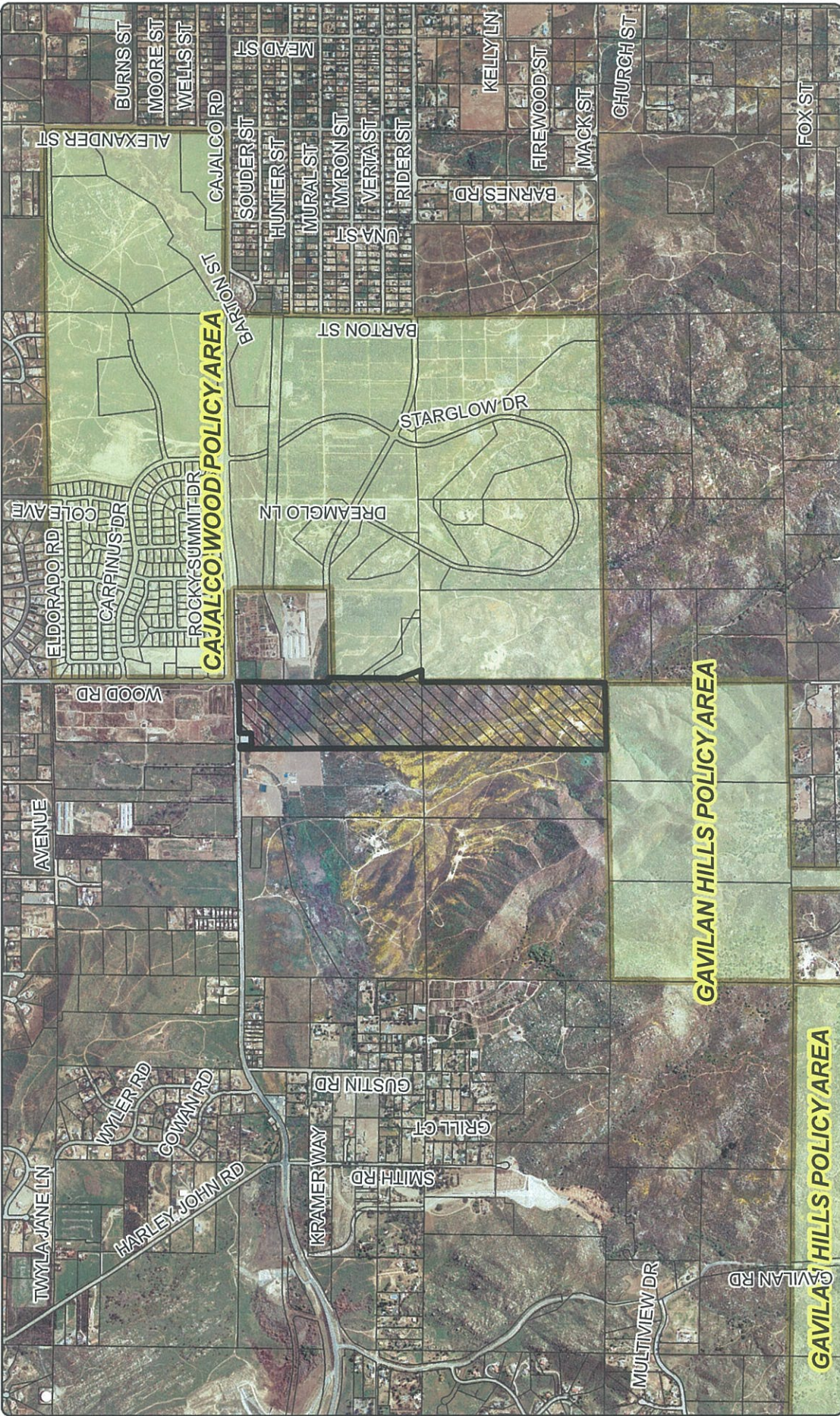
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07796\_TR30752

VICINITY/POLICY AREAS

Supervisor Jeffries  
District 1

Date Drawn: 02/06/2013  
Vicinity Map



Assessors Bk. Pg. 321-12,15  
Thomas Bros. Pg. 776 D4  
Edition 2011

Zoning District: Cajalco  
Township/Range: T4SR4W  
Section: 7

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.ftmas.co.riverside.ca.us/indiox.html>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07796\_TR30752

Supervisor Jeffries  
District 1

Date Drawn: 02/06/2013

### LAND USE

Exhibit 1



Zoning District: cajalco  
Township/Range: T4SR4W  
Section: 7



Assessors Bk. Pg. 321-14,15  
Thomas Bros. Pg. 776 D4  
Edition 2011



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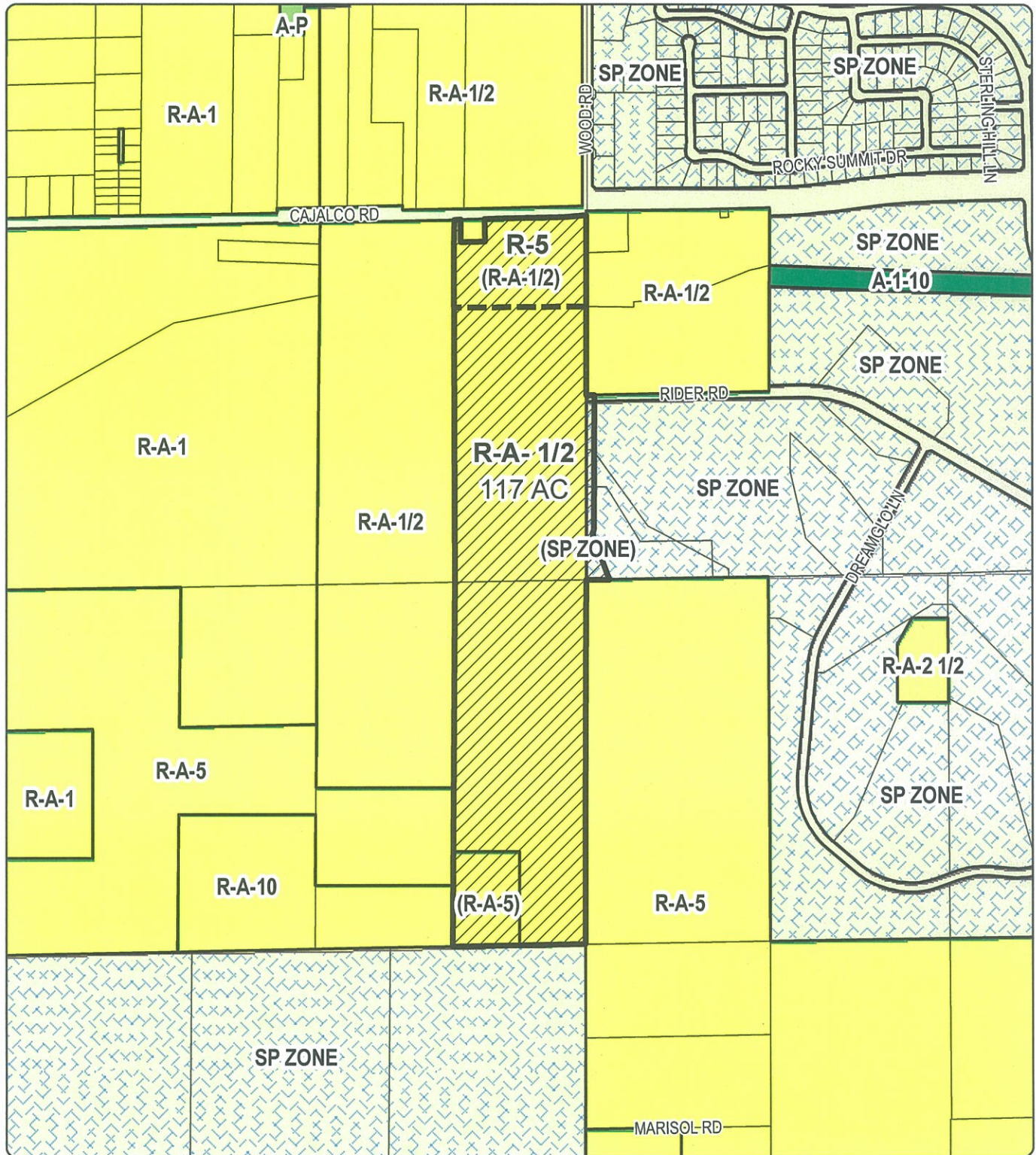
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07796\_TR30752

PROPOSED ZONING

Supervisor Jeffries  
District 1

Date Drawn: 02/06/2013  
Exhibit 3



Zoning District: Cajalco  
Township/Range: T4SR4W  
Section: 7



Assessors Bk. Pg. 321-12, 15  
Thomas Bros. Pg. 776 D4  
Edition 2011



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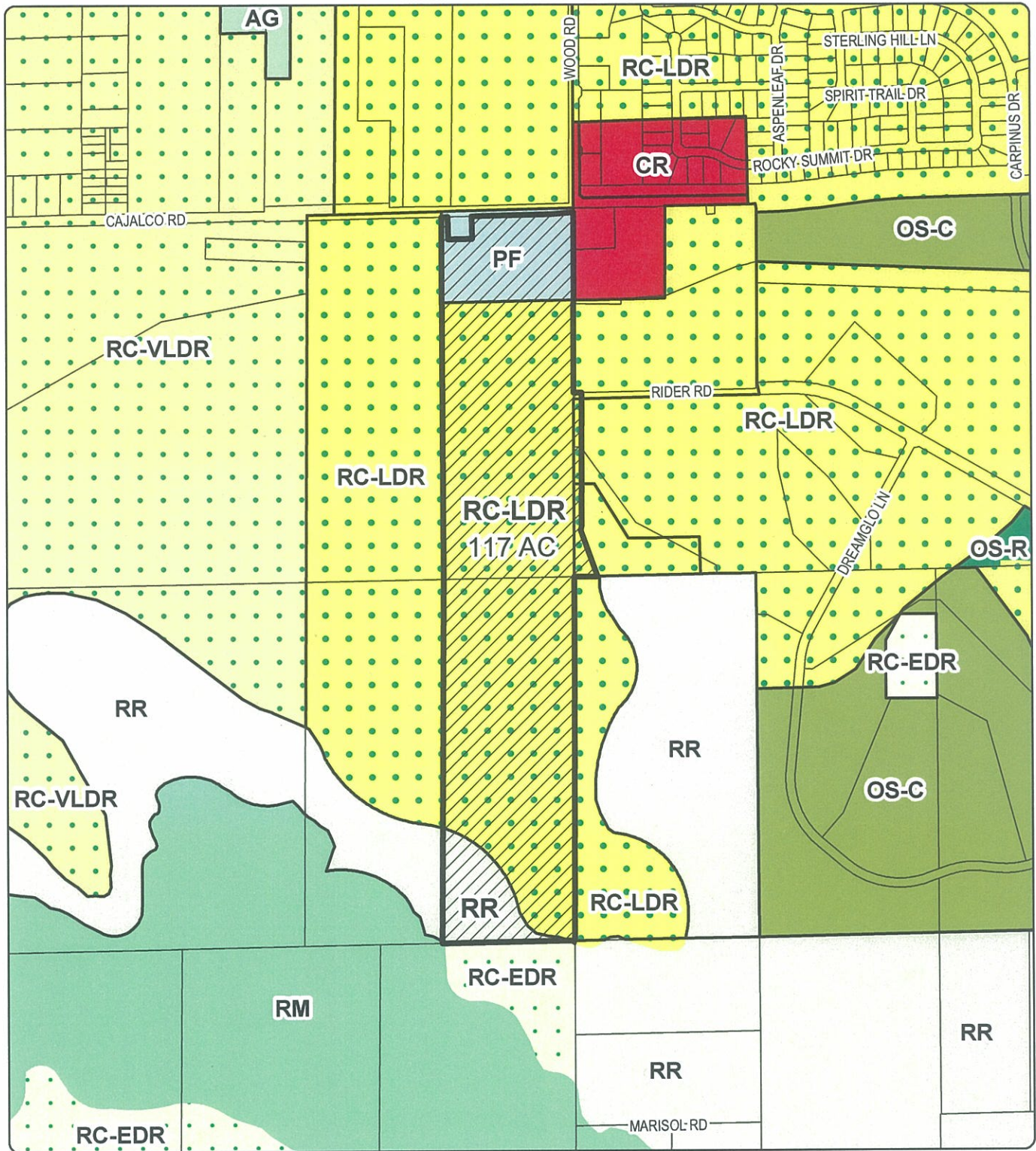
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07796\_TR30752

EXISTING GENERAL PLAN

Supervisor Jeffries  
District: 1

Date Drawn: 02/06/2013  
Exhibit 5



Zoning District: Cajalco  
Township/Range: T4SR4W  
Section: 7

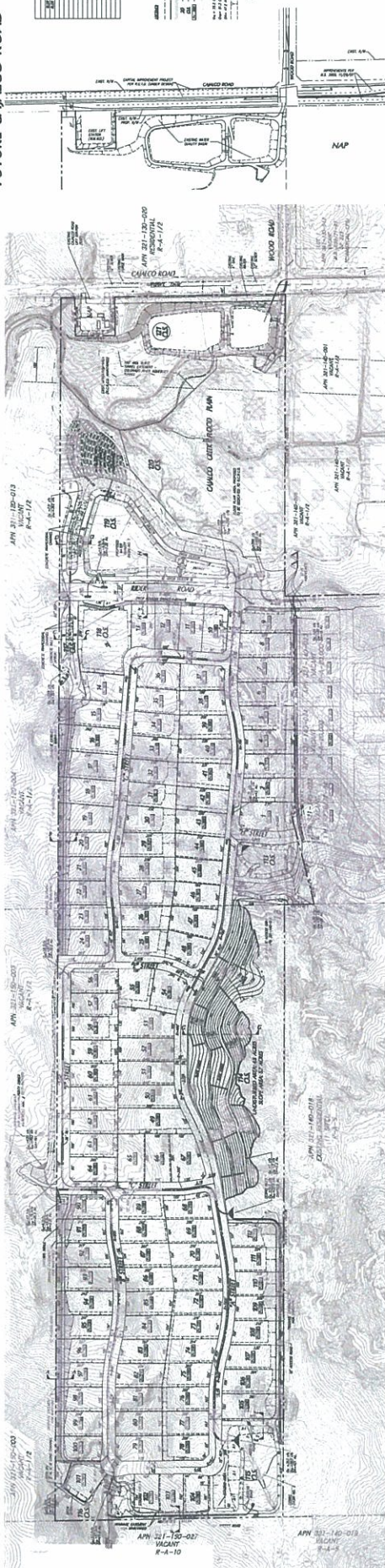
Assessors Bk. Pg. 321-12,15  
Thomas Bros. Pg. 776 D4  
Edition 2011



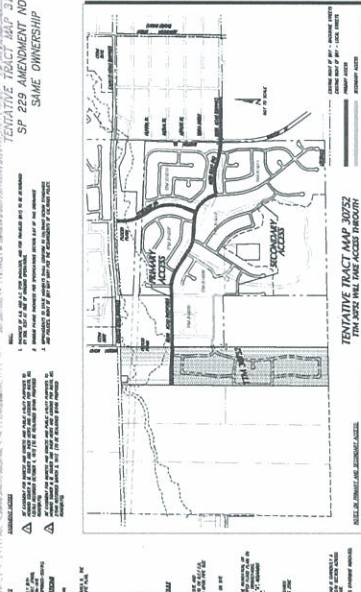
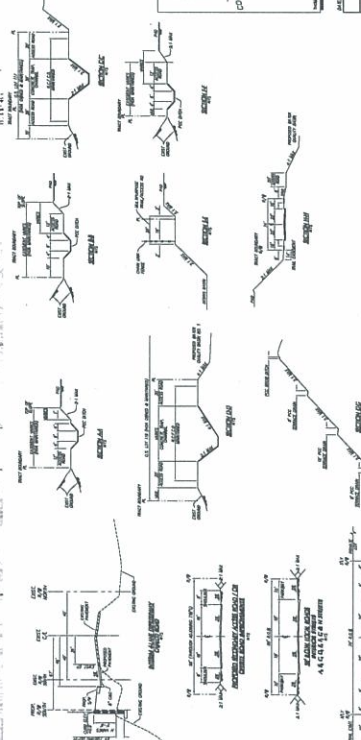
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 853-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

# TENTATIVE TRACT MAP No. 30752 COUNTY OF RIVERSIDE AMENDED

FUTURE CAJALCO ROAD



APN	OWNER	AREA	ACRES
21-140-001	...	...	...
21-140-002	...	...	...
21-140-003	...	...	...
21-140-004	...	...	...
21-140-005	...	...	...
21-140-006	...	...	...
21-140-007	...	...	...
21-140-008	...	...	...
21-140-009	...	...	...
21-140-010	...	...	...
21-140-011	...	...	...
21-140-012	...	...	...
21-140-013	...	...	...
21-140-014	...	...	...
21-140-015	...	...	...
21-140-016	...	...	...
21-140-017	...	...	...
21-140-018	...	...	...
21-140-019	...	...	...
21-140-020	...	...	...
21-140-021	...	...	...
21-140-022	...	...	...
21-140-023	...	...	...
21-140-024	...	...	...
21-140-025	...	...	...
21-140-026	...	...	...
21-140-027	...	...	...
21-140-028	...	...	...
21-140-029	...	...	...
21-140-030	...	...	...



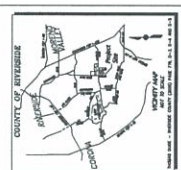
**REVISIONS:**

**APPROVALS:**

**PREPARED BY:**

**CHECKED BY:**

**DATE:**



COUNTY OF RIVERSIDE  
PLANNING AND COMMUNITY DEVELOPMENT  
TENTATIVE TRACT MAP  
No. 30752, AMENDED  
DATE: 1/15/13

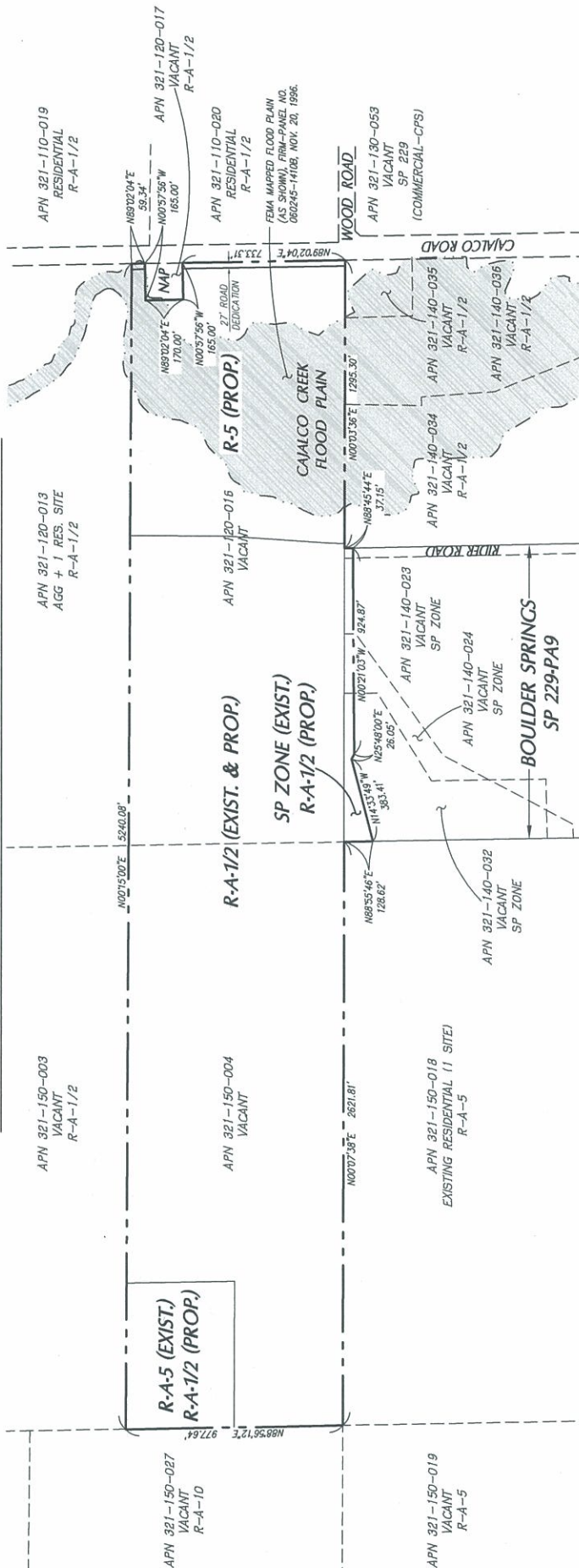


PLANNING AND COMMUNITY DEVELOPMENT  
1625 W. GARDEN AVENUE, SUITE 200  
RIVERSIDE, CALIFORNIA 92507  
(951) 944-8000  
WWW.COUNTYOFRIVERSIDE.COM

CASE #: TR30752 Amd#7  
DATED: 3/11/13  
PLANNER: P. RULL



# TTM 30752 CHANGE OF ZONE EXHIBIT



### ZONING ACRES

ZONING	EXISTING	PROPOSED
R-A-5	7.34 AC	-
R-A-1/2	108.78 AC	90.81 AC
SP ZONE	1.56 AC	-
R-5	-	26.87 AC
<b>TOTAL</b>	<b>117.68 AC</b>	<b>117.68 AC</b>

### LEGAL DESCRIPTION

4 PORTION OF THE NORTH HALF OF FRACTIONAL SECTION 18 AND 4 PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 7, AND A PORTION OF THE SOUTH HALF OF FRACTIONAL SECTION 8, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 7;  
 THENCE SOUTH 00° 03' 36" WEST, 40 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE SOUTH 88° 55' 46" WEST, 37.15 FEET;  
 THENCE SOUTH 00° 03' 36" WEST, 924.87 FEET;  
 THENCE SOUTH 00° 03' 36" WEST, 26.05 FEET;  
 THENCE SOUTH 00° 07' 38" WEST, 2621.81 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 18;  
 THENCE SOUTH 88° 55' 46" WEST, 128.62 FEET;  
 THENCE SOUTH 00° 07' 38" WEST, 2621.81 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF CAMALCO ROAD;  
 THENCE SOUTH 00° 57' 56" EAST, 165.00 FEET;  
 THENCE NORTH 89° 02' 04" EAST, 170.00 FEET;  
 THENCE NORTH 89° 02' 04" EAST, 165.00 FEET;  
 THENCE NORTH 89° 02' 04" EAST, 333.31 FEET ALONG THE SOUTHERLY RIGHT OF WAY OF CAMALCO ROAD TO THE TRUE POINT OF BEGINNING.

### UTILITY PURVEYORS AND SCHOOL DISTRICT

- ELECTRIC: SOUTHERN CALIFORNIA EDISON
- GAS: THE GAS CO.
- TELEPHONE: GENERAL TELEPHONE
- CABLE TV: MORENO MUNICIPAL WATER DISTRICT
- WATER: WESTERN MUNICIPAL WATER DISTRICT
- SEWER: WAL VERDE UNIFIED SCHOOL DISTRICT
- SCHOOL DIST: WAL VERDE UNIFIED SCHOOL DISTRICT

### APPLICANT

CA BOULDER SPRINGS HOLDINGS LLC  
 TRIMONT REAL ESTATE ADVISORS  
 2 PARK PLAZA SUITE 650  
 IRVINE, CA 92614  
 PHONE: (949) 862-1450  
 FAX: (949) 356-8771  
 CONTACT: JILL ZELL

### OWNER

CA BOULDER SPRINGS HOLDINGS LLC  
 TRIMONT REAL ESTATE ADVISORS  
 2 PARK PLAZA SUITE 650  
 IRVINE, CA 92614  
 PHONE: (949) 862-1450  
 FAX: (949) 356-8771  
 CONTACT: JILL ZELL

### ENGINEER

KSA ENGINEERING, INC.  
 357 N. SHERIDAN STREET, SUITE 117  
 CORONA, CA 92880  
 PHONE: (951) 279-1800  
 PROJECT MANAGER: DON BERGH, P.E.

### PROPERTY LOCATION

SOUTH OF CAMALCO ROAD,  
 BETWEEN LAKE MATHEWS AND  
 THE ESCONDIDO FWY 1-215

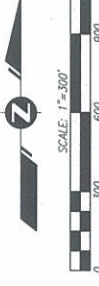
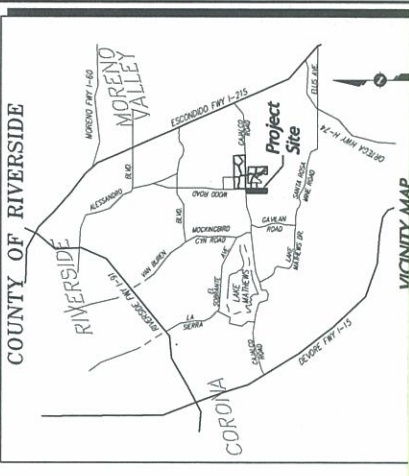
### ASSESSOR'S PARCEL NUMBER

321-120-016, PORTION OF 321-140-023, 321-140-024,  
 321-140-032 AND 321-150-004

### THOMAS BROTHERS MAP

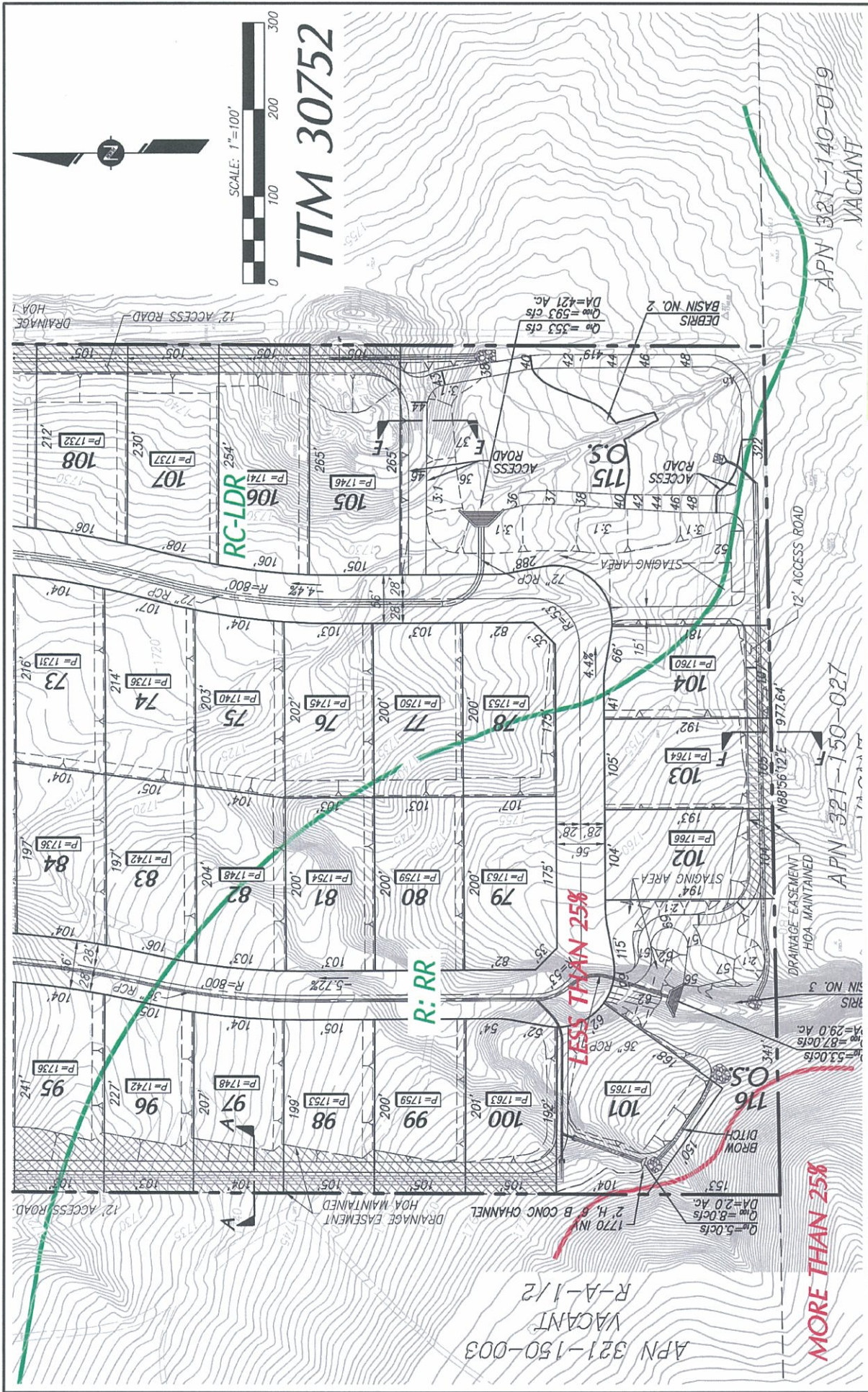
RIVERSIDE COUNTY (2005) PAGE 776, D-3, D-4 AND D-5

DATE PREPARED  
 DECEMBER, 2012



357 N. SHERIDAN STREET  
 SUITE 117  
 CORONA, CA 92880  
 TEL: (951) 279-1800  
 FAX: (951) 279-1800  
**KSA ENGINEERING, INC.**  
 LAND PLANNING & SURVEYING

CASE #: CZ07796  
 DATED: 1/10/13  
 PLANNER: P. RULL



**CASE #: TR30752 Amd#7**  
**EXHIBIT: GP (general plan)**  
**DATED: 3/11/13**  
**PLANNER: P. RULL**

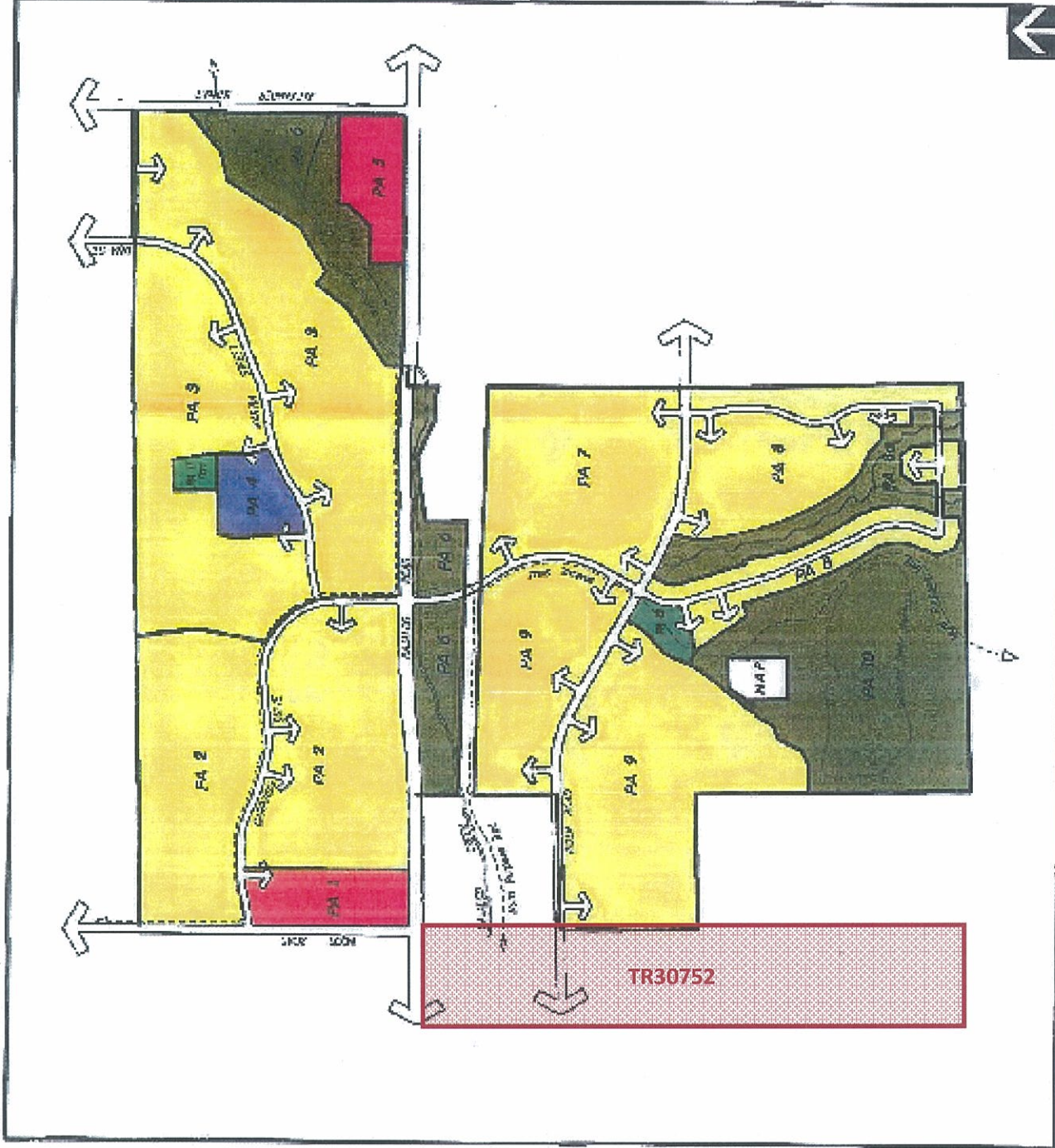
**PLANNING AREA SUMMARY**

Planning Area Acres	Max D.U.	Density/Use
1	15	Commercial
2	15	Commercial
3	200	Commercial
4	12	Commercial
5	15	Commercial
6	15	Commercial
7	21	Commercial
8	20	Commercial
9	10	Commercial
10	10	Commercial
11	15	Commercial
12	15	Commercial
13	15	Commercial
14	15	Commercial
15	15	Commercial
16	15	Commercial
17	15	Commercial
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95	15	Commercial
96	15	Commercial
97	15	Commercial
98	15	Commercial
99	15	Commercial
100	15	Commercial

**LAND USE PLAN**

Figure 7

938 Acres Total





Engineering, Inc.

ENGINEERING  
LAND PLANNING  
SURVEYING

December 13, 2012

Mr. Paul Rull  
Contract Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

Subject: Review of TTM 30752 General Plan consistency in the use of a portion of the site designated as RR (5 acre) for half (½) acre lots.

Dear Paul,

In lotting the proposed development the general plan land use designations would allow up to 191 residential lots within the property. With the preservation of natural areas in the northerly portion of the property for Cajalco Creek and easterly central portion of the property for natural open space, the proposed project has a lot count of 112 residential lots with 9 open space lots. See attached Land Use exhibit showing the overall project, general plan land use areas and the proposed lotting.

In reviewing the topographic features of the property a significant portion of the RR Land use designation has similar topographic features as the adjoining RC-LDR land use, being open-sparsely vegetated terrain with grades less than 25%, a slope analysis is also attached for reference. The proposed layout utilizes approximately 6.4 acres of the RR area for approximately 12 residential lots, while the same time the project sets aside approximately 11 acres within the RC-LDR area as natural open space due to the hillside nature of that portion of the property (lot 114) within the RC-LDR designation. Within the General Plan, land use policy "Hillside Development & Slope" LU 11.1 states that the use of development clustering is appropriate regardless of land use designation in order to preserve natural slopes. General Plan table LU 4 also includes a policy statement that encourages clustering of lots down to ½ acre in size within Residential designations in order to preserve natural open space.

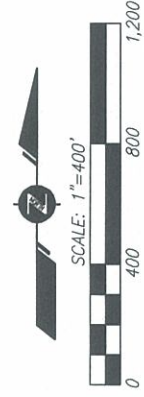
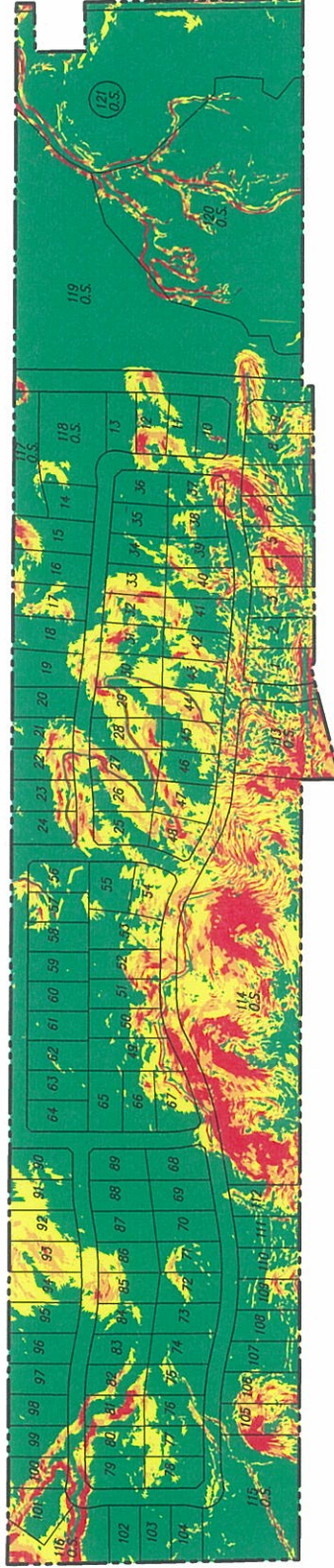
We have evaluated other alternatives and believe this is the best configuration for this property. We ask that you please review and approve our plan as presented.

Sincerely;  
K & A Engineering

A handwritten signature in blue ink that reads 'Don Bergh'.

Don Bergh  
Project Manager

SLOPE ANALYSIS				
Color	Range Beg.	Range End	Percent	Area (AC)
Green	0.00	15.00	67.9	79.90
Yellow	15.00	25.00	17.8	20.88
Orange	25.00	35.00	8.3	9.79
Red	35.00	100.00	6.0	7.11
			100.0	5,126,018



# TTM 30752 - EXISTING SLOPE ANALYSIS

Drawing: R:\1731851\Combis\Templative Tract 30752\187 - EXH - Existing Slope Analysis.dwg Layout: P 11/17 L Sheet: 12/5/2012 12:20 PM Plot Date: 12/5/2012 12:32 PM Plot Scale: 1:1 By: Mike Anderson

CASE #: TR30752 Amd#7  
 EXHIBIT: S (slope analysis)  
 DATED: 3/11/13  
 PLANNER: P. RULL

**Dailey Ranch Community Outreach Efforts**

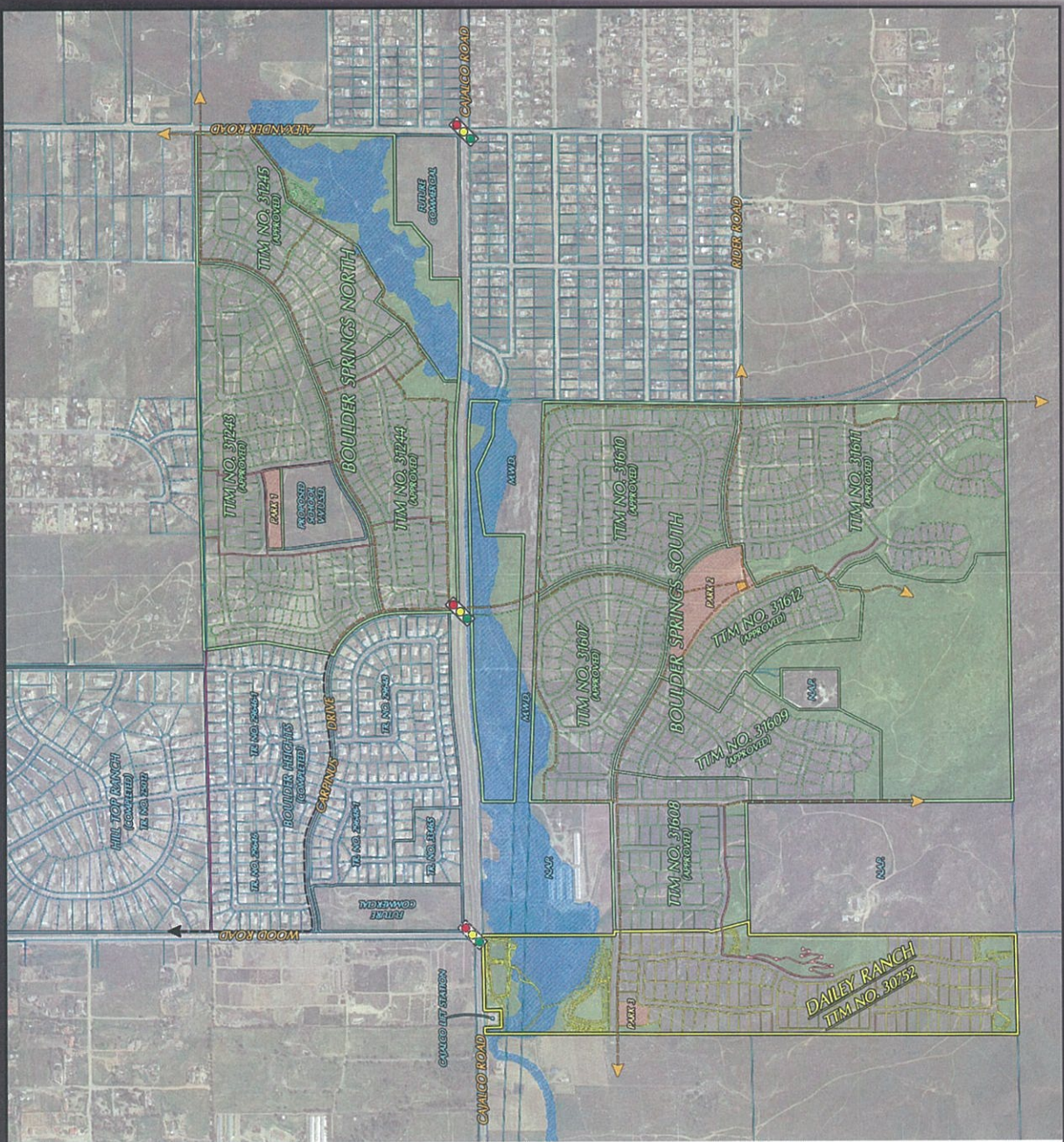
Community Outreach efforts for the proposed Dailey Ranch project began when the project was initially proposed in 2007. During the period between October 2007 and May 2008, representatives of Dailey Ranch participated in 12 formal meetings and presentations to interested community groups as summarized below:

<b>Community Group</b>	<b># of Meetings/Presentations</b>
Residents Association of Greater Lake Matthews (“RAGLM”)	7 - including one site tour
Municipal Advisory Committee (“MAC”)	2 – including one site tour
Greater Lake Matthews Trail Association (“GLMTRA”)	2 – including one site tour
Community Association of Lake Matthews (“CALM”)	1

In addition, during this time period representatives of Daily Ranch participated in numerous informal one-on-one meetings, email correspondence and phone calls. Feedback from each of these organizations and the individual residents was incorporated into project design. Of particular importance to the residents was ensuring that the community character incorporate an equestrian design and interconnect to the trails which will be provided by the adjacent Boulder Springs Communities. Illegal site access and dumping was also a concern which has been addressed to the greatest extent possible. As a result of economic conditions, the Daily Ranch project was put on hold from 2008 until 2012. In January 2013 representatives of Daily Ranch have participated in an additional 4 formal meetings/presentations to interested community groups as follows:

<b>Community Group</b>	<b># of Meetings/Presentations</b>
Residents Association of Greater Lake Matthews (“RAGLM”)	3
Municipal Advisory Committee (“MAC”)	1

Because the proposed project remains essentially unchanged from 2008, the current design for the project incorporates many of the specific suggestions already agreed to by the various Community Groups. Feedback from the various Community Groups throughout the 2013 meetings and presentations focused on the desire for the community to maintain its rural and equestrian character, including the elimination of street lights.



**DEVELOPMENT SUMMARY**

DEVELOPMENT NAME	ACRES	RES. UNITS	EST. COST (\$)
DAILEY RANCH	112	9	12
<b>BOULDER SPRINGS NORTH</b>			
DAILEY RANCH	108	6	118
DAILEY RANCH	12	6	120
DAILEY RANCH	102	7	127
<b>BOULDER SPRINGS SOUTH</b>			
DAILEY RANCH	78	7	80
DAILEY RANCH	47	7	69
DAILEY RANCH	152	7	167
DAILEY RANCH	106	7	112
DAILEY RANCH	145	7	157
DAILEY RANCH	145	7	157
DAILEY RANCH	145	7	157
DAILEY RANCH	145	7	157
DAILEY RANCH	145	7	157
DAILEY RANCH	145	7	157

**DAILEY RANCH & BOULDER SPRINGS OPEN SPACE**

DEVELOPMENT NAME	ACRES	EST. COST (\$)
DAILEY RANCH	112	12
BOULDER SPRINGS NORTH	108	118
BOULDER SPRINGS SOUTH	106	112

**CAWCO CREEK**

DEVELOPMENT NAME	ACRES	EST. COST (\$)
CAWCO CREEK	10	10

**TRAILS**

TRAIL TYPE	ACRES	EST. COST (\$)
TRAIL	10	10

**PARK SITES**

PARK SITE	ACRES	EST. COST (\$)
PARK SITE	10	10

**SCHOOL SITE**

SCHOOL SITE	ACRES	EST. COST (\$)
SCHOOL SITE	10	10

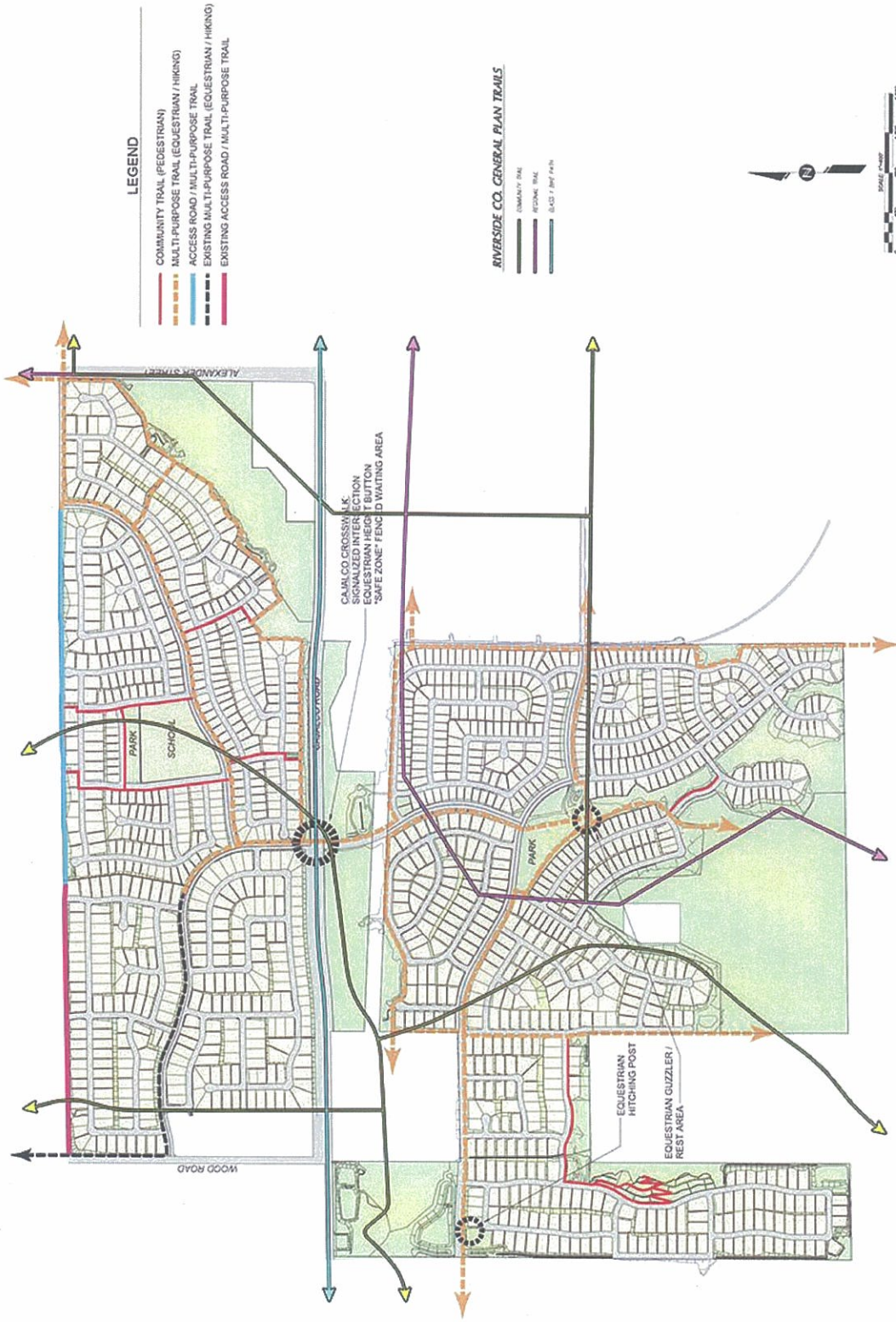
**CAWCO ROAD**

ROAD TYPE	ACRES	EST. COST (\$)
CAWCO ROAD	10	10

**SEWER AND WATER FACILITIES**

FACILITY TYPE	ACRES	EST. COST (\$)
SEWER	10	10
WATER	10	10

**BOULDER SPRINGS & DAILEY RANCH COMPREHENSIVE EXHIBIT**



**LEGEND**

- COMMUNITY TRAIL (PEDESTRIAN)
- MULTI-PURPOSE TRAIL (EQUESTRIAN / HIKING)
- ACCESS ROAD / MULTI-PURPOSE TRAIL
- EXISTING MULTI-PURPOSE TRAIL (EQUESTRIAN / HIKING)
- EXISTING ACCESS ROAD / MULTI-PURPOSE TRAIL

**RIVERSIDE CO. GENERAL PLAN TRAILS**

- COMMUNITY TRAIL
- PEDESTAL TRAIL
- BICYCLE / BIKE PATH



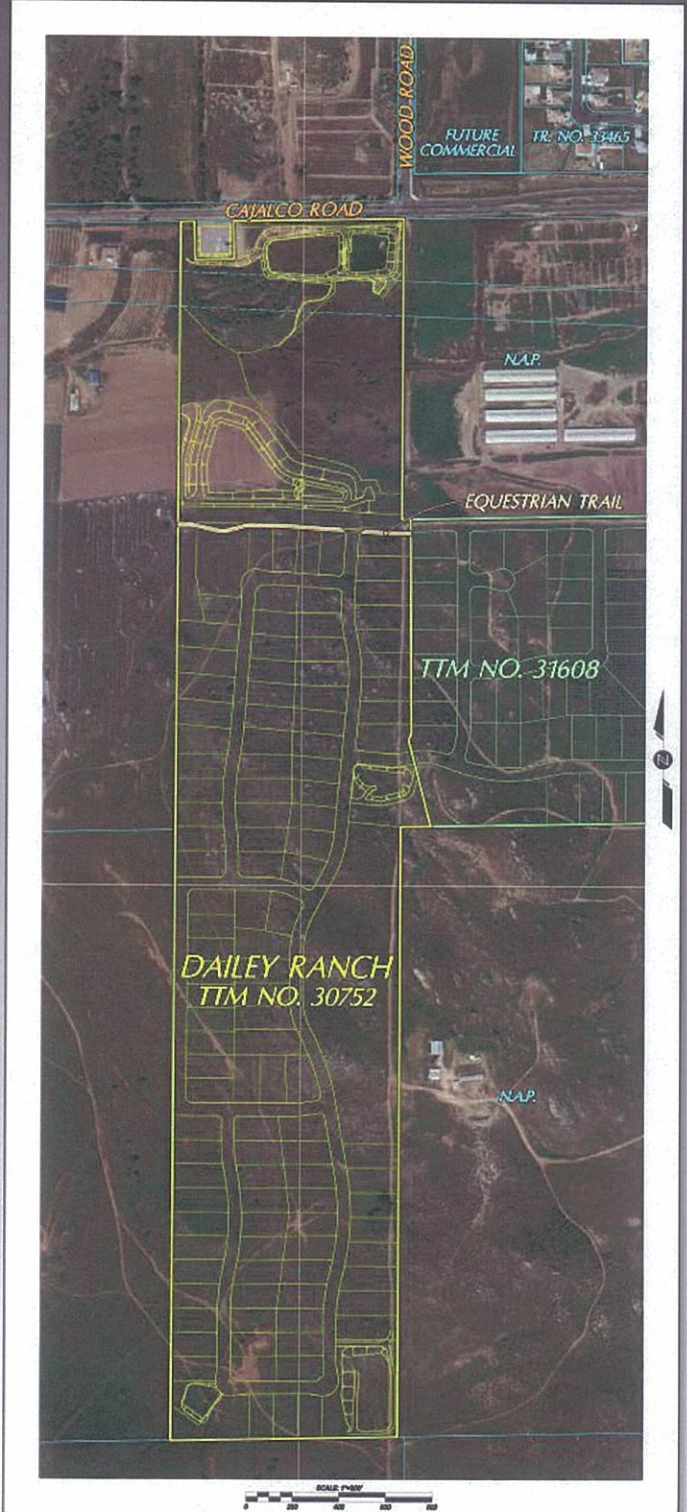
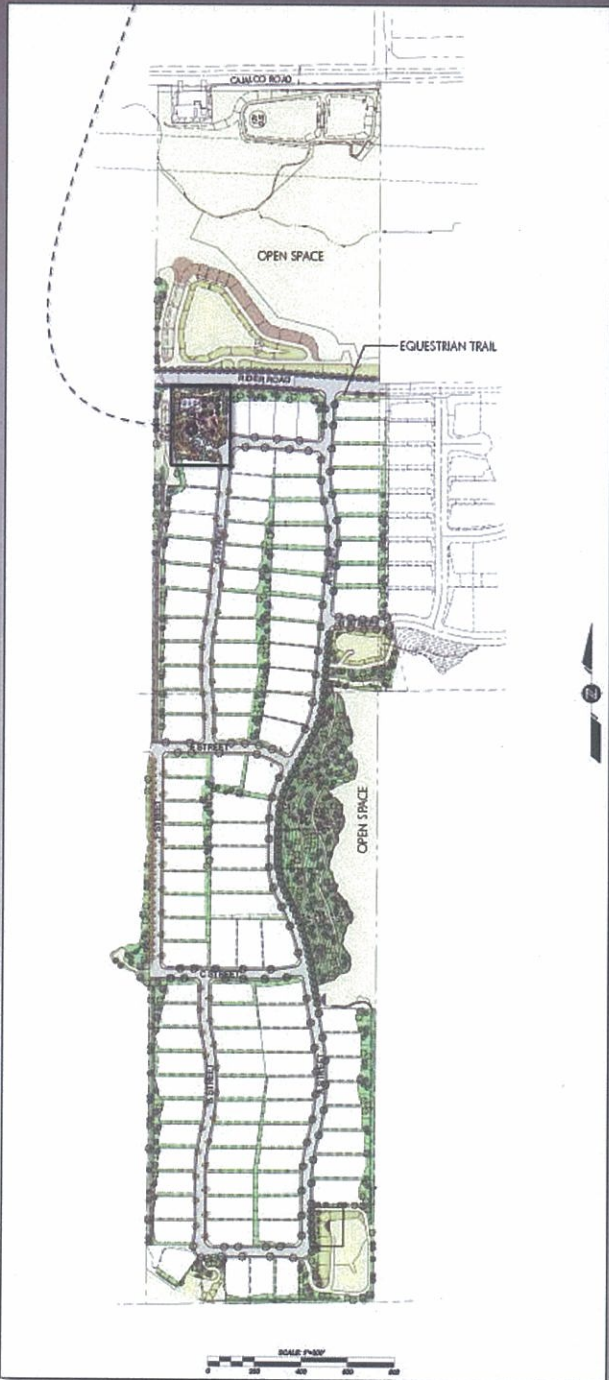


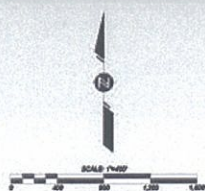
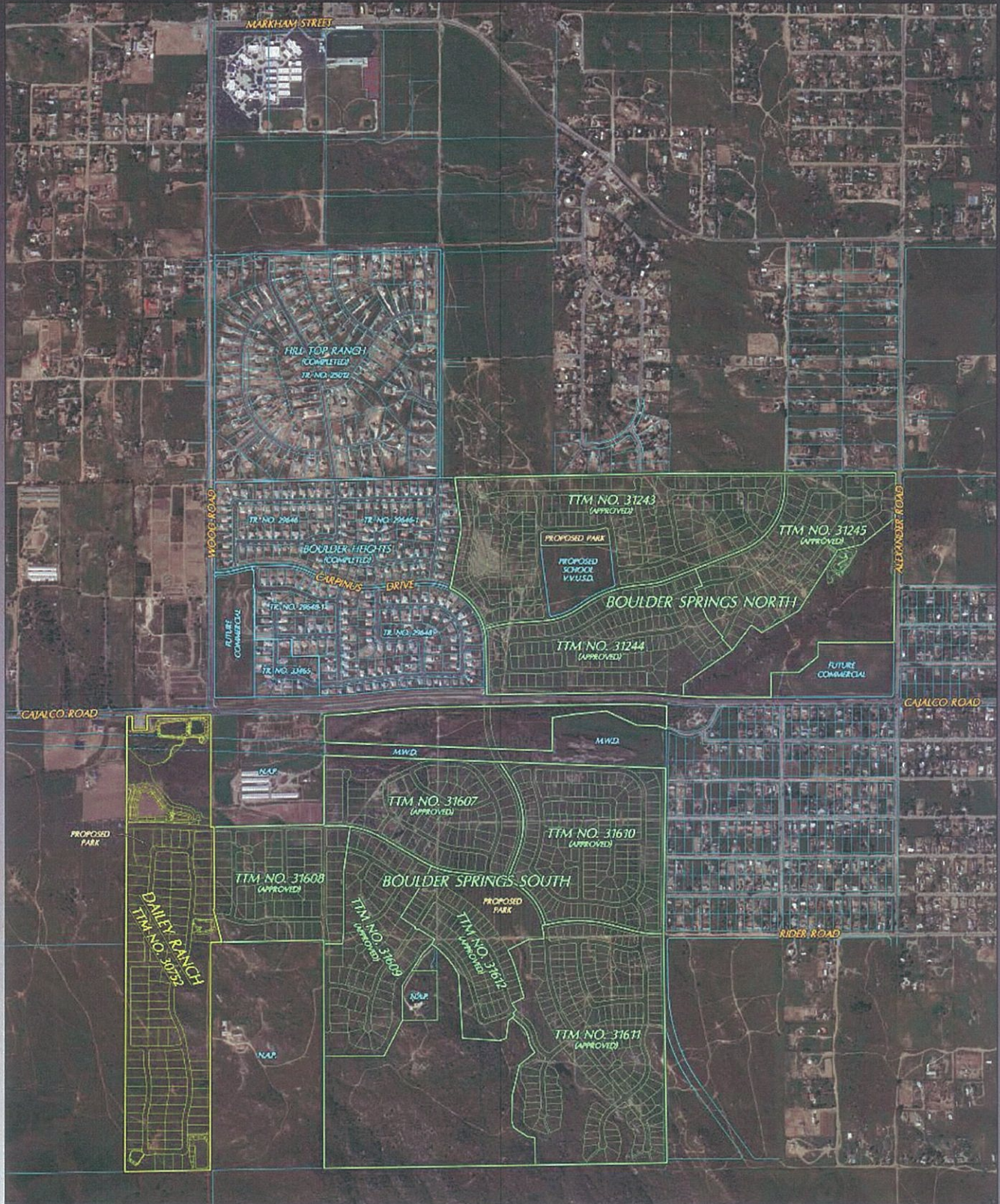


# BOULDER SPRINGS & DAILEY RANCH TRAILS

# DAILEY RANCH

**K&A** Engineering  
Land Planning  
Surveying







# BOULDER SPRINGS & DAILEY RANCH AMENITIES

CASE #: TR30752 Amd#7  
 EXHIBIT: P (park amenities)  
 DATED: 3/11/13  
 PLANNER: P. RULL

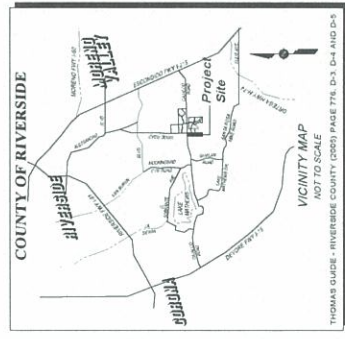


# BOULDER SPRINGS & DAILEY RANCH TRAILS

CASE #: TR30752 Amd#7  
 EXHIBIT: T (trails)  
 DATED: 3/1/13  
 PLANNER: P. RULL



- LEGEND:**
- NON MAINTAINED OR FUEL MODIFICATION DEFENSIBLE SPACE
  - NON-IRRIGATED DEFENSIBLE SPACE TO BE PERMANENTLY IRRIGATED AND ALL EXISTING PLANTINGS REMOVED AND REPLACED WITH A METHOD OF REDUCING FUEL LOAD BY 50% OR MORE
  - PROPOSED FIRE RESISTANT PLANT MATERIAL
  - SHRUBS:
    - Shadyoak - Pacific Mist Manzanita
    - Baccharis pilularis - Coyote Bush
    - Ceanothus griseus horizontalis - Tansy Leaf
    - Quercus agrifolia - Coast Live Oak
    - Hebe - Chinquapin
    - Hebe - Chinquapin
    - Mimulus aurantiacus - Sticky Monkey Flower
    - Phoradendron - Western Yew
    - Rosa - Hollywood Rose
    - Rosmarinus officinalis - Rosemary
    - Sakia chelidifolia - Cleveland Sage
  - TREES:
    - Arbutus unedo - Strawberry Tree
    - Cercis occidentalis - Western Redbud
    - Quercus agrifolia - Coast Live Oak
  - FUEL MODIFICATION DEFENSIBLE SPACE
  - NON-IRRIGATED DEFENSIBLE SPACE
  - NON-IRRIGATED DEFENSIBLE SPACE TO BE PERMANENTLY IRRIGATED AND ALL EXISTING PLANTINGS REMOVED AND REPLACED WITH A METHOD OF REDUCING FUEL LOAD BY 50% OR MORE
  - FLAMMABLE, NON-DEFERRABLE VEGETATION BY PRUNING OUT OF DEAD MATERIAL AND THE LIMBING OF BRANCHES TO A MAXIMUM OF 10 FEET FROM GROUND AS WELL AS THE ANNUAL WEED WHIPPING OF GRASS SPECIES TO A MAXIMUM HEIGHT OF 6".
  - HIGH PINK FUEL MODIFICATION DEFENSIBLE SPACE TO BE PERMANENTLY IRRIGATED AND ALL EXISTING PLANTINGS REMOVED AND REPLACED WITH A METHOD OF REDUCING FUEL LOAD BY 50% OR MORE
  - PARK PLANT PALETTE



# DAILEY RANCH - CASE# TR 30752

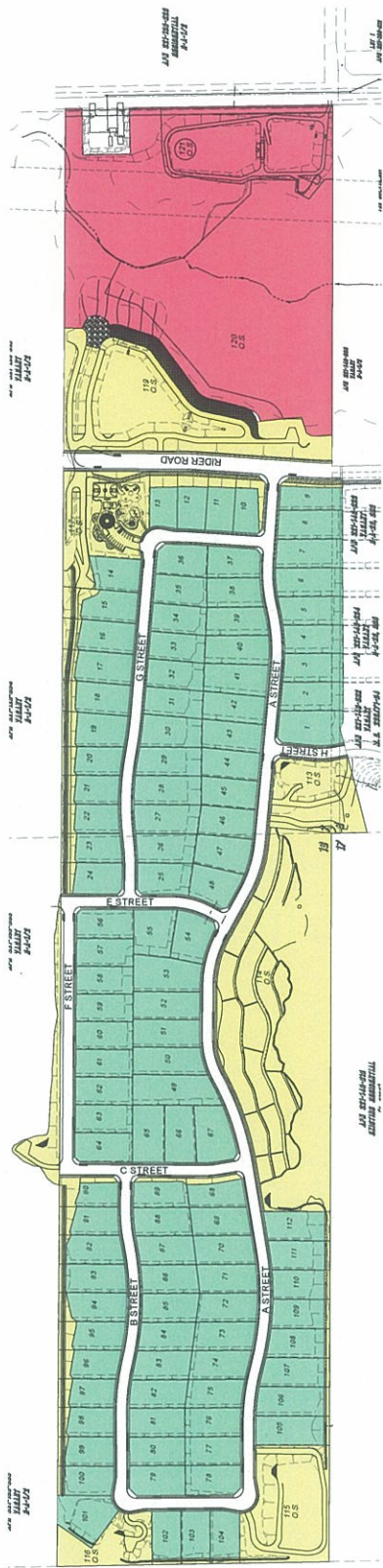


310 NORTH JOY STREET | CORONA, CA 92879  
 T: 951.737.1124 | F: 951.737.0551

## FUEL MODIFICATION EXHIBIT

ADDICANT: CA ROLLINER SPRINGS HOLDINGS, LLC

**CASE #: TR30752 Amd#7**  
**EXHIBIT: F (fue mod.)**  
**DATED: 3/11/13**  
**PLANNER: P. RULL**

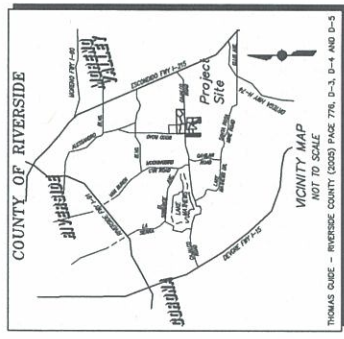


**KEY MAP**

[Yellow Box]	HOA MAINTAINED
[Green Box]	HOME OWNER MAINTAINED
[Red Box]	RCRCD MAINTAINED

**T1-30752 Dailey Ranch Open Space Lots**

#	Use	Overseer	Maintenance By
113	Debris Backfill & Driveway	HOA	HOA / Flood
114	Open Space - Alameda	HOA	HOA
115	Debris Backfill	HOA	HOA
116	Debris Backfill	HOA	HOA
117	Storm Drain Channel	Flood	Flood
118	Storm Drain Channel	Flood	Flood
119	WQ Basin, Megaton Area, Storm Drain Poles	RCRCD	RCRCD / Flood
120	Cricket Creek	RCRCD	RCRCD
121	East WQ Basin, El Magallon Ave, El Storm Drain	RCRCD	RCRCD / Flood
122	Rider Road Trail (1/4 wide Community Trail)	Esperanza County Parks	CSM / Flood



# DAILEY RANCH - CASE# TR 30752



310 NORTH JOY STREET | CORONA, CA 92879  
 T: 951.737.1124 | F: 951.737.6551

## MAINTENANCE EXHIBIT

**CASE #: TR30752 Amd#7**  
**EXHIBIT: M (maintenance)**  
**DATED: 3/11/13**  
**PLANNER: P. RULL**

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 38929  
**Project Case Type (s) and Number(s):** Tentative Tract Map No. 30752 and Change of Zone No. 7796  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Paul Rull, Project Manager  
**Telephone Number:** (951) 955-0972  
**Applicant's Name:** CA Boulder Springs Holdings, LLC  
**Applicant's Address:** 2 Park Plaza, Suite 850, Irvine, CA 92614

### I. PROJECT INFORMATION

#### A. Project Description:

**CHANGE OF ZONE NO.7796:** Change of Zone proposes to change 7.34 acres of R-A-5 to R-A-½, change 26.87 acres of R-A-½ to R-5, change 1.56 acres of SP (SP229, Planning Area 9) to R-A-½. The remaining 81.9 acres will remain R-A-½.

**TENTATIVE TRACT MAP NO. 30752:** Schedule "B" subdivision of 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots. The residential lots will be clustered together resulting in a lower total number of residential lots than what is allowed under the Site's General Plan designation.

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

**C. Total Project Area:** 117.7

Residential Acres: 72.2	Lots: 112	Units: N/A	Projected No. of Residents: 369
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Open Space Acres: 45.5	Lots: 9		
Other: N/A			

**D. Assessor's Parcel No(s):** 321-120-016, 321-150-004, and portions of 321-140-023, 321-140-024, 321-140-032

**E. Street References:** The project site is situated in the lower portion of Mead Valley, approximately four miles east of Lake Mathews, four miles west of Interstate 215, and immediately southwest of the intersection of Cajalco Road and Wood Road. Cajalco Road represents the northern border of the site while the Wood Road alignment represents the eastern border. Cajalco Creek traverses the northern portion of the Site flowing in a west-northwesterly direction.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Section 7, 8 and 18, Township 4 South, Range 4 West.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The Site is undeveloped, but has been disturbed in most areas. The central portion includes slopes and large rock outcroppings that are undisturbed. The remainder of



the Site is relatively flat with a slight uphill grade moving toward the south portion of the Site. The Site is approximately 1,800 feet above sea level at the southeast corner. Nearly all the flat areas appear to have been heavily used in the past for off-road vehicle traffic. Although the northern portion of the Site has also been disturbed, the portion of Cajalco Creek and the associated riparian zone remain intact as they traverse this part of the site. A water quality basin has been constructed on the northern portion of the Site, which captures urban runoff from residential tracts to the northeast of the property (Boulder Heights and Boulder Springs). This basin area has already been environmentally assessed as part of the basin construction and adjacent specific plans, and is not considered to be a part of the environmental assessment for the remaining 108.9 gross acres of the Site. The adjacent lands are vacant or have rural residential development, however, those rural areas are planned for similar suburban residential development. Vegetation on the Site consists of primarily Non-native Grasslands and Riversidean Sage Scrub.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use:** The General Plan Land Use designation for the Site is Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum), Rural: Rural Residential (R: RR) (5 Acre Minimum), and Community Development: Public Facilities (CD: PF). The project proposes the subdivision of 117.5 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet. No development is proposed within the CD: PF designation. The proposed layout utilizes approximately 6.4 acres of the R:RR area for approximately 12 residential lots. General Plan Land Use Policy LU11.1 Hillside Development & Slope states "that the use of development clustering is appropriate regardless of land use designation in order to preserve natural slopes. General Plan table LU 4 also includes a policy statement that encourages clustering of lots down to ½ acre in size within residential designations in order to preserve natural open space. The proposed project is consistent with the General Plan land use designation and all other applicable land use policies.
- 2. Circulation:** The proposed project will add overall trips to the area through the creation of 112 single family residential lots. Due to the size of the project, new roads will be required to provide adequate access and circulation for the Site. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP), and within Criteria Cell area 2326, 2422 and 2527. A HANS application has been submitted to the County and has been processed and cleared. The proposed project meets all other applicable Open Space element policies.
- 4. Safety:** The proposed project is located within a flood zone and contains areas of flooding sensitivity as well as located within a high fire area; however these potential impacts shall be reduced to a less than significant level with mitigation incorporated. The proposed project is not located within a fault zone or within ½ mile of a fault. The proposed project is in an area designated as having low to moderate potential for liquefaction and susceptible to subsidence. The proposed project meets all other applicable Safety element policies.
- 5. Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project is for residential development and noise levels associated with the project are anticipated to be

less than significant with mitigations incorporated. The proposed project meets all other applicable Noise element policies.

**6. Housing:** The project proposes 112 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 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 Air Quality Element policies.

**B. General Plan Area Plan(s):** Lake Mathews/Woodcrest Community Plan

**C. Foundation Component(s):** Rural Community, Rural

**D. Land Use Designation(s):** Rural Community: Low Density Residential (RC: LDR) (½ Acre Min), Rural: Rural Residential (R: RR) (5 Acre Minimum), Community Development: Public Facilities (CD: PF)

**E. Overlay(s), if any:** Not in a General Plan Overlay Area.

**F. Policy Area(s), if any:** Not in a General Plan Policy Area.

**G. Adjacent and Surrounding:**

**1. Area Plan(s):** Lake Matthews/Woodcrest Area Plan

**2. Foundation Component(s):** Rural Community (RC) and Community Development (CD) to the north, Rural Community (RC) and Rural (R) to the south, Rural Community (RC), Community Development (CD), Rural (R) and Open Space (OS) to the east and Rural Community (RC) and Rural (R) to the west.

**3. Land Use Designation(s):** Very Low Density Residential (VLDR) (1 Acre Minimum), Low Density Residential (LDR) (½ Acre Minimum) and Commercial Retail (CR) (0.20-0.35 floor area ratio) to the north, Estate Density Residential (EDR) (2 Acre Minimum), Rural Residential (RR) (5 Acre Minimum) and Rural Mountainous (RM) (10 Acre Minimum) to the south, Low Density Residential (LDR) (½ Acre Minimum), Rural Residential (RR) (5 Acre Minimum), Conservation (C), and Commercial Retail (0.20-0.35 floor area ratio) to the east, and Very Low Density Residential (VLDR) (1 Acre Minimum), Low Density Residential (LDR) (½ Acre Minimum) Rural Residential (RR) (5 Acre Minimum) and Rural Mountainous (RM) (10 Acre Minimum) to the west.

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

**H. Adopted Specific Plan Information**

**1. Name and Number of Specific Plan, if any:** H.B. Ranches Specific Plan No. 229

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

- I. **Existing Zoning:** Residential Agricultural-½ Acre Minimum (R-A-½), Residential Agricultural-5 Acre Minimum (R-A-5), and Specific Plan (SP229 Planning Area 9)
- J. **Proposed Zoning, if any:** Residential Agricultural-½ Acre Minimum (R-A-½), and Open Area (R-5)
- K. **Adjacent and Surrounding Zoning:** H.B. Ranches Specific Plan No. 229 to the north and east, Residential Agricultural-½ Acre Minimum (R-A-½) to the north, east, and west, Residential Agricultural-5 Acre Minimum (R-A-5) and Residential Agricultural-10 Acre Minimum (R-A-10) to the south, and Residential Agricultural-1 Acre Minimum (R-A-1) to the west.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                      | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources  | <input 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 checked="" 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

5/9/13

Date

Paul Rull

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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 will not have a substantial effect upon a scenic highway corridor. The Site is situated in the lower portion of Mead Valley, approximately four miles east of Lake Mathews, four miles west of Interstate 215, and immediately southwest of the intersection of Cajalco Road and Wood Road. Cajalco Road represents the northern border of the site while the Wood Road alignment represents the eastern border. A portion of Cajalco Road is designated as a County Eligible Scenic Highway; however, the portion that abuts the project site is not designated as a scenic highway. The scenic highway designation for Cajalco Road extends from Interstate 15 to approximately Alder Street. Alder Street is over 3,000 feet from the project site. Wood Road is also not a designated County Scenic Highway. The Riverside County General Plan indicates that the Site is not located within a designated scenic corridor. Development of the Project will not affect any scenic resources, as adjacent lands are vacant or have rural residential development and are planned for similar residential development. The design of the Project will be compatible with the existing setting in the surrounding area and will have residential uses set back from Cajalco Road approximately 1,300 feet, and therefore, will have a less than significant impact as a result of its implementation.

b) The Site is traversed by Cajalco Creek and contains several rock outcroppings. Cajalco Creek shall be left undisturbed and located within two open space lots. The majority of the rock outcroppings occur in the southeastern portion of the site. Several rock outcroppings shall be preserved with open space lot 114 and incorporated into the project. 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, as these features do not exist on the Site. Therefore, impacts are considered 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
<b>2. Mt. Palomar Observatory</b>				
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:

a) The proposed project is located within Zone B of the Mount Palomar Nighttime Lighting Policy Area. The project site is located 41.87 miles from the Mount Palomar Observatory. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of Riverside County. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. The project has been conditioned, prior to map recordation to create an Environmental Constraint Sheet that states lighting restrictions as required by County Ordinance No. 655 (COA 50.PLANNING. 19). All proposed outdoor lighting systems shall be in conformance with county Ordinance No. 655 which will mitigate the potential for interference with the nighttime use of Palomar Observatory to less than significant impact. These requirements are standard for properties within the boundaries of Zones A or B of Ordinance No. 655 and not considered mitigation for CEQA implementation purposes.

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
<b>3. Other Lighting Issues</b>				
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would accompany any new residential development; however the new source of light is not anticipated to be of significant levels. The project has been conditioned to create an Environmental Constraints Sheet prior to map recordation to comply with the lighting standards of Ordinance 655 which are intended to reduce the effects of night lighting (COA 50. PLANNING. 19) which will mitigate the potential impact from glare or unacceptable light levels to less than significant. This is a standard condition of approval and is not considered mitigation for CEQA implementation purposes. 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 amount of light that will be created is consistent with levels found in typical residential developments. Residential uses surrounding the project site are located to the north, beyond Cajalco Road, and proposed to the west. The residential uses shall be buffered from the residential uses to the north by over 1,500 feet of open space. In addition, due to the topography of the site and surrounding area, residential uses shall be screened to the west by hills. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Therefore, the impact is considered 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
<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) The proposed project is not located within a Farmland Designation; therefore, the project shall not 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. The Site is however located within an area mapped by the County General Plan and the California Farmland Mapping and Monitoring Program (FMMP) as containing Farmland of Local Importance, Grazing Land and Other Lands. Therefore, there is no impact.

b) The proposed project is not located in an agricultural preserve or covered by a Williamson Contract. However, the project is adjacent to agricultural uses, but it is not anticipated that the project will conflict with those agricultural uses. The site's existing zoning, Residential Agriculture 1/2 Acre Minimum (R-A-1/2), would still allow for some agricultural uses, as well as the non-commercial keeping of animals. This zoning would be compatible with the surrounding agricultural uses. Therefore, the impact is considered less than significant.

c) The project site is not located within 300 feet of agriculturally zoned property. In addition, although the project proposes residential uses, the site's existing zoning, Residential Agricultural-1/2 Acre Minimum (R-A-1/2) allows for some agricultural uses, as well as the non-commercial keeping of animals. Therefore, the impact is considered less than significant.

d) The proposed project is not anticipated to result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The Site is not located within 300 feet of agriculturally zoned property, therefore, potentially significant indirect impacts to off-site agricultural lands will not occur in that the adjacent lands are vacant or have rural residential development and are planned for similar residential development. 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
<b>5. Forest</b>				
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 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 and undisturbed and there are no forest areas or non-man made groves. 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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, "Air Quality Assessment Technical Report" prepared by PCR Services Corporation, dated April 2006

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 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.

The Project will not conflict with or obstruct implementation of the applicable air quality plans. The Project, proposing 112 residential units, does not have the potential for significantly increasing pollution within the area individually or cumulatively. As shown in the Air Quality Assessment Report

prepared PCR Services Corporation for the Project, both short and long term, as well as individual and cumulative impacts will have measures to reduce air quality impacts:

1. In addition to SCAQMD Rule 403 requirements, all land clearing/earth-moving activity areas shall be watered as necessary during construction activities to maintain soil moisture content at a minimum of 12 percent.
2. Water, three times daily, or non-toxic soil stabilizers shall be applied, as needed to reduce off-site transport of fugitive dust from all unpaved staging areas and unpaved road surfaces.
3. Streets shall be swept as needed during construction, but not more frequently than hourly, if visible soil material has been carried onto adjacent public paved roads (i.e. Rider Road).
4. The developer prior to leaving the site shall visually inspect construction equipment and loose dirt shall be washed off with wheel washers as necessary.
5. The developer shall install traffic speed signs specifying that the maximum speed on all unpaved roads shall not exceed 15 mph.
6. All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.
7. General contractors shall operate construction equipment such that exhaust emissions are minimized. For example, engines shall be turned off while in queues or while loading/unloading. Additionally, heavy, diesel-powered equipment shall be turned off when not in use. Construction activities shall be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.
8. To the extent possible and when the cost of operating both is the same, petroleum powered construction equipment shall utilize electricity from power poles rather than temporary diesel power generators and/or gasoline power generators.
9. On-site mobile construction equipment shall be powered by alternative fuel sources (i.e., methanol, natural gas, propane or butane) as feasible.
10. Compliance with SCAQMD Rule 1113 on the use of architectural coatings shall be implemented. Emissions associated with architectural coatings will be reduced by implementing such measures as use of pre-coated/natural colored building materials, use of water-based or low-VOC coatings and paints, and use of manual brush or spray equipment with high transfer efficiency.

Along with the County's standard conditions for managing Air Quality, these measures are not considered mitigation for CEQA implementation purposes.

a) The 2012 AQMP is based on socioeconomic 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. The proposed project is consistent with the General Plan Land Use designations. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, the impact is considered to be less than significant.

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 through the incorporation of dust control measures which the project has been conditioned to implement during grading (COA 10.BS GRADE. 8) and which will mitigate impacts from fugitive dust to less than significant. This is a standard condition of approval and is not considered mitigation for CEQA implementation purposes.

c) The proposed residential subdivision is not anticipated to 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. Therefore, the impact is 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 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 will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter. Therefore, there is no impact.

f) The project proposes a residential development 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
<b>BIOLOGICAL RESOURCES</b> Would the project				
<b>7. Wildlife &amp; Vegetation</b>				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?

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?

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 Wildlife or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection, EPD review

Findings of Fact:

a) The site lies within the Western Riverside County Multiple-Species Habitat Conservation Plan (MSHCP) area. The MSHCP covers impacts to covered species of concern resulting from development within the area through a variety of means including payment of fees by developers for the set-aside and maintenance of conservation lands. At this time, the project appears to be consistent with the MSHCP and has completed the HANS portion of this approval. No other local, regional, or state habitat conservation plans are in force for the project site. Mitigation measure MM BIO-1 requires the Applicant to comply with all terms and conditions of the MSHCP. Therefore, with mitigation, this impact is reduced to a level of less than significant.

Mitigation: The following Mitigation Measures, when applied, would reduce potentially significant impacts to Biologic Resources resulting from Project implementation to a level of Less than Significant.

MM BIO-1 - The Applicant will comply with all requirements of the Western Riverside County Multiple Species Habitat Conservation Plan.

MM BIO-2 - The Applicant will preserve 9.5 acres of open space including the riparian corridor along Cajalco Creek and the adjacent upland habitat.

MM BIO-3 - The Applicant will construct a water quality basin south of Cajalco Creek as specified in the Mitigation Plan prepared for the Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife as part of the Waste Discharge Requirements and 1600 Certification.

MM BIO-4 - The Applicant will create 1.014 acres of riparian habitat north of the proposed second water quality basin within the non-native vegetation and monitor this area until the success criteria have been achieved.

MM BIO-5 - If work on the site begins during February through August, the Applicant will undertake preconstruction surveys for nesting special status avian species observed at the site during the 30-day period prior to construction. If nesting special status avian species are found on the site during these surveys or during construction initiated during February through August, the Applicant will establish a 500-foot buffer around the nest(s) and no construction activity will occur within the buffer zone until a qualified ornithologist has determined that the young have fledged. If special status avian species choose to nest in an area within 500 feet of active construction initiated during September through January, the Applicant shall only be required to provide a 200-foot buffer between construction activities and the nest(s).

MM BIO-6 - The Applicant will complete preconstruction burrowing owl surveys to ensure that this species is absent prior to construction activities.

MM BIO-7 - The Applicant will adhere to standard BMPs for water quality and California Department of Fish and Wildlife habitat protection during construction activities.

Monitoring: During the application process for wetland permits with the Army Corps of Engineers, California Department of Fish and Wildlife (CDFW), and the Regional Water Quality Control Board (RWQCB), specific terms for mitigation will be developed. As part of this process, when the final mitigation requirements are set, a Habitat Creation/Restoration Plan will be developed. This will include specific requirements for mitigation monitoring. A similar process will be required to fulfill all requirements for the MSHCP. Again, monitoring requirements will be here established. No construction permits will be issued until this process has been completed.

b) Loss of individuals belonging to species of concern or loss of habitat for these species as a result of construction and operation of the project would constitute a potentially significant impact. The site lies within the Western Riverside County Multiple-Species Habitat Conservation Plan (MSHCP) area. The MSHCP covers direct and indirect impacts to endangered or threatened species resulting from development within the area through a variety of means including payment of fees by developers for the set-aside and maintenance of conservation lands. Mitigation measure MM BIO-1 requires the Applicant to comply with all of the terms and conditions of the MSHCP. Prior to the adoption of the MSHCP, surveys for the presence of other species of concern including least Bell's Vireo and Southwest Willow Flycatcher were performed and indicated that these species were not present on the site. Furthermore, Mitigation Measure MM BIO-2 preserves 9.5 acres of open space including the riparian corridor along Cajalco Creek and the adjacent upland habitat, MM BIO-3 constructs a water quality basin south of Cajalco Creek in addition to the open space preservation, and MM BIO-4 will create 1.014 acres of new riparian habitat north of the water quality basin within the non-native vegetation. Therefore, with mitigation, this impact is reduced to a level of less than significant.

c) Loss of individuals belonging to species of concern or loss of habitat for these species as a result of construction and operation of the project would constitute a potentially significant impact. The site lies within the Western Riverside County Multiple-Species Habitat Conservation Plan (MSHCP) area. With the exception of the burrowing owl, the MSHCP covers direct and indirect impacts to species of concern resulting from development within the area through a variety of means including payment of fees by developers for the set-aside and maintenance of conservation lands. Mitigation measure MM BIO-1 requires the Applicant to comply with all of the terms and conditions of the MSHCP. To examine potential impacts to the burrowing owl, surveys for this species have been performed and have found the burrowing owl to not be present on the site. MM BIO-6 requires preconstruction burrowing owl surveys to ensure that the potential impact to the burrowing owl will be maintained at a level of less than significant. Prior to the adoption of the MSHCP, surveys for the presence of other species of concern including least Bell's Vireo and Southwest Willow Flycatcher were performed and

indicated that these species were not present on the site. A red diamond rattlesnake was observed on the site and a white tailed kite was observed flying over the site. However, impacts to these species of concern are covered by the MSHCP. Furthermore, Mitigation Measure MM BIO-2 preserves 15.6 acres of open space including the riparian corridor along Cajalco Creek and the adjacent upland habitat, MM BIO-3 constructs a water quality basin south of Cajalco Creek in addition to the open space preservation, and MM BIO-4 will create 1.014 acres of new riparian habitat north of the water quality basin within the non-native vegetation. Therefore, with mitigation, this impact is reduced to a level of less than significant.

d) The Project would not interfere with the movement of native resident or migratory fish, as the Project avoids all aquatic features that might support fish. Project impacts are limited to riparian habitats characterized as ephemeral in nature and therefore do not carry adequate flows to support resident or migratory fish. There are no proposed impacts to Cajalco Creek or its tributaries, which are the only drainages that carry adequate flows to potentially support resident or migratory fish. Therefore, there is No Impact. Mitigation Measures are not required.

Interference with wildlife movement or a wildlife movement corridor would constitute a potentially significant impact. Development of the entire site could cause a barrier to the east-west movement of wildlife across the site. However, the main wildlife movement corridor in this area is the habitat along Cajalco Creek. Cajalco Creek on the site and a substantial buffer both to the north and the south of the watercourse are being preserved as open space, thereby avoiding an impact to the wildlife corridor across the site. Mitigation Measure MM BIO-2 preserves 9.5 acres of open space including the riparian corridor along Cajalco Creek and the adjacent upland habitat, MM BIO-3 constructs a water quality basin south of Cajalco Creek further widening this open space preservation, and MM BIO-4 will create 1.014 acres of riparian habitat north of the proposed second water quality basin within the non-native vegetation, improving the quality of the habitat within the movement corridor. Therefore, with mitigation, this impact is reduced to a level of less than significant.

Interference with the use of native wildlife nursery sites would constitute a potentially significant impact. The main wildlife nursery site would be in the habitat along Cajalco Creek. Cajalco Creek on the site and a substantial buffer both to the north and the south of the watercourse are being preserved as open space, thereby avoiding an impact to the wildlife corridor across the site. Mitigation Measure MM BIO-2 preserves 9.5 acres of open space including the riparian corridor along Cajalco Creek and the adjacent upland habitat, MM BIO-3 constructs a water quality basin south of Cajalco Creek further widening this open space preservation, and MM BIO-4 will create 1.014 acres of riparian habitat north of the proposed second water quality basin within the non-native vegetation, improving the quality of the habitat within the movement corridor. Therefore, with mitigation, this impact is reduced to a level of less than significant.

Interference with nesting opportunities would constitute a potentially significant impact. Migratory avian species and raptors, which may use portions of the Site during breeding season, are protected under the Migratory Bird Treaty Act. Project related activities could result in the disturbance of nesting special status species and raptors, and ultimately the abandonment of nests, eggs, or unfledged juveniles. The loss of a special status species, an occupied nest, or substantial interference with roosting and foraging opportunities for migratory species of special concern or raptors would constitute a significant impact. Mitigation Measure MM BIO-2 preserves 9.5 acres of open space including the riparian corridor along Cajalco Creek and the adjacent upland habitat, MM BIO-3 constructs a water quality basin south of Cajalco Creek in addition to the open space preservation, and MM BIO-4 will create 1.014 acres of new riparian habitat within the nonnative vegetation north of the proposed second water quality basin. These areas would be preserved and enhanced for use as nesting sites. Mitigation Measure MM BIO-5 would ensure that construction activities would not interfere with nesting activities of species of concern until the after the young have fledged. MM BIO-

6 would require preconstruction surveys to ensure that burrowing owls are not present on the site during construction. Therefore, with mitigation, this impact is reduced to a level of less than significant.

e) Project implementation would result in the loss of 0.507 acre of riparian habitat subject to CDFW jurisdiction. Loss of CDFW riparian habitat would constitute a potentially significant impact. In accord with Section 1602 of the CDFW Code, the Applicant proposes to mitigate this loss of habitat on site at a ratio of two to one. Mitigation Measure MM B10-4 will create 1.014 acres of new riparian habitat within the existing non-native vegetation north of the proposed second water quality basin. Therefore, with mitigation, this impact is reduced to a level of less than significant.

Project implementation would result in the loss of 0.208 acre of "Riparian/Riverine" habitat as identified by the western Riverside County MSCHP. This impact is considered less than significant with mitigation applied.

Loss of MSHCP Riparian/Riverine habitat would constitute a potentially significant impact. This area is contained within the 0.507 acre of impacted California Department of Fish and Wildlife riparian habitat described in Impact BIO-3. Mitigation Measure MM BIO-4 will create 1.014 acres of riparian habitat on site north of the proposed second water quality basin within the non-native vegetation. Therefore, with mitigation, this impact is reduced to a level of less than significant.

f) The Project would not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. The project has avoided all wetlands identified on the site. These areas are being preserved as open space. Therefore, there is No Impact. Mitigation Measures are not required.

g) The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The site lies within the Western Riverside County Multiple-Species Habitat Conservation Plan (MSHCP) area and the Applicant is required to comply with all of the terms and conditions of the MSHCP. No other local policies or ordinances protecting biological resources apply. Therefore, there is No Impact. Mitigation Measures are not required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES</b> Would the project				
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, PD-A-3408R1 "Phase I Cultural Resources Assessment Update" prepared by PCR Services Corporation, dated April 23, 2008, County Archeologist Review

Findings of Fact:

a & b) The recent surveys of the project site, described in the Phase I Cultural Resources Investigation, prepared by PCR Services Corporation, resulted in negative findings for significant

historic resources. Therefore, it is not anticipated that the proposed project shall alter or destroy a historic site, nor will it cause substantial adverse change in the significance of a historical resource. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>	<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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, PD-A-3408R1 "Phase I Cultural Resources Assessment Update" prepared by PCR Services Corporation, dated April 23, 2008, County Archeologist Review

Findings of Fact:

The Phase I Cultural Resources Assessment prepared by PCR Services Corporation did not identify any significant resources on the property. However, surveys performed in the general area not on the property revealed numerous sites with archaeological resources. These sites are primarily prehistoric locations and occur primarily along the lower elevations on the hills. These sites will seem to reflect habitation or intense seasonal use of the surrounding area. In this area archaeological sites appear to be directly associated with rock outcroppings and are relatively rare in the plain. The majority of sites that are known in the area consist of bedrock grinding features (primarily slicks). The cultural resources study did not identify any significant archaeological resources existing on site. Although no identifiable resources were located above ground, the relatively high number of archaeological sites in the area suggests the potential for resources being discovered during the grading process.

a) There are no archeological sites recorded within the project site; however based on the density of archaeological resources surrounding the project site and the proximity to Cajalco Creek, archaeological monitoring shall be required for mitigation purposes. Monitoring shall be full time and will include all ground-disturbing activities. An archaeologist shall be retained during grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources (COA 60. PLANNING. 2). Therefore, the impact is considered less than significant with mitigation incorporated.

b) The proposed project is located within an area that has historically had archeological resources. The project has been conditioned to have a qualified archaeologist retained to monitor the project grading and shall have the authority to halt grading activity to allow recovery of archaeological and/or cultural resources (COA 60.PLANNING. 2). The applicant shall provide the Planning Director evidence of a fully executed agreement with a curatorial facility acceptable to the County for treatment



and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native American origin, found on the project for curation (COA 60. PLANNING. 3). Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project site is not anticipated to have human remains on site based on the report prepared by PCR Services Corporation. The project has been conditioned to halt activities if any human remains are found, including those interred outside of formal cemeteries (COA 10. PLANNING. 2) which will mitigate the potential impact to unknown human remains to less than significant. This is a standard condition and is not considered mitigation for CEQA implementation purposes.

d) There are no existing religious or sacred uses with the project area. Therefore, the proposed project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

**Mitigation:** An archaeologist shall be retained during grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources (COA 60. PLANNING. 2). Prior to grading permit issuance, the applicant shall provide the Planning Director evidence of a fully executed agreement with a curatorial facility acceptable to the County for treatment and disposition of all cultural resources impacted as a result of the development (COA 60. PLANNING. 3).

**Monitoring:** Monitoring will be conducted by the Planning Department during the Building and Safety Plan Check Process

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Paleontological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a) According to the Riverside County Land Information System (RCLIS) and review by the County Geologist, a portion of the project site is located in an area that is designated as having high (High A) potential for paleontological sensitivity. This portion of the site is located in open space lots 120 and 121. The remainder of the site has low and undetermined potential for paleontological resources. A condition of approval was added to assist in the event that Paleontological resources are found on site (Condition of Approval 10.PLANNING.3) which will mitigate the potential impact to paleontological resources to less than significant. This is not considered mitigation for CEQA implementation purposes.

**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
<b>GEOLOGY AND SOILS</b> Would the project				
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) According to Riverside County Land Information System (RCLIS), the proposed project is not located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. 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 nearest active fault to the site is the Glen Ivy fault located about 5.5 miles southwest of the site. 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", "Preliminary Geologic/Geotechnical Study" prepared by Neblett & Associates Inc. dated July 13, 2005.

Findings of Fact:

a) According to Riverside County Land Information System (RCLIS), there is a low to moderate potential for this site to be affected by seismically induced liquefaction. The Project Geological Study prepared by Neblett & Associates Inc. identified potential areas for liquefaction north of lots 1 and 104 and Rider Road. The study recommended that this area should be further evaluated during grading plan review for any liquefaction hazards. A condition of approval was added to assist in the event that potential liquefaction hazards are found on site (Condition of Approval 10.PLANNING.19) which will

mitigate the potential for liquefaction to less than significant impact. This is not considered mitigation for CEQA implementation purposes.

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

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:

a) According to General Plan 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 and is expected to experience strong ground shaking during the design life of the project. The proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk which will mitigate the potential impact from ground shaking to less than significant. This requirement is not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. Landslide Risk</b> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", "Geologic/Geotechnical Study" prepared by Advanced Geotechnical Solutions, Inc. dated December 22, 2011

Findings of Fact:

a) According to Figure S-5, the proposed project is located within an area which has a variety of slopes which range from 15 percent to a small portion that is greater than 30 percent. The project engineer performed a slope stability analysis which indicated that the natural slope and proposed graded cut and fill slopes are expected to be stable under static and pseudo-static conditions. Standard conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS

GRADE.9) which will mitigate the potential impact on landslide risk to less than significant. This is not considered mitigation for CEQA implementation purposes.

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
<b>15. Ground Subsidence</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The proposed project is located in an area susceptible to subsidence but not located near any documented areas of subsidence. The results of the liquefaction report prepared for this Project indicated that settlement could occur induced by liquefaction and is covered by the mitigation for potential liquefaction. Uniform Building Code (UBC) requirements pertaining to residential development will mitigate the potential impact for non-liquefaction induced subsidence to less than significant. As UBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials, "Preliminary Geologic/Geotechnical Study" prepared by Neblett & Associates Inc. dated July 13, 2005

Findings of Fact:

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, Preliminary Geologic/Geotechnical Study" prepared by Neblett & Associates Inc. dated July 13, 2005.

Findings of Fact:

a) Due to the mass grading of a portion of the site for residential development there will be some changes to the topography and the existing relief features on a portion of the project site. There will be no grading occurring in Cajalco Creek, which will remain as natural 9.7 gross acres natural. The remaining majority of non-residential grading occurs in water quality basins, storm drain facilities and debris basin. Approximately 5.6 acres of open space will be graded for slopes and trails contouring, with the remainder 4.8 acres remaining natural. The grading plan has been designed to utilize contour grading, where possible within some of the open space lots retaining characteristics of the natural landform. Therefore, it is not anticipated that the proposed project will substantially change the topography or ground surface relief features of the project site. Therefore, the impact is considered less than significant.

b) The project has been conditioned to limit graded slopes to a maximum steepness ratio of 2:1 (COA 10. B&S GRADE. 9). The project does propose slopes higher than ten (10) feet in height, however, the County Geologist has reviewed GEO 1989, completed for the proposed project, and has approved its recommendation and findings. The project has also been conditioned to submit geotechnical soils reports in order to obtain a grading permit, to the Building and Safety Department's Grading Division for review and approval. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County (COA 60. BS GRADE. 4). Compliance with these standard conditions will mitigate the potential impact on slopes to less than significant. These conditions are standard conditions of approval and are not considered mitigation for CEQA implementation purposes.

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Preliminary Geologic/Geotechnical Study" prepared by Neblett & Associates Inc. dated July 13, 2005

Findings of Fact:

a) Grading and the loss of topsoil is necessary to create graded lots. In addition, approximately 45 gross acres of the project site will be set aside as Open Space and will be left natural, avoiding the impacts of soil erosion and loss of topsoil. Additional erosion protection may be required during the rainy season from October 1st to May 31st (Condition of Approval 10.BS GRADE.7). Also, the project has been conditioned for all manufactured slopes greater than three (3) feet have been conditioned to require erosion control landscaping (COA 10. BS GRADE. 23). Compliance with these conditions will mitigate the potential impact on soil erosion or the loss of topsoil to less than significant. These are standard conditions of approval and are not considered mitigation for CEQA implementation purposes.

b) Based on the County Geologist and the Geology/Geotechnical study, the expansion potential of the onsite soils is considered very low and no special design provisions relative to expansive soils are needed. Additionally, a geotechnical soils report is conditioned prior to obtaining a grading permit which will review all soils, compaction and inspection reports (COA 60. BS GRADE. 4) which will mitigate the potential impact on soil expansion to less than significant. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

c) The proposed project will be connecting to the existing Western Municipal Water District sewer lift station located on the northern portion of the site adjacent to Cajalco Road. There will be no use of septic tanks or alternate waste water disposal systems that would necessitate a review of the soils capability of supporting such uses. Therefore, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. Erosion</b>				
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: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Calajco Creek flood plain runs through the northern portion of the project site, however, no development is to occur in the immediate vicinity of the creek. The nearest proposed single family lot is 200 feet away from the floodplain. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering (COA 10.BS GRADE.6) which will mitigate the potential impact from water erosion to less than significant. These are standard conditions and are not considered mitigation for CEQA implementation purposes.

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
<b>20. Wind Erosion and Blowsand from project either on or off site.</b>				
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

Findings of Fact:

a) The Project site lies within a moderate area of wind erosion. The Project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. 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 (COA 10.BS GRADE.8) which will mitigate the potential impact from wind erosion to less than significant. This is a standard condition and therefore is not considered mitigation for CEQA implementation purposes.

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
<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>21. Greenhouse Gas Emissions</b>				
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: Application materials, Greenhouse Gas Analysis prepared by Urban Crossroads dated December 16, 2011

**Findings of Fact:**

a) Analysis by Urban Crossroads (December 16, 2011) indicates the project's total annual GHG emissions would be 1,992.38 metric tons per year (MTY) of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e). This total is below the threshold of 3,500 MTY CO<sub>2</sub>e for industrial projects established by the South Coast Air Quality Management District (SCAQMD). Hence, the project would not result in significant generation of greenhouse gases, either directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the Riverside County General Plan's land use designation (Rural Community: Low Density Residential) for the site. Hence the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project would be subject to a variety of measures that would reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

- Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.
- Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.
- Conditions of Approval requiring compliance with the following additional GHG-reducing measures.
- Preparation and implementation of a Waste Recycling Program approved by the County Waste Management Department for reduction and recycling of both construction and operational wastes.



- Use of equipment and fixtures that comply with applicable Title 24 energy conservation requirements.
- Project construction activities will conform to all applicable SCAQMD and CARB air quality protection requirements for construction equipment and vehicles.
- Project will comply with all applicable AB 32 / Scoping Plan early implementation measures implemented by the California Air Resources Board (CARB) via the South Coast Air Quality Management District (SCAQMD).

As a result of implementation of, and compliance with, the above measures, the project would further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is 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
<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>22. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, Department of Environmental Health Review

Findings of Fact:

a) The proposed project proposes residential uses. Therefore, the proposed project is not anticipated to involve the routine transport, use, or disposal of hazardous materials. However, during construction, hazardous materials such oil, diesel fuel, and gasoline may be transported to and used

at the project site. The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. The proposed project is subject to these requirements. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered mitigation for CEQA implementation purposes.

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 site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Therefore, there is no impact.

d) There are no existing or proposed school sites located within one-quarter mile of the project. Also, the proposed project does not propose the transportation of hazardous materials, therefore, no impact would occur.

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
<b>23. Airports</b>				
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.
- 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.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>24. Hazardous Fire Area</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Fuel Modification Exhibit

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. The applicant has also submitted a Fuel Modification Exhibit with the project, outlining varying defensible spaces to fight potential fires and protect residential lots. Zone 1 of the fuel modification exhibit identifies defensible spaces that contain permanently irrigated fire resistant plant material. Zone 2 identifies defensible spaces that require the applicant to reduce vegetation fuel load and dead.

The project has also been conditioned to stamp an Environmental Constraint Sheet (ECS) with a note stating that 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. The ECS must also contain the following:

- A note stating that all gates shall be automatic with a minimum 20-feet in width and must be equipped with a rapid entry system (COA 50. FIRE.1).

- A note stating that 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 plan (COA 50. FIRE. 2).
- A note that water system plans are to be submitted to the Fire Department for review and approval (COA 50. FIRE. 3).

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. These are standard conditions and therefore are not considered mitigation for CEQA implementation purposes.

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
<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>25. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which will result in substantial erosion or siltation on- or off-site and will have a less than significant impact in that the Project's grading and drainage design has been developed to maintain the natural discharge patterns as much as practical. The Riverside County Flood Control District considers Cajalco Creek to be an ultimate receiving body with a mapped flood plain and is requiring the Project not to encroach into the flood plain. No improvements are being required for Cajalco Creek except for crossings, drainage facility outlets and identified water quality improvements based upon the Lake Mathews Area Drainage Plan.

The Project naturally drains northerly into Cajalco Creek by way of several natural streambeds within the Project. Developed flows within the Project are intercepted and carried by the proposed storm drain system northerly through the development to Cajalco Creek. This same storm drain system is used to carry on site first flush flows and nuisance flows northerly into the water quality basin before reaching Cajalco Creek.

Conveyance of off-site storm flows tributary to the projects south-easterly boundary are being directed into a storm drain system that carries these flows westerly through the project, without commingling with any on site developed flows. Where these flows enter the project, debris basins are placed within the drainage course to intercept debris laden flows prior to the entering the proposed project storm drain system. Because the proposed project storm drain system alters the natural condition out letting onto the property to the west, a mutually beneficial agreement has executed between the properties owners.

b) The Project will not violate any water quality standards or waste discharge requirements and will have a less than significant impact in that it will be required to mitigate potential impacts through the implementation of a Storm Water Pollution Prevention Plan (SWPPP) to control construction activities and a Water Quality Management Plan (WQMP) to address the post construction and the long term water quality treatment process.

c) Water service will be supplied by the Western Municipal Water District. A will serve letter has been provided with the application materials and the project was transmitted to the Western Municipal Water District for comment. 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 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) The residential development that will be constructed on site as a result of the proposed development is not anticipated to significantly impact the creation or contribution of runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

e-f) A 100-year floodplain for Cajalco Creek transverses the northern portion of the project adjacent to Cajalco Road. The proposed project is not proposing any housing located in this flood area as the lots will remain open space. Therefore, the proposed subdivision 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 and it will not place structures within a 100-year flood hazard area, which will impede or redirect flood flows. No impact will occur.

g) In accordance with the current requirements of the County of Riverside and the Regional Water Quality Control Board (RWQCB), this preliminary WQMP is being developed for the Boulder Springs Project to ensure that post-construction Water Quality Best Management Practices can and will be implemented as part of this development.

This WQMP provides for treatment of the pollutants of concern, which are generated by residential developments. Based upon the Riverside County Water Quality Management Plan for Urban Runoff, residential developments can be anticipated to generate pollutants, such as sediments, trash and debris, oil and grease, nutrients, pesticides, pathogens and oxygen demanding substances.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>26. Floodplains</b>				
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 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 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 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) A 100-year floodplain for Cajalco Creek transverses the northern portion of the project adjacent to Cajalco Road. The Riverside County Flood Control District considers Cajalco Creek to be an ultimate receiving body with a mapped flood plain and is requiring the Project not to encroach into the flood plain. No improvements are being required for Cajalco Creek except for crossings, drainage facility outlets and identified water quality improvements based upon the Lake Mathews Area Drainage Plan.

The Project will alter the existing pattern of drainage on the site at a less than significant level and will direct onsite flow into drainage facilities.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. There is no specific threshold that would indicate what degree of decrease in impervious surface may be significant or not significant; however, with conditions to limit grading to the areas shown on the tentative map, and with these areas representing a small portion of the map area, the impact is considered less than significant.

c) The Project area is not located within a dam inundation area. Therefore no impact will occur.

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 in Cajalco Creek. The Project will affect the amount of surface water in the flood control facilities served by this Project due to the expedited flow of water off the site. The project has been designed to reroute these flows on site but at a less than significant level

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
<b>LAND USE/PLANNING</b> Would the project				
<b>27. Land Use</b>				
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:

a) The Tentative Tract Map proposes a subdivision of 117.7 gross acres into 112 residential lots with a minimum lot size of 20,000 square feet. This subdivision is consistent with the Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) land use designation and the land development trends in the surrounding area.

The Project is implemented by the Low Density Residential and Rural Agricultural, one-half Acre (R-A ½) designations in the Lake Mathews/Woodcrest Community Plan, which permits a minimum lot size of 20,000 square feet. The Project proposes lots sizes ranging from 20,070 to 32,536 square feet, which is consistent with the zoning for the Site. The Project is not located within a city sphere of influence.

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
<b>28. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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) The proposed project is currently located in two zones; a small portion of the project's southern boundary is zoned Residential Agricultural-5 Acre Minimum (R-A-5), and the rest of the site is zoned Residential Agricultural-½ Acre Minimum (R-A-½). Change of Zone No. 7796 has been submitted in association with Tract Map No. 30752, to change the following:

- 7.34 acres of R-A-5 to R-A-½ in the southwesterly corner of the project and is proposed for single family lots,
- 26.87 acres of R-A-½ to R-5 in the northern part of the project along Cajalco Road and is proposed to remain undeveloped as open space.
- 1.56 acres of SP (SP229, Planning Area 9) to R-A-½ in the middle of the project's eastern boundary and is proposed for single family lots. The remaining 81.9 acres will remain R-A-½ and will have single family lots.

The project is consistent with the new proposed zoning standards. No impacts related to zoning will occur.

b) The site is surrounded by zoning which is similar and compatible the proposed project. The site is surrounded by different variants of the Residential Agricultural zone i.e. R-A-½, R-A-5, and R-A-10. There is also Specific Plan zoning to the north and east of the project. This is the approved H.B. Ranches Specific Plan No. 229. A portion of the project's eastern boundary is directly adjacent to SP229 Planning Area 9 which proposes single family residences on ½ acre lots, which is the same density as the proposed project. The surrounding zoning is consistent and compatible with the proposed project. No impact will occur.

c) The proposed project is surrounded by vacant land and large-lot single-family homes some with agricultural uses. There is an existing single family residential community to the northeast of the project which is also on ½ acres lots, which is the same density as the proposed project. The proposed project is proposing 112 single-family residential lots with a minimum lot size of 20,000



square feet on 117.7 gross acres, which is compatible with existing surrounding uses and with the future approved Specific Plan No. 229 residential development to the east of the project. No impact will occur.

d) The Tentative Tract Map proposes a subdivision of 117.7 gross acres into 112 residential parcels with a minimum lot size of 20,000 square feet and 9 open space lots. The subdivision is consistent with the existing land use designation of Rural Community: Low Density Residential (RC: LDR) (½ Acre Min), Rural: Rural Residential (R: RR) (5 Acre Minimum), Community Development: Public Facilities (CD: PF). It is also consistent with the land development trends in the area. With the way the proposed project has been designed, no residential development will occur within the PF area of the site. All residential lots has been designed south of Cajalco Creek within the LDR and RR areas. The proposed layout utilizes approximately 6.4 acres of the RR area for approximately 12 residential lots. General Plan Land Use Policy LU11.1 Hillside Development & Slope states "that the use of development clustering is appropriate regardless of land use designation in order to preserve natural slopes. General Plan table LU 4 also includes a policy statement that encourages clustering of lots down to ½ acre in size within residential designations tin order to preserve natural open space. This project is consistent with the requirements of this policy and is therefore consistent with this policy and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

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

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
<b>MINERAL RESOURCES</b> Would the project				
<b>29. Mineral Resources</b>	<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"/>

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

Findings of Fact: The Site is located in an area where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. No abandoned, existing, or proposed quarries or mines are within the immediate Project vicinity and current Riverside County General Plan land uses preclude mining in the area.

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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**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?

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

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?

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

NA     A     B     C     D

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

Findings of Fact: The Site is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the Project site to excessive noise levels; or within the vicinity of a private airstrip, that will expose people residing on the Project site to excessive noise levels.

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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**31. Railroad Noise**

NA     A     B     C     D

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

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

Findings of Fact: The Site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the Project.

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
<b>32. Highway Noise</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Noise Study prepared by Urban Crossroads dated July 17, 2012, Department of Environmental Health Industrial Hygienist review

Findings of Fact: The Site is not located adjacent to or near any highways currently, however there are future plans by Riverside County for the conversion of Cajalco Road to Cajalco Expressway. The potential noise impacts created by highways was considered in the Noise Study and accepted by the County's Industrial Hygienist. The project will apply mitigation measures such as requiring; noise barriers, sound attenuate windows dual glazing windows, well fitted windows and door assemblies, sound attenuate exterior walls, well sealed roof/ceiling systems, and the separation distance and elevation change from the freeway to the nearest building face that will reduce noise impacts from the future highway to a less than significant impact.

Mitigation:

1. In accordance with Riverside County Code Section 15.04.020, whenever a construction site is within one-quarter of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of six p.m. and six a.m. during the months of June through September and between the hours of six p.m. and six a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
2. Require that all construction equipment utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
3. Construction truck routes shall, to the extent feasible shall avoid residential areas.
4. Based on the modeling results, a 6-foot high noise barrier along the northern property boundary of the homes along the Rider Road shall be constructed. The 6-foot high wall shall be measured from finished grade and be located on the northern boundary of Lot Nos. 9-13 between the northern boundary and Rider Road. The recommended height is relative to the finished elevation of the building pads. Each segment of the barrier shall be a continuous structure, without gaps for drainage, or gates.
5. All window and door assemblies shall be well-fitted and well weather-stripped. All second-story windows that face Rider Road (i.e., Lot Nos. 9 through 13) shall be sound-rated assemblies with a minimum OITC (Outdoor Indoor Transmission Class) rating of 30.
6. Exterior walls for Lot Nos. 1 and Lots No. 9 through 13 shall be constructed of 7/8" stucco or brick veneer over stucco on the exterior. No other material (such as Hardi-Plank lap siding) shall be permitted. In addition, all joints shall be well fitted and/or caulked to form an airtight seal.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. Other Noise</b>				
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"/>

**Source:** Project Application Materials, GIS database

**Findings of Fact:** No other noise sources have been identified near the Site that will contribute a significant amount of noise to the Project.

**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
<b>34. Noise Effects on or by the Project</b>				
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 checked="" type="checkbox"/>	<input 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:** Although the Project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after Project completion, the impacts are not considered significant. All noise generated during Project construction and the operation of the Site must comply with the County's noise standards set for in Riverside County Code Section 15.04.020, which restricts construction (short-term) and operational (long-term) noise levels.

**Mitigation:**

1. In accordance with Riverside County Code Section 15.04.020, whenever a construction site is within one-quarter of a mile of an occupied residence or residences, no construction activities

shall be undertaken between the hours of six p.m. and six a.m. during the months of June through September and between the hours of six p.m. and six a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.

2. Require that all construction equipment utilize noise reduction features (e.g., mufflers and engine shrouds) that are no less effective than those originally installed by the manufacturer.
3. Construction truck routes shall, to the extent feasible shall avoid residential areas.
4. Based on the modeling results, a 6-foot high noise barrier along the northern property boundary of the homes along the Rider Road shall be constructed. The 6-foot high wall shall be measured from finished grade and be located on the northern boundary of Lot Nos. 9-13 between the northern boundary and Rider Road. The recommended height is relative to the finished elevation of the building pads. Each segment of the barrier shall be a continuous structure, without gaps for drainage, or gates.
5. All window and door assemblies shall be well-fitted and well weather-stripped. All second-story windows that face Rider Road (i.e., Lot Nos. 9 through 13) shall be sound-rated assemblies with a minimum OITC (Outdoor Indoor Transmission Class) rating of 30.
6. Exterior walls for Lot Nos. 1 and Lots No. 9 through 13 shall be constructed of 7/8" stucco or brick veneer over stucco on the exterior. No other material (such as Hardi-Plank lap siding) shall be permitted. In addition, all joints shall be well fitted and/or caulked to form an airtight seal.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>				
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 project will not necessitate the construction or replacement of housing elsewhere. No displacement of existing housing will occur.
- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- c) The project will not displace any people.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) Development of the proposed project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

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
<b>PUBLIC SERVICES</b> 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:				
<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Safety Element

Findings of Fact: The Project area is serviced by the Riverside County Fire Department. Any significant affects will be mitigated by the payment of standard fees to the County of Riverside. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to fire services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

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
<b>37. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The Site is serviced by the Riverside County Sheriff's Department. The Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Site. The Project will not physically alter existing facilities or result in the construction of new facilities. The Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to sheriff services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

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
<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan and Val Verde Unified School District correspondence, GIS database

Findings of Fact: The Project will not physically alter existing facilities or result in the construction of new facilities. The Project is located within the Val Verde Unified School District. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: Library services for existing residences on the Project site are provided by the Riverside County Public Library System. The Riverside County Public Library System requires development fees. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to library services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

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
<b>40. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The use of the proposed 10B.1-acre parcel will 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 facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to health services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

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
<b>RECREATION</b>				
<b>41. Parks and Recreation</b>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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 Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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: Based on the Project's size, parkland fees will be paid instead of dedicating land for park purposes. As a result, the Project is in compliance with the County's local park code regulations and no significant impacts are anticipated.

Mitigation: The proposed subdivision map is subject to the payment of Quimby Fees for the Community Service Area #146.

Monitoring: The conditions of approval related to Park fees will be monitored through the Department of Building and Safety Land Use Division plan check process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**42. Recreational Trails**

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

Findings of Fact: No County designated trails are proposed on the Site. However, an internal paseo system is proposed within this Project. The paseo shall be shown -on all grading plans and shall be included on the final site development plan.

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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**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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Traffic Impact Analysis prepared by Kunzman Associates, Inc. on December 12, 2011

Findings of Fact:

a) The proposed 112 single family residential homes will generate approximately 1,072 daily vehicle trips (84 of which occurring during morning peak hour and 113 occur during evening peak hour) according to the traffic study prepared by Kunzman Associates. The study identifies areas of significant traffic impact at the following intersections: Wood Road (NS) at Cajalco Road (EW), and Carpinus Drive (NS) at Cajalco Road (EW). The County has established, as a Countywide target, a Level of Service C on all County maintained roads and conventional State highways, except that a Level of Service D could be allowed in urban areas only at intersections of any combination of Major Streets, Arterials, Expressways, or conventional State Highways within one mile of a freeway interchange and also at freeway ramp intersections. These intersections currently operate at an acceptable Level of Service. The traffic study identifies that without any improvements, the project would cause these intersections to operate at unacceptable Levels of Service during peak hours. The project has been conditioned by the Transportation Department to follow the recommended improvements within the traffic report. With these improvements the Level of Service at the intersection becomes acceptable. Therefore, traffic impacts are considered to be less than significant.

b) The project will not conflict with an applicable congestion management program.

c) The proposed project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact

- d) The proposed project will not change or alter waterborne, rail, or air traffic. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- f) The proposed project will cause a need for new or altered maintenance of roads. The project has been conditioned to construct a secondary access road to the nearest road maintained for public use. Said access road shall be the easterly extension of Rider Road connecting to the existing Rider Road. The second access to the site will be gained through the easterly extension of Rider Road to the existing Cajalco Road via Starglow Drive. The road shall be constructed with 24-feet of aggregate base on a 32 foot graded section within a 60 foot full-width dedicated right-of-way (COA 50. TRANS. 13). The project has been conditioned to improve all interior streets with 36-foot full-width AC pavement within the 56-foot full-width dedicated right of way and will serve as residential roads. Therefore, the impact is considered less than significant with mitigation incorporated.
- g) During project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial. Therefore, the impact is considered less than significant.
- h) The proposed project is not anticipated to result in inadequate emergency access or access to nearby uses. The project has been conditioned to make road improvements which will allow for access to the site. The project will have two points of access from existing paved roads via Rider Road connecting to existing Rider Road, and Rider Road connecting to Cajalco Road via Starglow Drive. These two points of access will allow uninterrupted access for emergency vehicles to access the site. Therefore, the impact is considered less than significant.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation. 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
<b>44. Bike Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The Lake Matthews Woodcrest Area Plan identifies a 14-foot Community Trail along Rider Road. The applicant has incorporated this community trail within a trail easement in the proposed right-of-way of Rider Road. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>UTILITY AND SERVICE SYSTEMS</b> Would the project				
<b>45. Water</b>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The Project will be served by the Western Municipal Water District (WMWD) with existing water facilities pursuant to the arrangement of financial agreements. The Project will not physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of the Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to utility services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

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
<b>46. Sewer</b>				
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"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The Site is located within the Western Municipal Water District (WMWD) sewer services area. The Project will not physically alter existing facilities or result in the construction of new or-physically altered facilities. This Project will be conditioned to comply with County Ordinance No. 659 which will mitigate the potential impacts to sewer services. 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>47. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The Project will not substantially alter existing or future solid waste generation patterns and disposal services. A review was completed by the Riverside County Waste Management Department on March 7, 20013, in which recommendations were made to reduce the project's potential solid waste impacts. These are standard conditions of approval and pursuant to CEQA are not considered mitigation. The Project will be consistent with the County Integrated Waste Management Plan.

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
<b>48. Utilities</b>				
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: Letters to the applicable servicing entities did not elicit any responses indicating that the Project will require substantial new facilities or expand facilities.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>49. Energy Conservation</b>				
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>OTHER</b>				
<b>50. Other:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MANDATORY FINDINGS OF SIGNIFICANCE</b>				

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

Source: Staff review, Project Application Materials

Findings of Fact: As noted in more detail in Section 7 above. 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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:

Title:

Greenhouse Gas Analysis prepared by Urban Crossroads dated December 16, 2011

Project Air Quality Assessment Report prepared by PCR Services Corporation, 2006.

Phase I ESA Report Prepared by David J. Tanner & Associates, Inc., 2006

General Biological Assessment prepared by EARSi dated July 12, 2006.

Records Search and Survey Report prepared by L & L Environmental Inc. dated October 28, 2004.

Geological/Geotechnical Study prepared by Neblett & Associates Inc., 2006.

U.S.D.A. Soil Conservation Service Soil Surveys

Noise Assessment Technical Report prepared by PCR Services Corporation 2006.

Project Traffic Impact Analysis prepared by Kunzman Associates, dated August 23, 2005

Multiple Species Habitat Conservation Plan (Volume 1, Section 6.1.4).

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

## VI. 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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TRACT MAP Tract #: TR30752

Parcel: 321-140-032

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP - TENT. TRACT DESCRIPTION                      RECOMMND

The land division hereby permitted is a Schedule B subdivision of 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots. The tentative map proposes to cluster residential lots in order to preserve open space, natural resources and biologically sensitive resources and will result in a lower total number of residential lots than than that allowed uner the Site's General Plan designation.

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

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10. GENERAL CONDITIONS

10. EVERY. 2                    MAP - HOLD HARMLESS (cont.)                    RECOMMND

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                    MAP - DEFINITIONS                    RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 30752 shall be henceforth defined as follows:

TENTATIVE MAP =  
Tentative Tract Map No. 30752, Amended No. 7, dated 3/8/12.  
Exhibit GP (general plan), dated 3/11/13  
Exhibit S (slope analysis), dated 3/11/13  
Exhibit P (park amenities), dated 3/11/13  
Exhibit T (trails), dated 3/11/13  
Exhibit F (fuel mod.), dated 3/11/13  
Exhibit M (maintenance), dated 3/11/13

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

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10. GENERAL CONDITIONS

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

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.

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

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10. GENERAL CONDITIONS

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

Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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".

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10. GENERAL CONDITIONS

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 & 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. 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 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

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10. GENERAL CONDITIONS

10.BS GRADE. 24                    MAP - FINISH GRADE (cont.)                    RECOMMND

the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1                    WMWD WATER AND SEWER SERVICE                    RECOMMND

Tract Map#30752 is proposing Western Municipal Water District (WMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with WMWD, as well as, all other applicable agencies.

10.E HEALTH. 2                    RETENTION BASINS - NO VECTORS                    RECOMMND

All proposed retention basins shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 3                    INDUSTRIAL HYGIENE-NOISE STUDY                    RECOMMND

Noise Consultant: Urban Crossroads  
41 Corporate Park, Suite 300  
Irvine, CA 92606

Noise Study: "Daily Ranch (TTM No. 30752) Preliminary Noise Study, County of Riverside, California" dated July 17, 2012  
JN:08258-02

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tentative Tract Map#30752 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated August 30, 2012 c/o Steve Hinde, REHS, CIH.

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

EPD DEPARTMENT

10.EPD. 1                            - UWIG COMPLIANCE                            RECOMMND

The project must avoid direct/indirect impacts to MSHCP Conservation Areas and must be compliant with section 6.1.4, (Urban Wildlands/Interface) of the MSHCP. The

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG COMPLIANCE (cont.)

RECOMMND

following guidelines/measures must be incorporated into the final project design.

\* Drainage

Proposed development in proximity to the MSHCP Conservation Area shall incorporate measures, including those required through the National Pollutant Discharge Elimination System (NPDES) permit program, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

\* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

\* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct exposure to night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

\* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on the MSHCP Conservation Area resources pursuant to applicable rules,

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG COMPLIANCE (cont.) (cont.)

RECOMMND

regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

\* Invasives

When approving landscape plans for development that is proposed adjacent to the MSHCP Conservation Area, permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED  
ADJACENT TO THE MSHCP CONSERVATION AREA  
BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia  
Achillea millefolium-var. millefolium common yarrow  
Ailanthus altissima-tree of heaven  
Aptenia cordifolia-red apple  
Arctotheca calendula-cape weed  
Arctotis spp. (all species & hybrids)-African daisy  
Arundo donax-giant reed or arundo grass  
Asphodelus fistulosus-asphodel  
Atriplex glauca-white saltbush  
Atriplex semibaccata-Australian saltbush  
Carex spp. (all species\*)-sedge  
Carpobrotus chilensis-ice plant  
Carpobrotus edulis-sea fig  
Centranthus ruber -red valerian  
Chrysanthemum coronarium-annual chrysanthemum  
Cistus ladanifer-(incl. hybrids/varieties) gum rockrose  
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass  
Cortaderia dioica [syn. C. sellowana]-pampas grass  
Cotoneaster spp. (all species)-cotoneaster  
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass



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10.EPD. 1 - UWIG COMPLIANCE (cont.) (cont.) (cont.) RECOMMND

Cyperus spp. (all species\*)-nutsedge, umbrella plant  
Cytisus spp. (all species)-broom  
Delosperma 'Alba' -white trailing ice plant  
Dimorphotheca spp. (all species)-African daisy, Cape marigold  
Drosanthemum floribundum-rosea ice plant  
Drosanthemum hispidum-purple ice plant  
Eichhornia crassipes-water hyacinth  
Elaeagnus angustifolia-Russian olive  
Eucalyptus spp. (all species)-eucalyptus or gum tree  
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower  
Festuca arundinacea-tall fescue  
Festuca rubra-creeping red fescue  
Foeniculum vulgare-sweet fennel  
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash  
Gaura (spp.) (all species)-gaura  
Gazania spp. (all species & hybrids)-gazania  
Genista spp. (all species)-broom  
Hedera canariensis-Algerian ivy  
Hedera helix-English ivy  
Hypericum spp. (all species)-St. John's Wort  
Ipomoea acuminata-Mexican morning glory  
Lampranthus spectabilis-trailing ice plant  
Lantana camara-common garden lantana  
Lantana montevidensis [syn. L. sellowiana]-lantana  
Limonium perezii -sea lavender  
Linaria bipartita-toadflax  
Lolium multiflorum-Italian ryegrass  
Lolium perenne -perennial ryegrass  
Lonicera japonica-(incl. 'Halliana') Japanese honeysuckle  
Lotus corniculatus-birdsfoot trefoil  
Lupinus arboreus-yellow bush lupine  
Lupinus texanus-Texas blue bonnets  
Malephora crocea-ice plant  
Malephora luteola -ice plant  
Mesembryanthemum nodiflorum-little ice plant  
Myoporum laetum-myoporum  
Myoporum pacificum-shiny myoproum  
Myoporum parvifolium-(incl. 'Prostratum') ground cover myoporum  
Oenothera berlandieri-Mexican evening primrose  
Olea europea-European olive tree  
Opuntia ficus-indica-Indian fig  
Osteospermum spp. (all species)-trailing African daisy, African daisy,  
Oxalis pes-caprae-Bermuda buttercup

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG COMPLIANCE (cont.) (cont.) (cont.) (CORECOMMND

Parkinsonia aculeate-Mexican palo verde  
Pennisetum clandestinum-Kikuyu grass  
Pennisetum setaceum-fountain grass  
Phoenix canariensis-Canary Island date palm  
Phoenix dactylifera-date palm  
Plumbago auriculata-cape plumbago  
Polygonum spp. (all species)-knotweed  
Populus nigra 'italica-' Lombardy poplar  
Prosopis spp. (all species\*)-mesquite  
Ricinus communis-castorbean  
Robinia pseudoacacia-black locust  
Rubus procerus-Himalayan blackberry  
Sapium sebiferum-Chinese tallow tree  
Saponaria officinalis-bouncing bet, soapwort  
Schinus molle-Peruvian pepper tree, California pepper  
Schinus terebinthifolius-Brazilian pepper tree  
Spartium junceum-Spanish broom  
Tamarix spp. (all species)-tamarisk, salt cedar  
Trifolium fragiferum-strawberry clover  
Tropaeolum majus-garden nasturtium  
Ulex europaeus-prickly broom  
Vinca major-periwinkle  
Yucca gloriosa -Spanish dagger

An asterisk (\*) indicates some native species of the genera exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United States Department of Agriculture-Division of Plant Health and Pest Prevention Services, California Native Plant Society, Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual; Higher Plants of California, and County of San Diego-Department of Agriculture.

\* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

\* Grading/Land Development

Manufactured slopes associated with proposed site

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG COMPLIANCE (cont.) (cont.) (cont.) (CORECOMMND

development shall not extend into the MSHCP Conservation Area.

10.EPD. 2 - GENERAL BIO MITIGATION RECOMMND

Mitigation: The following Mitigation Measures, when applied, would reduce potentially significant impacts to Biologic Resources resulting from Project implementation to a level of Less than Significant.

MM BIO-1 - The Applicant will comply with all requirements of the Western Riverside County Multiple Species Habitat Conservation Plan.

MM BIO-2 - The Applicant will preserve 9.5 acres of open space including the riparian corridor along Cajalco Creek and the adjacent upland habitat.

MM BIO-3 - The Applicant will construct a water quality basin south of Cajalco Creek as specified in the Mitigation Plan prepared for the Regional Water Quality Control Board (RWQCB) and California Department of Fish and Wildlife as part of the Waste Discharge Requirements and 1600 Certification.

MM BIO-4 - The Applicant will create 1.014 acres of riparian habitat north of the proposed second water quality basin within the non-native vegetation and monitor this area until the success criteria have been achieved.

MM BIO-5 - If work on the site begins during February through August, the Applicant will undertake preconstruction surveys for nesting special status avian species observed at the site during the 30-day period prior to construction. If nesting special status avian species are found on the site during these surveys or during construction initiated during February through August, the Applicant will establish a 500-foot buffer around the nest(s) and no construction activity will occur within the buffer zone until a qualified ornithologist has determined that the young have fledged. If special status avian species choose to nest in an area within 500 feet of active construction initiated during September through January, the Applicant shall only be required to provide a 200-foot buffer between construction activities and the nest(s).

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10. GENERAL CONDITIONS

10.EPD. 2 - GENERAL BIO MITIGATION (cont.) RECOMMND

MM BIO-6 - The Applicant will complete preconstruction burrowing owl surveys to ensure that this species is absent prior to construction activities.

MM BIO-7 - The Applicant will adhere to standard BMPs for water quality and California Department of Fish and Wildlife habitat protection during construction activities.

Monitoring: During the application process for wetland permits with the Army Corps of Engineers, California Department of Fish and Wildlife (CDFW), and the Regional Water Quality Control Board (RWQCB), specific terms for mitigation will be developed. As part of this process, when the final mitigation requirements are set, a Habitat Creation/Restoration Plan will be developed. This will include specific requirements for mitigation monitoring. A similar process will be required to fulfill all requirements for the MSHCP. Again, monitoring requirements will be here established. No construction permits will be issued until this process has been completed.

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 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

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10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Tract 30752 is a proposal to divide an approximate 117-acre site into approximately 112 residential lots along with several open spaces, debris basins and a water quality basin. The site is located in the Lake Mathews area, southwest of Cajalco and Wood Road.

The 100-year floodplain for Cajalco Creek traverses a portion of the large open space lots, 120 and 121, adjacent to Cajalco Road. All improvements are proposed outside of the floodplain. In addition to Cajalco Creek flows, the site has a tributary drainage area of approximately 515 acres from the hills to the south, east and southwest which traverses the project at various locations. In this area, high debris production can be expected causing the buildup of deposits.

A debris basin, interceptor drains, ditches and storm drain systems are proposed to protect the site from offsite flows. The description of these facilities is identified on the exhibit map, amendment No. 7, dated March 11, 2013. It should be noted that the project proposes to separate portions of the offsite and onsite flows while other areas from offsite hills are allowed to comingle. A 20 acre area south of TR 31608 comingles with TR 30752.

A Debris Inlet is proposed at the east portion of the site in Lot 113 which would collect offsite flows from a small watercourse with a tributary drainage area of approximately 20-acres. The inlet and drainage system will be designed for bulked flows and maintained by the Transportation Department.

A Debris Basin in Lot 115 and the Debris Inlet in Lot 116, in conjunction with interceptor drains and storm drains systems, are proposed to protect the southern portion of the site from offsite flows and ultimately outlet to adjacent properties to the west and perpetuate the natural drainage patters. The Debris Basin (Lot 115) collects offsite flows from a large watercourse with a tributary drainage area of approximately 421-acres. Basin layout and size appears to be adequate. The Basin is proposed to be maintained by Flood Control. The Debris Inlet (Lot 116) collects offsite, debris-laden flows from a small watercourse with a tributary drainage area of approximately

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

29-acres. The inlet (Lot 116) is proposed to be maintained by the Transportation Department. The inlet (Lott 116) is designed to remove some debris and sediment, but the majority of the flow is bulked and continues downstream into a 72" RCP along "A" and "C" Streets.

Additionally, interceptor drains along Lots 105 through 112 and 90 through 100, convey debris-laden, tributary, offsite flows and connect into the 72" RCP in "C" Street. The interceptor drains are proposed to be maintained by the Homeowners Association. The system ultimately outlets to adjacent properties, located along the western boundary. Downstream of this location, the flows split to the west and to the east. During the final design, a hydraulic analysis will need to be performed to analyze the amount of flow split into each direction. The eastern portion of the split is collected within a channel located within open space lot 117 and ultimately drains into Cajalco Creek. The 72" outlet structure and the channel are proposed to be maintained by Flood Control. During the final design, a catchment facility will be required at the head-works of this channel to provide an area for debris settlement, removal, and access. Letter(s) of permission from the affected property owner(s) for the construction of improvements and release of these concentrated flows onto their property(s) and access to the ditches have been supplied in the form of a Temporary Non-Exclusive Easement Agreement.

Another small offsite area, approximately 18 acres, drains westerly near Lots 1 through 9 of the tract's easterly boundary. Interceptor drains with access roads are proposed within a drainage easement outside of the tract boundary. These drains are proposed to be maintained by the Homeowners Association. Additionally, a separate storm drain system is proposed easterly along Rider Street and southerly to pick these flows at the existing stream concentration point. The system will ultimately be located within Tract Map 31608 street right of way and during the interim, will be within a drainage/access easement with the larger pipe maintained by Flood Control and the smaller pipe and inlet, maintained by the Homeowners Association (HOA). These systems are debris laden and will need to be designed with bulked flow rates.

Overall, it appears that the drainage facilities proposed

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT (cont.) (cont.)                    RECOMMND

along the perimeter of the project provide protection from offsite flows. The facilities are to be maintained by the HOA, Flood Control and/or the Transportation Department. Inlets shall be analyzed assuming a 50% clogging factor.

The development of this project adversely impacts water quality. A preliminary WQMP has been submitted and meets the minimal requirements for LID infiltration. To mitigate for the impacts, the development proposes an infiltration-type water quality basin at the northwest portion of the site (Lot 119). The basin (including slopes) is located outside of the floodplain. The basin embankment is no more than 6 feet in height with side slopes no steeper than 4:1. All onsite flows and a small portion of the offsite flows drain to the basin. The basin has an adequate footprint required for infiltration and an adequate volume for HCOC mitigation. The basin is proposed to be maintained by the HOA. The final design of this tract shall implement LID Principles as an effort to reduce the size of the BMP.

This site is located within the bounds of the Lake Mathews Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$3,815 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 2                    MAP FEMA PANEL NO                    RECOMMND

TR 30752 is within the 100 year Zone A flood plain limits as delineated on Panel No. 06065C1405G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

10.FLOOD RI. 4                    MAP OBTAIN CLOMR                    RECOMMND

This site is impacted by a FEMA (Federal Emergency Mangement Agency) mapped floodplain. Any encroachment into

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10. GENERAL CONDITIONS

10.FLOOD RI. 4                    MAP OBTAIN CLOMR (cont.)                    RECOMMND

or other modification of this floodplain will require the applicant to process a Conditional Letter of Map Revision (CLOMR). This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis. An additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

10.FLOOD RI. 5                    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. 6                    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. 7                    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. 11                    MAP MAJOR FACILITIES                    RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.



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10.FLOOD RI. 16                   MAP WATERS OF THE US (NO FEMA)                   RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 17                   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. 18                   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.

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10.FLOOD RI. 19

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](http://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

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10.FLOOD RI. 19                   MAP SUBMIT FINAL WQMP>PRELIM (cont.)                   RECOMMND

may require additional water quality measures.

10.FLOOD RI. 21                   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. 2                   GEN - IF HUMAN REMAINS FOUND                   RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE, The developer/permit holder or any successor in interest shall comply with the following codes for the life of this project:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted 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 meet with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to a meeting between appropriate representatives from that group and the County Archaeologist.

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10. GENERAL CONDITIONS

10.PLANNING. 3

GEN - INADVERTENT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, 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:

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\*\*, and the County Archaeologist to discuss the significance of the find.
2. The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.
3. At the meeting, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.
4. Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural 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.

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

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10.PLANNING. 4                   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 "B", unless modified by the conditions listed herein.

10.PLANNING. 5                   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. 7                   MAP - TRAIL MAINTENANCE                   RECOMMND

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by the Home Owners Association.

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

No offsite subdivision signs advertising this land subdivision/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 - 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

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10. GENERAL CONDITIONS

10.PLANNING. 12                   MAP - ORD NO. 659 (DIF) (cont.)                   RECOMMND

fees collected.

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

10.PLANNING. 13                   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. 14                   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 initial deposit.

1. Final Site Development Plan for each phase of

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10. GENERAL CONDITIONS

10.PLANNING. 14                    MAP - REQUIRED MINOR PLANS (cont.)                    RECOMMND

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 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. 19                    MAP - GEO01989                    RECOMMND

County Geologic Report (GEO) No. 1989 was submitted for this project (TR30752) and consists of the following documents:

Neblett and Associates, Inc., March 14, 2007, "Second Update to Preliminary Geologic/Geotechnical Study, Daily Ranch, Tentative Tract No. 30752, Mead Valley Area, Riverside County, California"

Neblett and Associates, Inc., December 17, 2004, "Preliminary Report on Hard Rock Mitigation, Handling and Grading Impacts, Boulder Springs North, Tentative Tracts 31243, 31244 & 31245, Mead Valley Area, Riverside County, CA"

Neblett and Associates, Inc., September 21, 2004, "Preliminary Geologic/Geotechnical Study, Daily Ranch,

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10.PLANNING. 19 MAP - GEO01989 (cont.)

RECOMMND

Tentative Tract No. 30752, Mead Valley Area, Riverside County, CA"

Advanced Geotechnical Solutions, Inc., December 22, 2011, "Updated Tentative Tract Map No. 30752 Plan Review Comments Related to Second Update to Preliminary Geologic/Geotechnical Study, Daily Ranch, Tentative Tract Map No. 30752, Mead Valley Area, Riverside County, California"

Advanced Geotechnical Solutions, Inc. is the geologic/geotechnical consultant of record for this project (TR30752).

These documents are herein incorporated as a part of GEO01989.

GEO01989 concluded:

- 1.Holocene faults are not present on the site.
- 2.Surface rupture by fault displacement is considered unlikely.
- 3.The potential for liquefaction varies across the site. Liquefaction in some areas is a potential impact.
- 4.Landslides do not exist on or adjacent to the subject site.
- 5.The proposed cut and fill slopes appear to meet the code required minimum safety factors.
- 6.The risk of seismically induced tsunami and seiche to the site is considered extremely low.
- 7.Blasting will likely be required to construct some of the proposed cut slopes and/or to reach planned cut elevation grades.
- 8.Oversized rock is expected to be generated during site grading.

GEO01989 recommended:

- 1.Removing the majority of the potentially liquefiable



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10.PLANNING. 19 MAP - GEO01989 (cont.) (cont.)

RECOMMND

soils and a minimum of 10 feet of the upper soils and replacing with compacted fill is expected to mitigate the potential for differential settlement and surface manifestations due to liquefaction. Upon completion of remedial grading, the potential for lateral spreading and flow failure is considered low.

2.All organics, vegetation, surface trash, debris or other deleterious materials should be exported from the site and disposed of in an approved facility.

3.In-grading observations of cut and fill slopes to confirm slope design and any necessary remedial grading or slope configurations.

GEO01989 satisfies the requirement for a Geotechnical study for Planning /CEQA purposes. GEO01989 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared for this site relative to the liquefaction potential, oversized rock, and blasting requirements as described elsewhere in this conditions set.

10.PLANNING. 20 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

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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. 21 MAP - BLASTING RECOMMND

Blasting impacts associated with the construction of TR30752 was assessed and documented in "Review of Potential Blasting Impacts for the TR30752, Daily Ranch" prepared by Rockne Construction September 6, 2012.

This report concluded:

1.Approximately 31,000 cubic yards out of the required 800,000 cubic yards of excavation are at deeper depths in areas where harder materials may be encountered.

2.At normal production rates for a project this size, the grading operation may take four months, with the need for blasting occurring on 2 or 3 days as needed. As such, any potential blasting impacts would not be considered significant impacts within the grading of the project.

This report recommended:

1.During grading operations when harder materials are encountered and it is determined that conventional methods of excavation are inadequate to excavate to the design depths, a blasting contractor will be hired.

2.Blasting media (typically ANFO), drilling methods, and the number and depths of holes will be determined by the blasting contractor at the time the need for blasting is determined and a blast and safety plan will be prepared detailing the operation per industry standards.

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10. GENERAL CONDITIONS

10.PLANNING. 21                   MAP - BLASTING (cont.)                   RECOMMND

3.Blasting will be done with small charges targeting specific excavation zones, minimizing any over blasting and not being deep penetrating that could cause concerns as related to slope stability or hydrologic characteristics of the remaining undisturbed rock formation.

This Rockne report satisfies the requirement for a blasting impacts analysis for this project (TR30752). This report is hereby approved for TR30752. The recommendations for blasting plans and minimizing impacts shall be employed during site grading. Blasting operations shall be coordinated and permitted, as appropriate, by the County Sherriff's Department.

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 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. 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.

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10. GENERAL CONDITIONS

10.TRANS. 3                      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. 4                      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. 5                      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. 6                      MAP-CREDIT/REIMBURSEMENT 4 IMP                      RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

10.TRANS. 7 MAP- TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

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 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.

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:

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

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 1                    MAP - CONCEPTUAL PHASE GRADING (cont.)                    RECOMMND

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 proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1                    MAP - ECS REQUIREMENTS                    RECOMMND

The constrained areas will conform to the areas mapped as "120 O.S.," "121 O.S.," and "MITIGATION AREA (0.93 AC HABITAT CREATION) R.C.R.C.D. MAINTAINED" on the exhibit labeled TR30752, AMD. #7 and dated 3/28/12. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet (ECS) to the satisfaction of the Riverside County Planning Department, Environmental Programs Division.

The ECS map must be stamped by the Riverside County Surveyor with the following notes.

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50. PRIOR TO MAP RECORDATION

50.EPD. 1                      MAP - ECS REQUIREMENTS (cont.)                      RECOMMND

"No disturbances may occur within the boundaries of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

FIRE DEPARTMENT

50.FIRE. 2                      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. 3                      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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3                    MAP-#46-WATER PLANS (cont.)                    RECOMMND

Department for signature.

50.FIRE. 4                    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. 3                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. 4                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. 5                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.

50.FLOOD RI. 6                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.



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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 6                    MAP WRITTEN PERM FOR GRADING (cont.)                    RECOMMND

A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 8                    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.

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 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:

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50.FLOOD RI. 9                      MAP ADP FEES (cont.)                      RECOMMND

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Lake Mathews 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. 10                      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. 11                      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.

PARKS DEPARTMENT

50.PARKS. 1                              MAP - TRAIL EASEMENT                              RECOMMND

Prior to, or in conjunction with the recordation of the final map, the applicant shall offer a 14' wide Community Trail easement along the south side of Rider Road, located outside the street right-of-way, for dedication to the Riverside County Regional Park and Open-Space District for trails purposes. Said easements will be offered on behalf

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50. PRIOR TO MAP RECORDATION

50.PARKS. 1                    MAP - TRAIL EASEMENT (cont.)                    RECOMMND

of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system. The Home Owners Association will be responsible for trail maintenance.

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 - FINAL MAP PREPARER                    RECOMMND

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

50.PLANNING. 3                    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 residential lots on the FINAL MAP shall have a minimum lot size of 20,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-1/2 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3                   MAP - SURVEYOR CHECK LIST (cont.)                   RECOMMND

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

50.PLANNING. 4                   MAP - REQUIRED APPLICATIONS                   RECOMMND

No FINAL MAP shall record until Change of Zone No. 7796 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 zone ultimately applied to the property.

50.PLANNING. 10                  MAP - TRAIL MAINTENANCE                   RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a fourteen foot (14') wide community trail located along Rider Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the Home Owners Association.

50.PLANNING. 12                  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. 14                  MAP - ECS NOTE ARCHAEOLOGICAL             RECOMMND

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

"County Archaeological Report No. PD-A-3408R1 was prepared for this property on 4/23/08 by PCR Services Corp. and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 15                  MAP - ECS NOTE BIOLOGICAL               RECOMMND

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

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50.PLANNING. 15            MAP - ECS NOTE BIOLOGICAL (cont.)            RECOMMND

"County Biological Report No. PD-B-05796 was prepared for this property on 8/11/11 by Cadre and is on file at the County of Riverside Planning Department. Biological resources requiring protection include, but are not limited to those specified in condition of approval 10.EPD.01. The property is subject to biological resources restrictions based on the results of the report."

50.PLANNING. 16            MAP - ECS NOTE PALEONTOLOGIC            RECOMMND

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

"The northern portion of this site is mapped as having a high potential for encountering paleontological resources. Hence, prior to issuance of grading permits, a Paleontological Impact Mitigation Program (PRIMP) shall be submitted to the County Geologist for review and approval."

50.PLANNING. 19            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. 20            MAP - ECS NOTE LIQUEFACTION            RECOMMND

The following note shall be placed on the ECS as follows:

"This site, as delineated on this ECS and as indicated in County Geologic Report (GEO) No. 1989, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

50.PLANNING. 21            MAP - ECS NOTE BLASTING            RECOMMND

The following note shall be placed on the ECS as follows:

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 21            MAP - ECS NOTE BLASTING (cont.)            RECOMMND

"This site, as delineated on this ECS and as indicated in County Geologic Report (GEO) No. 1989, is subject to the potential requirement of bedrock blasting for construction purposes. This blasting may present a potential hazard during site grading/construction. Therefore, mitigation of this potential hazard, in the form of acquiring all necessary blasting permits, conforming to appropriate blasting plans and utilization of only experienced and appropriately licensed blasting contractors is required as a matter of grading/construction on this site."

50.PLANNING. 22            MAP - ECS NOTE OVERSIZED ROCK            RECOMMND

The following note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS and as indicated in County Geologic Report (GEO) No. 1989, may produce significant amounts of oversized rock as a result of site grading. Appropriate disposal of this material and/or incorporation of this material in the site fills and/or other construction phases of the project must be assessed by the project engineering geologist, project geotechnical engineer and project civil engineer during site design and construction."

50.PLANNING. 28            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. 38            MAP - LC LANDSCAPE COMMON AREA            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

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50.PLANNING. 38                    MAP - LC LANDSCAPE COMMON AREA (cont.)                    RECOMMND

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 M.

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. 39                    MAP - CC&R RES POA COM. AREA                    RECOMMND

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 39

MAP - CC&R RES POA COM. AREA (cont.)

RECOMMND

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

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

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

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

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

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



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50. PRIOR TO MAP RECORDATION

50.PLANNING. 39 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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.

This condition shall be signed off as met at such time as County Counsel has completed their review and returned the documents to the Planning Department.

TRANS DEPARTMENT

50.TRANS. 1 MAP - TS/DESIGN RECOMMND

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

Carpinus Drive (Starglow Drive) (NS) at: Cajalco Road (EW)  
With no fee credit eligibility

Traffic signal interconnect shall be provided as approved by the Transportation Department.

50.TRANS. 2 MAP - TS/GEOMETRICS RECOMMND

The intersection of Carpinus Drive/Starglow Drive (NS) and Cajalco Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane and one shared  
through/right-turn lane

Southbound: N/A

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50.TRANS. 2                      MAP - TS/GEOMETRICS (cont.)                      RECOMMND

Eastbound: One left-turn lane, one through lane, and one right-turn lane

Westbound: One left-turn lane and one through lane

The intersection of Rider Road (EW) and Carpinus Drive/Starglow Drive (NS) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One left-turn lane and one right-turn lane

Eastbound: One left-turn lane and one through lane

Westbound: One left-turn lane and one through lane

or as approved by the Transportation Department.

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

50.TRANS. 3                      MAP - OFF-SITE INFO                      RECOMMND

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

50.TRANS. 4                      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. 5                      MAP - ACCESS RESTRICTION/SUR                      RECOMMND

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

50.TRANS. 6                      MAP - ST DESIGN/IMPRV CONCEPT                      RECOMMND

The street design and improvement concept of this project shall be coordinated with TR31608.

50.TRANS. 7                      MAP - STRIPING PLAN                      RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional

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50. PRIOR TO MAP RECORDATION

50.TRANS. 7                      MAP - STRIPING PLAN (cont.)                      RECOMMND

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. 8                      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. 9                      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. 11                     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. 12                     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. 13                     MAP - OFF-SITE ACCESS 2                     RECOMMND

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to a paved and maintained road. Said access roads shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 13                      MAP - OFF-SITE ACCESS 2 (cont.)                      RECOMMND

Said off-site access road shall be the easterly extension of Rider Road to Starglow Drive to Cajalco Road.

Said off-site access road shall be the easterly extension of secondary access road to Barton Street as shown on the approved tentative map.

50.TRANS. 14                      MAP - LIGHTING PLAN                      RECOMMND

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

50.TRANS. 15                      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 within 21' parkway on Cajalco Road.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 15                      MAP - ANNEX L&LMD/OTHER DIST (cont.)                      RECOMMND

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. 16                      MAP - DEDICATION                      RECOMMND

Rider Road is designated COLLECTOR and shall be improved with 44 feet full-width AC pavement and 6" concrete curb and gutter within the 74 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74')

NOTE: A modified 6' sidewalk shall be constructed adjacent to curb line within the 15' parkway.

All interior streets (A, B, C, D, E, F, G, and H Street) are designated LOCAL streets and shall be improved with 36' AC pavement, (18' on project side and 18' on opposite side), 6" concrete curb and gutter, and 5' sidewalk adjacent to the right-of-way line within a 56' dedicated right-of-way (28' on project side and 28' on opposite side) in accordance with County Standard No. 105, Section A (Modified)

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway on one side of the street. The other side may be improved with DG. (Modified)

50.TRANS. 17                      MAP - EXISTING MAINTAINED                      RECOMMND

Cajalco Road along project boundary is a paved County maintained road designated EXPRESSWAY and shall be improved with 8" concrete curb and gutter, asphalt concrete located 46 feet from centerline, and match up asphalt concrete

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17                    MAP - EXISTING MAINTAINED (cont.)                    RECOMMND

paving: reconstruction; or resurfacing of existing paving as determined by the Transportation Department in the 67 foot half-width dedicated right-of-way in accordance with County Standard No. 81.

50.TRANS. 18                    MAP-DEDICATIONS/ACCEPTANCE/SUR                    RECOMMND

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

50.TRANS. 19                    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. 20                    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](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

50.TRANS. 21                    MAP - TUMF CREDIT AGREEMENT                    RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and

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50. PRIOR TO MAP RECORDATION

50.TRANS. 21                    MAP - TUMF CREDIT AGREEMENT (cont.)                    RECOMMND

will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 22                    MAP - CONSTRUCT RAMP                    RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

50.TRANS. 23                    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.

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).

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                    MAP - NPDES/SWPPP (cont.)                    RECOMMND

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 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.



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60. PRIOR TO GRADING PRMT ISSUANCE

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'ITY 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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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. 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- BMP CONST NPDES PERMIT                    RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 - 120 OS GRADING PLAN CHCK RECOMMND

The lots mapped as "120 O.S." and "121 O.S." on the exhibit labeled TR30752, AMD. #7 and dated 3/28/12, will be clearly delineated on the Grading Plan to ensure that no disturbances are proposed within these areas. These areas shall be mapped and labeled "Delineated Constraint Area (MSHCP Conservation)" on the Grading Plan to the satisfaction of the Riverside County Planning Department, Environmental Programs Division.

60.EPD. 3 - BIOLOGICAL MONITOR RECOMMND

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the qualified biological monitor that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The permittee must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 4 - TEMP FENCING RECOMMND

The area mapped as "120 O.S." on the exhibit labeled TR30752, AMD. #7 and dated 3/28/12, will be fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses all Riparian/Riverine habitat as it is defined in section 6.1.2 of the MSHCP. The only Riparian/Riverine areas that will not be fenced are those for which impacts have been proposed and accounted for in the document entitled "Dailey Ranch Addendum to MSHCP Consistency and Determination of Biologically Equivalent or Superior Preservation (DBESP) Prepared by PCR Services Corporation (May 13th 2008)" and dated March 20, 2012. The document

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 - TEMP FENCING (cont.)

RECOMMND

must be prepared by a biologist who has an MOU with the County of Riverside. In addition, the Riverside County Planning Department, Environmental Programs Division may also inspect the site prior to grading permit issuance.

60.EPD. 5 - HMMP WORK PLAN

RECOMMND

Prior to the issuance of a grading permit, a restoration biologist who holds an MOU with Riverside County shall be contracted to implement the mitigation measures outlined in the document entitled "Habitat Mitigation & Monitoring Plan Dailey Ranch, Unincorporated Riverside County, California" dated March 2012. The restoration biologist shall analyze the current condition of the site and submit a detailed work plan. The work plan will include any proposed changes to the mitigation monitoring plan referenced above and shall be approved by the Riverside County Planning Department, Environmental Programs Division (EPD). The biologist shall submit to EPD an itemized cost estimate for all mitigation measures. Financial assurances must be in place prior to the issuance of a grading permit.

60.EPD. 6 - 3:1 R/R MITIGATION

RECOMMND

The applicant originally proposed 1:1 mitigation for impacts to Riparian/Riverine resources as required for making a Determination of Biologically Equivalent or Superior Preservation (DBESP) during the Joint Public Review (JPR) process. However, during JPR agency review, it was determined that this was not sufficient to meet State mitigation obligations, and the ratio has been increased to 3:1. Prior to the issuance of a grading permit, the applicant shall submit a proposal for meeting the 3:1 mitigation measure requirement. Acceptable mitigation measures shall include control of invasive species (as proposed in previous versions of project related documents), onsite restoration, purchase of mitigation credits within the watershed, or any combination thereof. The proposal shall be submitted to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If the applicant elects to mitigate through control of invasive species or additional onsite restoration, the document entitled "Habitat Mitigation & Monitoring Plan Dailey Ranch, Unincorporated Riverside County, California" dated March 2012 shall be amended to include these measures.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7

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.

60.EPD. 8

- MBTA NESTING BIRD

RECOMMND

The proposed project is in close proximity to potential habitat for nesting birds protected under the Migratory Bird Treaty Act (MBTA). Construction shall be conducted outside of the breeding season (February - August). In the event that construction must occur during the breeding season; a qualified biologist, who holds an MOU with the county, shall submit a Nesting Bird clearance survey to the Riverside County Planning Department, Environmental Programs Division (EPD). If nesting birds are present, the report shall propose avoidance measures. Construction shall not begin until EPD has reviewed and approved the document.

FIRE DEPARTMENT

60.FIRE. 1

MAP-#004 FUEL MODIFICATION

RECOMMND

Prior to the issuance of a grading permit, the developer

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60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.)

RECOMMND

shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 3 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. 4 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. 5 MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 5               MAP OFFSITE EASE OR REDESIGN (cont.)               RECOMMND

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. 7               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 ADP FEES    RECOMMND

TR 30752 is located within the limits of the Lake Mathews 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.

60.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.

PARKS DEPARTMENT

60.PARKS. 1                 MAP - TRAIL PLAN   RECOMMND

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail with all topography, grading, fencing, cross sections, signage program (if applicable), street crossings and under crossings and landscaping.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 2

MAP-ARCHAEO MONITOR REQUIRED

RECOMMND

Based on information contained in PDAs 3408R1 and 3408, and the density of archaeological resources surrounding the project site and proximity to Cajalco Creek site, archaeological monitoring will be required for mitigation purposes. Monitoring shall be full time and will include all ground-disturbing activities. A pre-grade meeting between the archaeologist and the excavation and grading contractor shall take place to discuss appropriate grading and ground disturbing methods within and around those archaeologically and culturally sensitive areas within the project.

A cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting is required.

During grading operations, when deemed necessary in the professional opinion of the archaeologist, (and/or as determined by the County Archaeologist), the archaeologist, the archaeologist's on-site representative(s) shall actively monitor all project related mass or rough grading and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of archaeological and/or cultural resources.

Prior to the issuance of grading permits, a copy of a fully executed contract for archaeological monitoring and mitigation services, including the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the County Archaeologist. The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a qualified County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits.

The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this



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60.PLANNING. 2                    MAP-ARCHAEO MONITOR REQUIRED (cont.)                    RECOMMND

condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate.

All documentation regarding the arrangements for the disposition and curation and/or repatriation of cultural resources shall be provided to the County for review and approval prior to issuance of the grading permit.

The archaeologist shall also be responsible for preparing the Phase IV monitoring report.

This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 15                    MAP - SECTION 1601/1603 PERMIT                    INEFFECT

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

60.PLANNING. 16                    MAP - SECTION 404 PERMIT                    INEFFECT

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16                    MAP - SECTION 404 PERMIT (cont.)                    INEFFECT

404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 18                    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 117.7 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. 19                    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. 20                    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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

MAP - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having a range of Low to High and Undetermined 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.

6.Means and methods to be employed by the paleontological

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

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

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60.PLANNING. 26            MAP - PALEO PRIMP & MONITOR (cont.) (cont.)    RECOMMND  
implementation of the PRIMP.

TRANS DEPARTMENT

60.TRANS. 1            MAP-CREDIT/REIMBURSEMENT 4 IMP            RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

60.TRANS. 2            MAP-SBMT/APPVD GRADING PLAN            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.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2            MAP - PALEO MONITORING REPORT            RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report.

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2                   MAP - PALEO MONITORING REPORT (cont.)                   RECOMMND

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.

70.PLANNING. 3                   MAP-ARCHAEO MONIT.REPORT                   RECOMMND

70. PLANNING. PRIOR TO GRADING FINAL INSPECTION:  
Archaeological Monitoring (PHASE IV) Report Submittal:  
The developer/permit holder shall prompt the Project Cultural Resources Professional to submit to the County Archaeologist (1) wet-signed paper copy and (1) CD of the Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The County Archaeologist shall review the report to determine if adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

80.E HEALTH. 1                    INDUSTRIAL HYGIENE CLEARANCE

RECOMMND

Prior to the Issuance of a Building Permit, the applicant shall comply with the following:

- a) Submit a completed Acoustical Review Application Form.
- b) Pay applicable review fees (Initial deposit of \$1,000).
- c) Provide one (1) copy of the Noise Report.
- d) Provide one (1) copy of the Precise Grading Plan.
- e) Provide one (1) copy of the house / building / architecture plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 INDUSTRIAL HYGIENE CLEARANCE (cont.) RECOMMND

f) Provide one (1) copy of the noise requirements issued for the approval and entitlement of the Planning Case.

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

EPD DEPARTMENT

80.EPD. 1 MAP - CONSERVATION DEDICATION RECOMMND

Prior to the issuance of a building permit, the areas mapped as "120 O.S." and "MITIGATION AREA (0.93 AC HABITAT CREATION) R.C.R.C.D. MAINTAINED" on the exhibit labeled TR30752, AMD. #7 and dated 3/28/12 shall be dedicated to the Riverside-Corona Resource Conservation District (RCRCD).

80.EPD. 2 MAP - MITIGATION INSTALL RECOMMND

Prior to the issuance of a building permit, a report must be submitted showing that the initial installation as outlined in the Habitat Mitigation & Monitoring Plan Dailey Ranch, Unincorporated Riverside County, California" dated March 2012 (MMP) has been completed. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Riverside County Planning Department, Environmental Programs Division may inspect the site prior to building permit issuance.

80.EPD. 3 MAP - BIO MONITORING REPORT RECOMMND

Prior to the issuance of a building permit, a qualified biological monitor shall submit a final monitoring report to the Riverside County Planning Department, Environmental Programs Division (EPD) to review and approve. A qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 4

MAP - UWIG PLAN CHECK

RECOMMND

Building Plan will be checked for compliance with section 6.1.4 of the MSHCP. Emphasis should be place on lighting and drainages.

\* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

\* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

\* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

\* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 4 MAP - UWIG PLAN CHECK (cont.)

RECOMMND

Conservation Area should not be subject to noise that would exceed residential noise standards.

\* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

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.

FLOOD RI DEPARTMENT

80.FLOOD RI. 3 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 4                      MAP ADP FEES                      RECOMMND

TR 30752 is located within the limits of the Lake Mathews Area Drainage Plan for which drainage fees have been adopted.

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

80.FLOOD RI. 5                      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. 11                      MAP - SCHOOL MITIGATION                      RECOMMND

Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12                      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. 14                      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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14            MAP - ENTRY MONUMENT PLOT PLAN (cont.)            RECOMMND

approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 15            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.

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80.PLANNING. 15

MAP - MODEL HOME COMPLEX (cont.)

RECOMMND

6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 17

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 the 1st District.

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.

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80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

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.
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 conditon of approval shall be

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80.PLANNING. 17            MAP - FINAL SITE PLAN (cont.) (cont.)            RECOMMND

cleared individually.

80.PLANNING. 18            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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18                    MAP - Walls/Fencing Plans (cont.)                    RECOMMND

20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

80.PLANNING. 19                    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



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80.PLANNING. 19

MAP- LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.
- 2) 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. 20

MAP- 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20                    MAP- LC LANDSCAPE SECURITIES (cont.)                    RECOMMND

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.

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. 21                    MAP- LC LANDSCAPE PROJECT SPEC                    RECOMMND

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- a. STREET TREES NOT SHOWN IN BLOW UP.
- b. CORNERS OR INTERSECTIONS TO BE ENHANCED ON SITE DRAWINGS.
- c. NO MONUMENTS SHOWN ON THIS DRAWING

TRANS DEPARTMENT

80.TRANS. 1                        MAP - GARAGE DOOR 1                        RECOMMND

Garage door setbacks for all residential zones shall be 20 feet for roll up doors, measured from the street right-of-way to the face of garage. If conventional swing out doors are used, an additional 4 feet will be required. Side entry garages shall comply with minimum building setback requirements.

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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.

EPD DEPARTMENT

90.EPD. 1                       MAP - MITIGATION STATUS REPORT                   RECOMMND  
Prior to the final inspection, a report must be submitted showing that the success criteria outlined in the Mitigation Monitoring Plan (MMP) has been achieved. The report must be prepared by a biologist who has an MOU with the County of Riverside. The report will explain what if any changes were made to the original MMP and summarize the remaining phases of mitigation. In addition, the Riverside County Planning Department, Environmental Programs Division may also inspect the site prior to final inspection.

90.EPD. 2                       MAP - UWIG INSPECTION                   RECOMMND  
The project site will be inspected by the Riverside County Planning Department, Environmental Programs Division to ensure compliance with Urban Wildlands/Interface Guidelines (MSHCP section 6.1.4). The following elements must be inspected and approved however other issues may also be addressed.

\* Drainage

Proposed development in proximity to the MSHCP Conservation Area shall incorporate measures, including those required through the National Pollutant Discharge Elimination System (NPDES) permit program, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

\* Toxics

Land uses proposed in proximity to the MSHCP Conservation

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90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 2

MAP - UWIG INSPECTION (cont.)

RECOMMND

Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

\* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct exposure to night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

\* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on the MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

\* Invasives

When approving landscape plans for development that is proposed adjacent to the MSHCP Conservation Area, permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

FIRE DEPARTMENT

90.FIRE. 1

MAP FIRE SPRINKLER SYSTEMS

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

FLOOD RI DEPARTMENT

90.FLOOD RI. 3                   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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto: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.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 4                   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. 5                   MAP FACILITY COMPLETION

RECOMMND

The District will not release more than 80% of occupancy permits for any residential lot within the map, or any

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 5                    MAP FACILITY COMPLETION (cont.)                    RECOMMND

phase thereof, prior to the District's acceptance of the drainage system for operation and maintenance, or as approved by the District Engineer.

PLANNING DEPARTMENT

90.PLANNING. 2                    MAP - BLOCK WALL ANTIGRAFFITI                    RECOMMND

The land divider/permit holder shall construct a six (6) foot high decorative block wall around the project perimeter and shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3                    MAP - FENCE REQUIRED                    RECOMMND

The land divider/permit holder shall construct a six (6) foot high solid wood fence in between residential lots and corner lots facing the street. The required fence shall be subject to the approval of the County Department of Building and Safety.

The fencing theme shall match the fencing theme in approved in the adjacent Specific Plan No. 229.

90.PLANNING. 5                    MAP - CONCRETE DRIVEWAYS                    RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 6                    MAP - FENCING COMPLIANCE                    RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 11                    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



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90.PLANNING. 11                   MAP - SKR FEE CONDITION (cont.)                   RECOMMND

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

90.PLANNING. 13                   MAP- ROLL-UP GARAGE DOORS                   RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 14                   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, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 15                   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

TRACT MAP Tract #: TR30752

Parcel: 321-140-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15                   MAP- LC LANDSCAPE INSPECT REQ (cont.)                   RECOMMND

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. 16                   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. 17                   MAP - NW MOSQUITO VECTOR DIST.                   RECOMMND

Prior to building permit final inspection and occupancy of the first home, the project will be annexed into the Northwest Mosquito and Vector Control District.

90.PLANNING. 18                   MAP - ENTRY MONUMENT SIGN                   RECOMMND

Prior to issuance of building permit final inspection for the first home, entry monuments must be constructed and completed on Lots 9 and 10. The entry monument sign shall have the same design pattern as the entry monuments signs

TRACT MAP Tract #: TR30752

Parcel: 321-140-032

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18            MAP - ENTRY MONUMENT SIGN (cont.)            RECOMMND  
used in SP229A1.

TRANS DEPARTMENT

90.TRANS. 1            MAP - TS/INSTALLATION            RECOMMND  
Prior to the final building inspection of the first dwelling unit, the following traffic signal(s) shall be installed and operational:

Carpinus Drive (Starglow Drive) (NS) at: Cajalco Road (EW)  
With no fee credit eligibility

or as approved by the Transportation Department

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

90.TRANS. 2            MAP - 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. 3            MAP - STREET LIGHTS INSTALL            RECOMMND  
Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

TRACT MAP Tract #: TR30752

Parcel: 321-140-032

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4                      MAP - STREET SWEEPING 2                      RECOMMND

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

90.TRANS. 5                      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. 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 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

TRACT MAP Tract #: TR30752

Parcel: 321-140-032

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6                      MAP - 80% COMPLETION (cont.)                      RECOMMND

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.

90.TRANS. 7                      MAP - ANNEX L&LMD/OTHER DIST                      RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along within 21' parkway on Cajalco Road.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals.

05/22/13  
08:56

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 86

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Parcel: 321-140-032

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7                      MAP - ANNEX L&LMD/OTHER DIST (cont.)                      RECOMMND

(5) Graffiti abatement of walls and other permanent structures.

(6) Street sweeping.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1                      MAP - TRAIL CONSTRUCTION                      RECOMMND

Prior to the issuance of the 58th building permit, the applicant shall build the trail as shown on the approved trails plan. The applicant shall arrange for an inspection of the constructed trail with the Regional Park and Open Space District.

PLANNING DEPARTMENT

100.PLANNING. 1                      MAP - PARKS CONSTRUCTION                      RECOMMND

Prior to the issuance of the 57th building permit, all parks and amenities shall be fully constructed and completed.



## RCA Joint Project Review (JPR)

JPR #: 11-04-12-01

Date: 7-27-12

### Project Information

Permittee: Riverside County EPD  
 Case Information: HANS 229 – TR30752, Dailey Ranch Project  
 Site Acreage: 118.5 acres  
 Portion of Site Proposed for MSHCP Conservation Area: 10.6 acres

### Criteria Consistency Review

***Consistency Conclusion: The project is consistent with both the Criteria and other Plan requirements.***

***Data:***

Applicable Core/Linkage: Proposed Linkage 3  
 Area Plan: Lake Mathews/Woodcrest Area Plan

APN	Sub-Unit	Cell Group	Cell
321-120-016	SU3 – Gavilan Hills West	E	2326
321-150-004		G	2422
		I	2527

***Comments:***

- a. As stated in Section 3.2.3 of the MSHCP, “Proposed Linkage 3 is generally comprised of upland Habitats in the Gavilan Hills, Harford Springs and proposed North Peak Conservation Bank area under Public/Quasi-Public and private ownership. This Linkage is one of two connections between the Lake Mathews/Estelle Mountain Reserve and Core Areas in Alberhill. Planning Species for which Habitat is provided for within the Linkage include coastal California gnatcatcher, Quino checkerspot butterfly, and Stephens' kangaroo rat. The Linkage also contains clay soils capable of supporting sensitive plant species such as thread-leaved brodiaea, Munz's onion and many-stemmed dudleya. This Linkage likely provides for movement of common mammals such as bobcat, connecting to Core Areas in Lake Mathews/Estelle Mountain and Alberhill. Maintenance of large intact interconnected habitat blocks is important for these species, as well as Conservation of clay soils supporting sensitive plant species. This Linkage is generally unconstrained by existing urban Development or agricultural use. No major Covered Activities are planned to be located within this Linkage; however, adjacent planned land uses, which generally consists of rural Development, may affect resources within the Linkage. Fire, fire suppression, livestock grazing, and off-road vehicle activities associated with the rural land uses may result in adverse Edge Effects.”



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- b. The project site is located within Cell Group E. As stated in Section 3.3.7 of the MSHCP, “Conservation within Cell Group E will contribute to assembly of Proposed Linkage 3. Conservation within Cell Group E will focus on grassland, riparian scrub, woodland, and forest habitat. Areas conserved within Cell Group E will be connected to grassland habitat proposed for conservation in Cell Group G to the south and to grassland, riparian scrub, woodland and forest habitat proposed for conservation in Cell 2324 to the west. Conservation within Cell Group E will range from 10% to 20% of the Cell Group focusing in the southwestern portion of the Cell Group.”
- c. The project site is also located within Cell Group G. As stated in Section 3.3.7 of the MSHCP, “Conservation within Cell Group G will contribute to assembly of Proposed Linkage 3. Conservation within Cell Group G will focus on a mosaic of habitat types including chaparral, coastal sage scrub, grassland, woodland, and forest habitat. Areas conserved within Cell Group G will be connected to grassland habitat proposed for conservation in Cell Group E to the north, to grassland and chaparral habitat proposed for conservation in Cell Group F to the west, and to grassland, chaparral, and coastal sage scrub habitat proposed for conservation in Cell Group I to the south. Conservation within Cell Group G will range from 20% to 30% of the Cell Group focusing in the southwestern portion of the Cell Group.”
- d. A portion of the project site is located within Cell Group I. As stated in Section 3.3.7 of the MSHCP, “Conservation within Cell Group I will contribute to assembly of Proposed Linkage 3. Conservation within Cell Group I will focus on a mosaic of habitat types including chaparral, coastal sage scrub, grassland, woodland, and forest habitat. Areas conserved within Cell Group I will be connected to chaparral, coastal sage scrub, and grassland habitat proposed for conservation in Cell Group G to the north, to coastal sage scrub and chaparral habitat proposed for conservation in Cell Group F to the west and in Cell Group M to the south, and to chaparral, coastal sage scrub, woodland, and forest habitat proposed for conservation in Cell Group L to the south. Conservation within Cell Group I will range from 50% to 60% of the Cell Group focusing in the western portion of the Cell Group.”
- e. Rough Step: The proposed project is within Rough Step Unit 7. Rough Step Unit 7 encompasses 130,824 acres within the central northwestern corner of western Riverside County. Within Rough Step Unit 7, there are 26,775 acres within the Criteria Area. Key vegetation communities within Rough Step 7 include coastal sage scrub; grasslands; woodlands and forests; riparian scrub, woodland, forest; and Riversidean alluvial fan sage scrub. In 2010, all vegetation categories are “in” rough step except for Riversidean alluvial fan sage scrub, which is “out” of rough step. According to the MSHCP Consistency and Determination of Biologically Equivalent or Superior Preservation (DBESP) dated May 13, 2008, prepared by PCR Services Corporation, vegetation communities within the project area consist of alluvial fan scrub, California juniper, disturbed/developed lands, eucalyptus stand, mule fat scrub, non-native grassland, rock outcrop/Riversidean sage scrub, southern willow scrub, valley freshwater marsh, and vernal marsh. No Riversidean alluvial fan sage scrub is mapped within the project site boundary (see Figure 8 of MSHCP Consistency and DBESP). Therefore, the development on the project site will not impact the vegetation category (Riversidean alluvial fan sage scrub) that is currently “out” of rough step.





## RCA Joint Project Review (JPR)

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Date: 7-27-12

- f. Project information was provided by Riverside County Environmental Programs Division (EPD), as well as the MSHCP Consistency and DBESP dated May 13, 2008, prepared by PCR, which was provided by the Permittee in the JPR application. Per comments on the JPR, additional information was provided by EPD which included the Dailey Ranch Addendum to MSHCP Consistency Determination of Biologically Equivalent or Superior Preservation (DBESP) dated March 20, 2012, by Cadre Environmental, which includes discussion of updated MSHCP Burrowing Owl surveys; Results of Western Riverside County Updated MSHCP Focused Least Bell's Vireo (LBV) Surveys dated August 31, 2011, prepared by Cadre Environmental; and Result of Western Riverside County MSHCP Southwestern Willow Flycatcher Habitat Assessment December 20, 2011, prepared by Cadre Environmental as well as a Response to JPR Comments letter dated July 23, 2012, prepared by Cadre Environmental. The project site is located southwest of the intersection of Cajalco Road and Wood Road, in the Mead Valley area of unincorporated Riverside County, California. Approximately 7 acres of the northern portion of the project site is not part of the proposed project. The northern portion of the project site consists of existing water quality basins and related ephemeral drainages that have been designated as mitigation for adjacent development projects under separate entitlements (see Figure 4 and Figure 5 of MSHCP Consistency and Determination of Biologically Equivalent or Superior Preservation report). Boulder Springs Ventures, LLC proposes the development of approximately 112 single family residential lots on 85.2 acres with 6.4 acres proposed onsite open space within Lots 113 through 117; 2.2 acres of proposed open space within Lot 119; 0.9 acres of proposed habitat creation within Lot 119; 5.5 acres proposed for water quality basin within Lot 119; 9.7 acres of proposed open space south of Cajalco Creek; and 8.6 acres of existing water quality basin area (see Table 1 of Cadre's Response to JPR Comments dated July 23, 2012 and Figure 1 – Project Description Map). Of the 118.5 acre site, only 10.6 acres will be placed in Conservation. According to Cadre Environmental, it is anticipated that Riverside-Corona Resource Conservation District (RCRCD) will own and manage the 9.7 acres of open space south of Cajalco Creek as well as the proposed 0.9 acre of habitat creation area to be placed in Conservation. RCRCD will also own and manage the 8.6 acres existing water quality basin area.
- g. Reserve Assembly: The project site is located in the eastern portion of Cell Group E, in the central portion of Cell Group G, and a small portion in the north-central of Cell Group I, which is not located within the southwestern part of the area described for Conservation in Cell Group E, is not located within the southwestern part of the area described for Conservation in Cell Group G, and is not located within the western part of the area described for Conservation in Cell Group I. However, the project does propose to provide 10.6 acres of Conservation that will be owned and managed by RCRCD. Therefore, the project does not affect the Reserve Assembly goals of the MSHCP.



## RCA Joint Project Review (JPR)

JPR #: 11-04-12-01

Date: 7-27-12

### Other Plan Requirements

#### *Data:*

Section 6.1.2 – Was Riparian/Riverine/Vernal Pool Mapping or Information Provided?

Yes. There are riparian/riverine on the project site. There are no suitable habitat for fairy shrimp and no vernal pools on the project site.

Section 6.1.3 – Was Narrow Endemic Plant Species Survey Information Provided?

No. The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

Section 6.3.2 – Was Additional Survey Information Provided?

Yes. The project site is not located within a Criteria Area Species Survey Area (CASSA). However, the project site is located in an Additional Survey Area for Burrowing Owl.

Section 6.1.4 – Was Information Pertaining to Urban/Wildland Interface Guidelines Provided?

Yes. The property is located near future and existing Conservation Areas.

#### *Comments:*

- a. Section 6.1.2: According to the Dailey Ranch Addendum to the MSHCP Consistency and DBESP dated March 20, 2012 and Response to Comment letter dated July 23, 2012 prepared by Cadre Environmental, the project site supports approximately 9.4 acres of riparian/riverine areas. Of the approximately 9.4 acres of riparian/riverine areas on the project site, approximately 0.815 acres will be permanently impacted by the project. Since the project will impact riparian/riverine resources, a DBESP was originally prepared by PCR dated May 13, 2008 and an addendum to the DBESP was prepared by Cadre Environmental dated March 20, 2012 and Response to Comment Letter prepared by Cadre Environmental dated July 23, 2012. According to the Response to Comment Letter, the project proposes a 1.1:1 mitigation ratio (0.9 acres) to provide onsite mitigation to be located directly adjacent to existing riparian/riverine habitat to the south of Cajalco Creek. The project proposes to create a series of small ephemeral to intermittent channels that would capture upstream flow from both the proposed on-site water quality basin as well as from other upstream sources and rain events to create riparian habitat that would support mule fat and stinging nettle scrub as found around Cajalco Creek. The project also proposes to preserve the remaining approximately 8.6 acres of the riparian/riverine habitat on site as open space within the Cajalco Creek flood-prone area and 1.1 acres south of the riparian/riverine habitat within the Cajalco Creek flood-prone area (see Figure 1 – Project Description Map). The Riverside-



## RCA Joint Project Review (JPR)

JPR #: 11-04-12-01

Date: 7-27-12

Corona Resource Conservation District is anticipated to take over ownership and manage the 0.9 acres of riparian/riverine habitat creation area as well as the 9.7 acre Cajalco Creek flood-prone area. Suitable habitat was identified on site for riparian birds. An updated least Bell's vireo (LBV) habitat suitability assessment and focused survey was conducted on May 11, 21, 31, 2011, and June 10, 20, 30, 2011, and July 11 and 21, 2011. According to Cadre Environmental, two single unpaired male LBV was detected on-site within the existing water quality basins located north of the Cajalco Creek proposed open space area during the July 11, 2011 survey. Cadre Environmental determined that no indication of mating/breeding occurred and that the LBV were transitory. Cadre Environmental concluded that due to the low quality riparian scrub habitat, no other LBV was observed during the time of the surveys. An updated southwestern willow flycatcher (SWF) habitat suitability assessment was conducted on May 11, 2011. Cadre Environmental concluded no suitable breeding habitat for SWF within the study area. Cadre Environmental stated that the mule fat scrub and southern willow scrub located within and north of the study area within the proposed open space did not represent suitable habitat for SWF because they were small fragmented patches and heavily disturbed riparian habitats that do not have a mature canopy cover. Cadre Environmental stated that based on the unsuitable habitat for SWF, western yellow-billed cuckoo is not expected to utilize this area for breeding or as transitional habitat. The site contains a water pond feature. PCR and Cadre Environmental concluded that the water pond feature is a result of the creation of the dirt road located on the northern leading edge of the water pond. Cadre stated that there is no drainage features that are documented upstream of the water feature, therefore this depression was not part of a historic drainage. Cadre Environmental also reviewed a USGS topographic map and the map did not indicate this water feature as a historic drainage. Soils on site include rocky sandy loam, fine sandy loam, loamy sand, coarse sandy loam, and terrace escarpments, which do not provide suitable habitat for vernal pools or fairy shrimp habitat. Therefore, the water pond was not subject to fairy shrimp focused surveys. Based on the information provided by PCR and Cadre Environmental, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

- b. Section 6.3.2: The project site is not located within a Criteria Area Species Survey Area. However, the project site is located within an Additional Survey Area for Burrowing Owl. According to the Dailey Ranch Addendum to the MSHCP Consistency and DBESP dated March 20, 2012 prepared by Cadre Environmental, an updated burrowing owl habitat suitability assessment was conducted on May 11, 2011 and focused surveys were conducted on May 11, 21, 31, 2011 and June 10, 2011. Cadre Environmental reported no burrowing owl or evidence of owls was observed during the time of the focused surveys. Additionally, the Dailey Ranch Addendum to the MSHCP Consistency and DBESP stated that PCR did not detect any burrowing owls during the time of the focused surveys in 2004, 2005, and 2007. Based on the information provided by Cadre Environmental and PCR, the project demonstrates compliance with Section 6.1.3 of the MSHCP.
- c. Section 6.1.4: Future and existing Conservation Areas are located in close proximity to the project site. To preserve the integrity of areas dedicated as MSHCP Conservation Areas, the guidelines contained in Section 6.1.4 related to controlling adverse effects for development adjacent to the MSHCP



## RCA Joint Project Review (JPR)

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Date: 7-27-12

Conservation Area should be considered by the Permittee in their actions relative to the project. Specifically, the Permittee should include as project conditions of approval the following measures:

- i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
- ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
- iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
- v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

SNS/ST

**LAND DEVELOPMENT COMMITTEE**  
**8th CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: March 29, 2012

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Public Health- Industrial Hygiene

Riv. Co. Flood Control District

Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check

Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones

P.D. Landscaping Section-R Dyo

P.D. Archaeology Section-L. Mouriquand

**TENTATIVE TRACT MAP NO. 30752, AMENDED NO. 7 – EA38929 – Applicant: B & C Boulder Springs, LLC – Engineer: K & A Engineering Inc – First Supervisorial District – Cajalco Zoning District-Lake Mathews/ Woodcrest Area Plan: Community Development: Public Facilities (CD: PF) and Rural Community: Low Density Residential (RC: LDR) – Location: Southerly of Cajalco Road, westerly of Wood Road, and northerly of Lake Mathews Drive – 108.10 Gross Acres – Zoning: Residential Agriculture – 1/2 Acre Minimum (R-A-1/2) – **REQUEST:** The tentative tract map is a proposal for a Schedule B subdivision of 117.5 gross acres into 112 single-family residential lots with a minimum lot size of ½ acre, and nine (9) open space lots. – APNs: 321-120-016, 321-150-004**

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **April 26, 2012 LDC 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 **Wendell Bugtai, (951) 955-2419**, Project Planner, or e-mail at **WBUGTAI@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: February 7, 2007

TO:

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

**TENTATIVE TRACT MAP NO. 30752, AMENDED NO. 4** - EA NO. 38929-Applicant: B & C-Boulder Springs LLC-Engineer: K & A Engineering Inc-First Supervisorial District-Cajalco Zoning District- Lake Mathews/Woodcrest Area Plan: Community Development- Public Facilities (CD-PF) and Rural Community – Low Density Residential (RC-LDR) - Location: Southerly of Cajalco Road, westerly of Wood Road, and northerly of Lake Mathews Drive-117 Gross Acres- Zoning: Residential Agriculture – 1/2 Acre Minimum (R-A-1/2) - **REQUEST:** A proposal for a Schedule 'B' subdivision of 117 gross acres into 116 single-family residential lots with a minimum lot size of ½ acre, and four open space lots with one open space lot occupying Cajalco Creek – APNs: 321-120-016, 321-150-004

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **CPR meeting on March 1, 2007**. 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 **Jim Phithayanukarn**, Project Planner, at (951) 955-5133 or email at [jphithay@RCTLMA.org](mailto: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.*

March 7, 2003

Chris Stamps, Project Planner  
Riverside County Planning Department  
9<sup>th</sup> Floor, CAC – P.O. Box 1409  
Riverside, CA 92502-1409

**RE: Tentative Tract Map No. 30752 - EA NO. 38929**  
**Proposal: Subdivide 117 acres into 117 residential ½-acre lots and one open space lot**  
**APN: 321-120-004, 321-150-004**

Dear Mr. Stamps:

The Riverside County Waste Management Department has reviewed the proposed project located south of Cajalco Road, west of Wood Road, and north of Lake Matthews Drive. The proposal is an application to subdivide 117 acres into 117 residential ½-acre lots and one open space lot. The project site is located in the Cajalco Zoning Area, First Supervisorial District. The proposed project has the potential to impact landfill capacity by generating solid waste that requires disposal during development and operation. The project proponent is encouraged to consider the following measures to help reduce the project's potential solid waste impacts and to help in the County's efforts to comply with State law in diverting solid waste from landfill disposal:

- Green waste generated by the project should be kept separate from other waste types and either composted onsite or directed to local wood grinding and/or composting operations.
- The use of mulch and/or compost in the development and maintenance of landscape areas is recommended.
- Construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.
- Hazardous materials **are not** accepted at Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Health Department for further information.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (909) 486-3351.

Sincerely,  
  
Mir Velten, Planner III

Doc # 12666



**MWD**  
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

Executive Office

**COPY**

MWD Colorado River Aqueduct  
Val Verde Tunnel  
Sta. 11953+00 to 11963+00  
MWD R/W Parcel Nos. 139-3-3 and T139A-5  
Substr. Job No. 2001-03-004

April 30 2003

Mr. Chris Stamps  
County of Riverside  
Planning Department  
4080 Lemon Street, 9<sup>th</sup> Floor  
Riverside, CA 92502

Dear Mr. Stamps:

Tentative Tract Map No. 30752

We received a letter from the Riverside County Flood Control and Water Conservation District dated March 12, 2003, submitting a print of Tentative Tract Map No. 30752 (Sheet 1 of 1) for the proposed residential project located south of Cajalco Road and west of Wood Road in the County of Riverside. Included with the submittal was a print of the Lake Mathews Area Drainage Plan map.

We have reviewed the submitted tentative tract map, and our comments and requirements are as follows:

1. The location of Metropolitan's 150-foot-wide right-of-way for our Val Verde Tunnel, as shown on submitted Tentative Tract Map No. 30752, is generally in agreement with our records. However, our records indicate that a portion of this right-of-way is our fee property and a portion of it is tunnel easement, as shown on the enclosed print of our Right-of-Way Map 139-P3. The status of this right-of-way must be clarified and shown correctly on the tract map. We request that a title report for this property be submitted for our use in reviewing the tentative tract map.



Mr. Chris Stamps

Page 2

April 30, 2003

2. We also require that our 50-foot-wide transmission line easement, as also shown on Right-of-Way Map 139-P3, be shown and identified as Metropolitan's on the tentative tract map.
3. Our easements and fee property should be referenced on the final map as belonging to The Metropolitan Water District of Southern California. In addition, Metropolitan's signature must be waived in the "Signature Omissions" section of the tract map.
4. All recording information pertaining to Metropolitan's interests should be annotated on the map accordingly.
5. Monumentation for the boundary of Metropolitan's rights-of-way should be described, shown, and referenced with the proper mathematical tie or ties along measured and record lines, so that their correct location may be determined. Copies of any calculations prepared should also be submitted. Any monumentation recovered from Record of Survey Book 105, Pages 91 through 93 or other record maps, indicating Metropolitan's location, should be shown and referenced on the submitted map.
6. Prior to the construction of any improvements for the above-referenced tract, the developer's engineer and/or land surveyor must prepare, and file with the County of Riverside, corner records for the preservation of any of Metropolitan's monuments within the areas of the proposed improvements and grading. Any monuments that may have been destroyed by work done to-date must be replaced accordingly.
7. The tentative tract map designates a "mitigation area" over Metropolitan's rights-of-way and the adjacent areas. We require that information be submitted to clarify this designation and the proposed uses for the mitigation area. The tentative tract map also shows the Boulder Springs Water Quality Basin as encroaching into our rights-of-way. We also request information regarding this basin and clarification as to whether it is currently existing.

We request that prints of the revised tentative tract map and the final tract map, and all pertinent improvement plans be submitted for our review and written approval.

Please send all future correspondence attention to the Substructures Team.

Mr. Chris Stamps  
Page 3  
April 30, 2003

For any further correspondence with Metropolitan relating to this project, please make reference to the Substructures Job Number shown in the upper right-hand corner of the first page of this letter. Should you require any additional information, please contact Mr. Ken Chung telephone (213) 217-7670.

Very truly yours,

**Original signed by  
Susan M. Walters**

Susan M. Walters  
Engineering Technician III  
Substructures Team

KC:ly  
DOC 2001-03-004-kc

Enclosure

cc: Mr. Stuart E. McKibbin  
Riverside County Flood Control  
And Water Conservation District  
1995 Market Street  
Riverside, CA 92501

K and A Engineering, Inc.  
Suite 117  
357 North Sheridan Street  
Corona, CA 92880

w/encl.

# LAND DEVELOPMENT COMMITTEE

(\*INITIAL CASE ACCEPTANCE) MEETING AGENDA)

RIVERSIDE COUNTY PLANNING DEPARTMENT

9TH FLOOR, CAC - P.O. Box 1409

Riverside, CA 92502-1409

DATE: February 21, 2003

Transportation(4)  
Environmental Health

Flood Control

Fire Department

Building & Safety - Grading

Regional Parks & Open Space

Geologist

Riv. Co. Sheriff's Dept.

Riv. Co. Waste Dept.

Supervisor Buster

Commissioner Roth

South County(File)

City of Riverside

Val Verde Unified School Dist.

Western Municipal Water Dist.

CA Dept of Fish & Game

Caltrans#8

U.S. Fish & Wildlife Service

**TENTATIVE TRACT MAP NO. 30752-EA NO. 38929**-Applicant: B & C-Boulder Springs LLC-Engineer: K & A Engineering Inc-First Supervisorial District-Cajalco Zoning District-Located south of Cajalco Road, west of Wood Road, and north of Lake Mathews Drive-117-acres-Residential Agriculture-Half Acre Minimum (RA-1/2) zoning-**REQUEST:** This is an application to subdivide 117-acres into 117 residential 1/2 acre lots and one open space lot that occupies Cajalco Creek-Schedule "B"-APN-321-120-004 and 321-150-004-Related Cases CFG2379.

Please review the case described above, along with the attached tentative map/exhibit. This item will be discussed on **March 13, 2003**, by the Land Development Committee. All County LDC Agencies and Departments, please have draft conditions in the Land Management System by the LDC date. If you cannot clear the exhibit, please have LDC 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, but no later than 14 days after the LDC 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 item, please do not hesitate to contact, **Chris Stamps**, Project Planner at **955-2046**.

COMMENTS: *SEE ATTACHED*

DATE: *030303* SIGNATURE: *JOHN ROTH*  
PLEASE PRINT NAME AND TITLE: *1<sup>ST</sup> DISTRICT PC*  
TELEPHONE:

If you do not use this letter for your response, please indicate the project planner's name. Thank you.



Tony Carstens  
Agency Director

# COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Robert Johnson  
Planning Director

## Planning Department

**DATE:** June 13, 2005

**TO:** Transportation  
Environmental Health  
Flood Control District  
Fire Protection  
Bldg. & Safety (Grading)  
Regional Parks & Open-Space  
Geologist  
EPD  
Donna Duran  
Supervisor Buster  
Commissioner Roth

**RE:** TENTATIVE TRACT MAP NO. 30752, AMENDED NO. 2

Please review the attached Amended Map No. 2 for the above mentioned case. Please send all comments and or questions by **July 07, 2005**. Thank You.

Should you have any questions regarding this item, please do not hesitate to contact **Grace Williams at 5-3626**.

*1. SHOW PROPOSED TRAILS RELATED TO RIDGE ROAD, INTERNAL ROADS & 0'S LOTS.*  
**COMMENTS:**  
*2. DISCUSS PLANTING AND MAINTENANCE OF SLOPES IN PRIVATE & 0'S LOTS.*  
*3. EXPLAIN/IDENTIFY DESTINATION OF EXCESS "CUT" MATERIAL.*  
*4. EXPLAIN DESTINATION FOR DIRT SITE DRAINAGE AT WESTERN TERMINUS*  
**DATE:** 7/2/05 **SIGNATURE** OF "X" STREET.

**PLEASE print name and title** *JOHN ROTH*  
*1ST DISTRICT P.C.*

GW:ks  
06/13/05

**COMMENTS RE: TTM30752**

1. Discuss circulation and access with respect to Cajalco Road, SP229 to the east and PP15782 to the west.
2. Discuss accessibility for fire and other emergency vehicles to lots in the southern portion of the tract.
3. Provide Q100 drainage plan from properties to the South onto the project, through the project and associated detention basins and into Cajalco Creek.
4. Provide preliminary grading plan for 750,000 CY of cut/fill, along with a before/after slope analysis. Include a COA for hillside grading techniques.
5. Discuss relation of this project to regional/community trails in SP229 and the surrounding area.
6. Provide preliminary sewer plan and discuss safety precautions with respect to crossing Cajalco Creek and flood plain to access proposed lift station south of Cajalco Road. Also discuss timing of sewer availability and proposed routing from lift station to final treatment facility.
7. Discuss local recreational amenities that will be available to residents of this tract and the surrounding area.
8. Discuss fencing/landscape buffering with respect to aesthetics and noise attenuation from an improved/expanded Cajalco Road.
9. Discuss architectural features and anticipated mix of single/two-story products.



**John Roth  
1<sup>st</sup> District PC**



John V. Rossi  
General Manager

Securing Your Water Supply

Charles D. Field  
Division 1

Thomas P. Evans  
Division 2

Brenda Dennstedt  
Division 3

Donald D. Galleano  
Division 4

S.R. "Al" Lopez  
Division 5

June 12, 2012

Mr. Greg Dellenbach  
Riverside County Department of Environmental Health  
P.O. Box 1206  
Riverside, CA 92502

WATER AND SEWER AVAILABILITY  
WESTERN'S GRID #49038, 50038, 51038  
ID-2, SEC. 7, 18, T4S, R4W  
TTM 30752  
APNs 321-120-016, 321-150-004  
112 EDU

Tentative Tract Map 30752 is located in Western's retail service area and eligible to receive domestic water and sewer service upon payment of all applicable fees and charges. The owner and/or developer should contact Western's Engineering Department to establish the exact facility or other improvements needed for the project. The applicant should be prepared to provide the following information:

- Water and sewer plans
- Irrigation and landscaping needs
- Fire protection requirements.
- Grading and street improvement plans
- Water efficient landscape requirements for all model homes, in a residential subdivision, per the County of Riverside's Ordinance 348d ARTICLE XIXf section 19.304

**Western's review and approval is required prior to issuing construction permits.**

Depending on the size, occupancy, or water requirements of the project, additional studies including but not limited to: 1) a Water Supply Assessment as stipulated in California Water Code §10910 *et. seq.*, and/or 2) distribution system hydraulic analysis (modeling) may be required of the applicant prior to approving service. Please note that additional fees are associated with these tasks.

Water supply for the subject parcel originates in northern California and is transported to the region via the State Water Supply Project. It is then treated for domestic service at Metropolitan Water District's (MWD) Henry J. Mills Water Treatment Plant. Western purchases

Mr. Greg Dellenbach  
06/13/12  
Page 2

the treated water from MWD and provides retail domestic water service to customers within its service area.

Water service is contingent upon prompt payment of all charges as specified in Western's Rules And Regulations Governing Water Service And Water Users as said Rules And Regulations may be revised from time to time. Charges that may be assessed prior to water meter installation and service include but are not limited to:

- Added Facilities Charges (AFC)
- Participation in existing or proposed water pipelines
- Distribution System Fees (DSF)
- Meter assembly cost
- Billing deposit

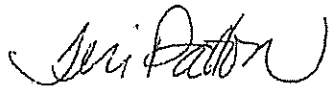
If other substantial development occurs first, it may then be necessary to construct additional pumping plants, storage tanks, and transmission waterlines in order to deliver sufficient water to the subject parcel.

Western's retail water facilities are intended for normal domestic use only and will be sufficient in quality and quantity for this purpose. Western cannot issue a guarantee of water availability for fire protection.

Western's sanitary sewer facilities are intended primarily for normal sanitary sewer use only and will be sufficient in capacity for this purpose. All requirements referred to in this letter are subject to change without notice.

All requirements referred to in this letter are subject to change without notice. This Water and Sewer Availability letter shall remain in effect for twelve months. Any improvements not completed within that period shall require reevaluation.

Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

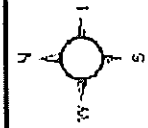
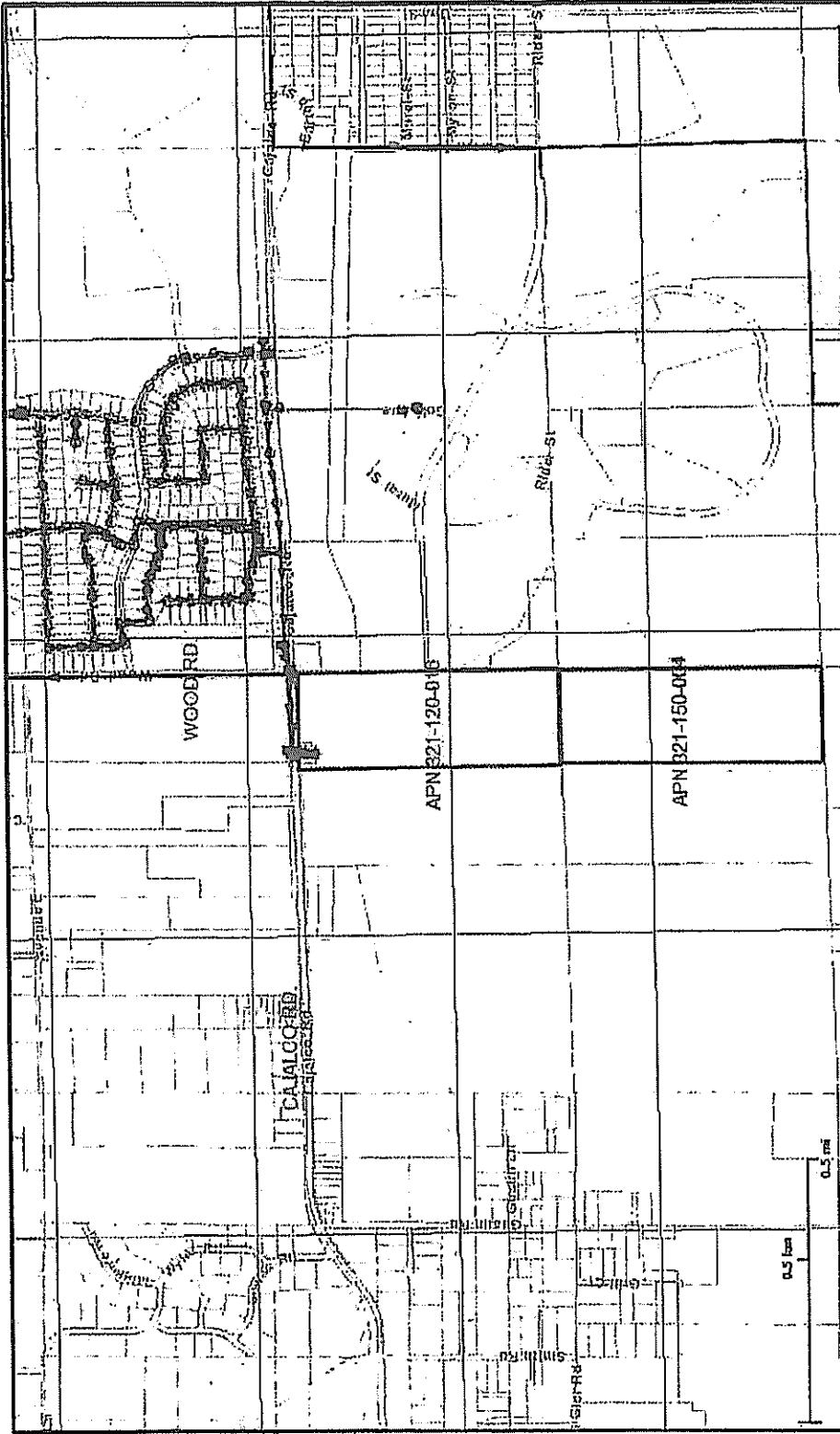


TERI PATTON  
Engineering Department

Enc. Map

cc: Keith Osborn, K&A Engineering, Inc., 357 N. Sheridan St., Ste.117, Corona, CA 92880

Will Serve Letter - TTM 30752



06/13/2012

APNs  
321-120-016,  
321-150-004

1" = 1,505 ft

This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy, please contact Western staff for the most up-to-date information.





September 6, 2012

Mr. David Jones  
Chief Engineering Geologist  
TLMA – Planning  
County of Riverside  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA. 92502-1409

SUBJECT: Review of Potential Blasting Impacts for the TR30752, Dailey Ranch

Dear Mr. Jones:

As indicated within the projects Geotechnical Report prepared by AGS dated December 22, 2011, the potential for blasting during excavation exists on a portion of the site in order to achieve the design the grades as shown on the Tentative Tract Map. It is anticipated that blasting will be minimal when compared to the overall grading operations.

Grading for the project will require the excavation of approximately 800,000 cubic yards, of which approximately 31,000 cubic yards are at deeper depths in areas as identified within the geotechnical report where harder materials may be encountered.

During the grading operations when harder materials are encountered and it is determined that conventional methods of excavation are inadequate to excavate to the required design depths, a blasting contractor will be hired.

Blasting operations will be designed to minimize impacts, keeping vibration and noise impacts to levels below industry standards identified as causing impacts to adjoining properties.

Blasting media (typically ANFO), drilling methods, and the number and depths of holes will be determined by the blasting contractor at the time the need for blasting is determined. Prior to commencement of blasting operations, a blast and safety plan will be prepared detailing the operation per industry standards.

It's anticipated that blasting will be done with small charges targeting specific excavation zones, minimizing any over blasting and not being deep penetrating that could cause concerns as related to slope stability or hydrologic characteristics of the remaining undisturbed rock formation.

At normal production rates for a project this size, the grading operation may take four months, with the need for blasting occurring on 2 or 3 days as needed. As such, any potential blasting impacts would not be considered significant impacts within the grading of the project.

Attached please find an exhibit showing the approximate depths and excavation volumes for the anticipated blasting for your reference.

Sincerely,  
Rockne Construction, Inc.



John Patterson  
President

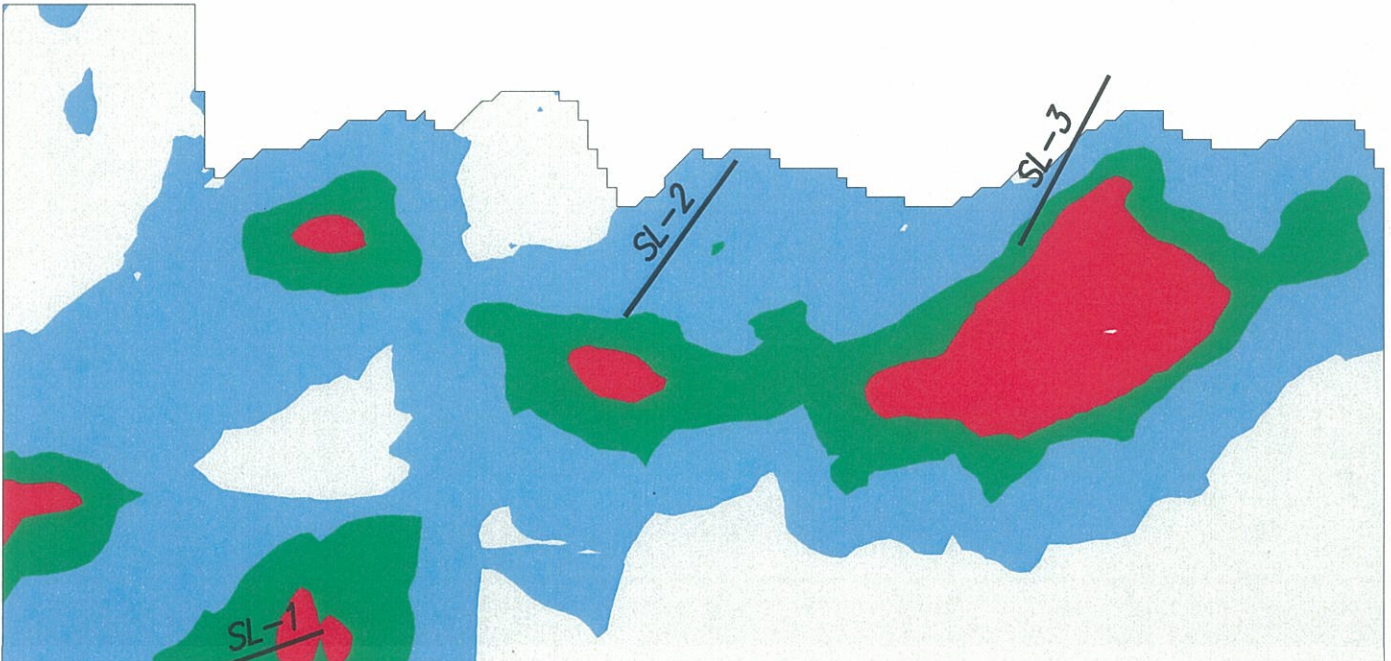
Attachment

SITE VOLUME TABLE: UN

SITE CUT YDS.

SL1	11,889
SL2	367
SL3	19,040

Color	Range Beg.	Range End
Red	-56.00	-30.00
Green	-30.00	-18.00
Blue	-18.00	0.00
White	0.00	19.00



SITE VOLUME TABLE: UN

<u>SITE</u>	<u>CUT YDS.</u>
SL1	11,889
SL2	367
SL3	19,040



STATE OF CALIFORNIA

Contractors State License Board

Pursuant to Chapter 9 of Division 3 of the Business and Professions Code and the Rules and Regulations of the Contractors State License Board, the Registrar of Contractors does hereby issue this license to:

**ROCKNE CONSTRUCTION INC**

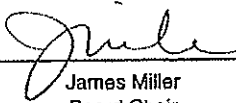
License Number 941235

to engage in the business or act in the capacity of a contractor in the following classification(s):

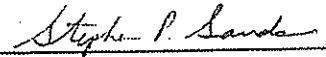
- A - GENERAL ENGINEERING CONTRACTOR
- B - GENERAL BUILDING CONTRACTOR

Witness my hand and seal this day,  
December 22, 2009

Issued December 21, 2009



James Miller  
Board Chair



Stephen P. Sands  
Registrar of Contractors

This license is the property of the Registrar of Contractors, is not transferrable, and shall be returned to the Registrar upon demand when suspended, revoked, or invalidated for any reason. It becomes void if not renewed.



DEPARTMENT OF ENVIRONMENTAL HEALTH  
ENVIRONMENTAL PROTECTION & OVERSIGHT DIVISION

**Date:** August 30, 2012

**To:** Paul Raul  
Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-8631

**From:** Steven D. Hinde, REHS, CIH <sup>SK</sup>  
Senior Industrial Hygienist  
Department of Environmental Health  
Office of Industrial Hygiene  
3880 Lemon Street, Ste. 200  
Riverside, California 92501  
Phone: (951) 955-8982  
Fax: (951) 955-8988



**Project Reviewed:** Tentative Tract Map No. 30752

**Reference Number:** 96963

**Applicant:** Nick Biro  
CA Boulder Springs Holding, LLC  
2 Park Plaza, Suite 850  
Irvine, California 92614

**Noise Consultant:** Urban Crossroads  
41 Corporate Park, Suite 300  
Irvine, CA 92606

**Review Stage:** First Review

**Information Provided:** " Daily Ranch (TTM No. 30752) Preliminary Noise Study, County of Riverside, California" dated July 17, 2012, JN:08258-02

**Noise Standards:**

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

**Highway Prediction Model:**

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

**Acoustical Parameters for County Highways:**

1. Average daily traffic (ADT) design capacity of 10,400 assumed for Rider Road (the County General Plan classifies Rider Road as a "Collector" highway provided by Mead Valley Area Plan Circulation Figure 7, dated 10/07/2003).
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

**For Collector Highways**

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	10.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH for Rider Road.
4. The distance from the centerline of Rider Road to the nearest building face is estimated to be 84 feet.
5. Modeling for Rider Road was done using a "hard site" assumption.

6. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
7. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
8. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

## Findings

The consultant's report is adequate. Based on our calculations, the distance recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn and interior noise levels to below 45 Ldn.

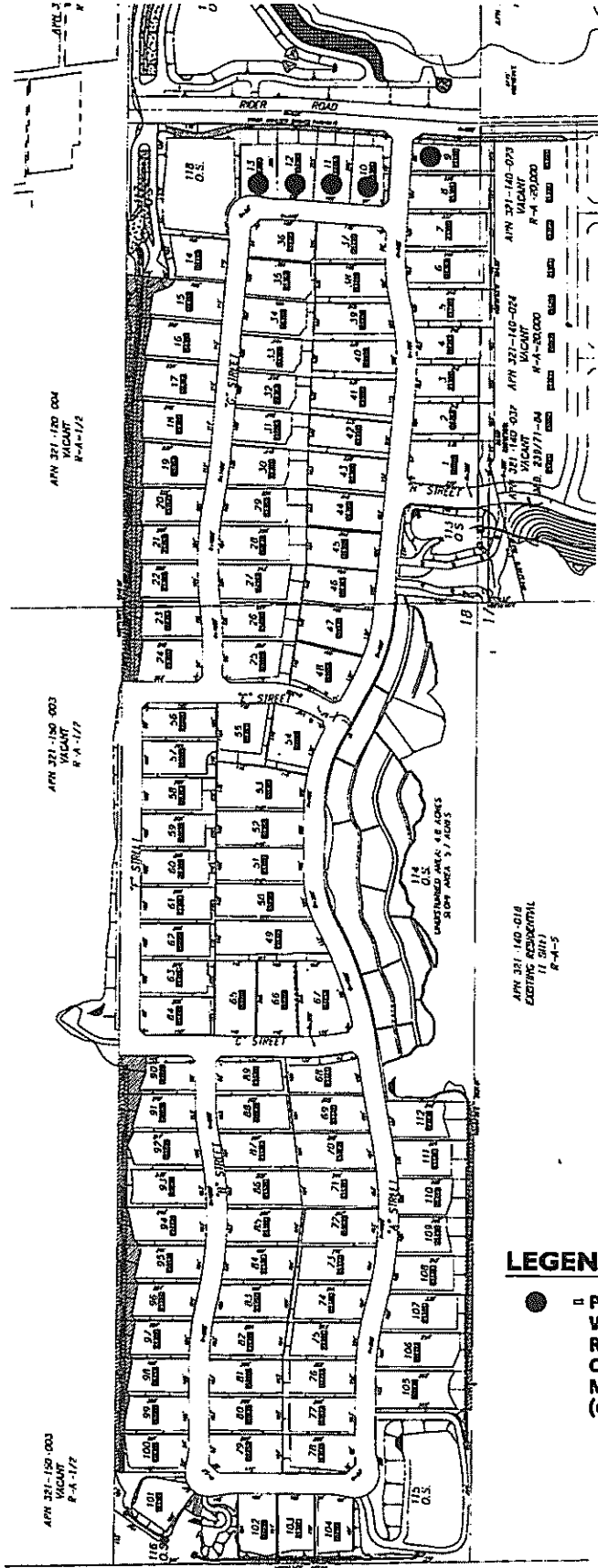
## Recommendations:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:  
  
No noise barrier is required due to distance and elevation difference from the road to building pads.
2. All homes with windows adjacent to Rider Street shall use dual glazing at STC rating of 26 or higher or require a windows closed condition requiring mechanical air-conditioning on lots 9-13 facing Rider Road. (Summary of Recommendations are taken from page 1-A of the Acoustical Report. See attached map.)
3. All windows and doors assemblies used throughout the project should be free of cut outs and openings and shall well fitted and well-weather-stripped.
4. Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2X4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.
5. Provide roof / ceiling systems utilizing minimum 1/2" plywood sheathing that is well sealed to form, a continuous barrier with a minimum R-19 batt insulation in the joist cavities.



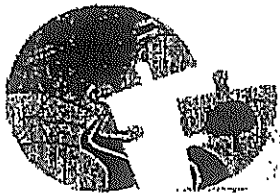
6. Our Department must receive, review and approve a final acoustical report addressing the indoor noise impacts. The exterior unmitigated impact (second stories) for both Rider Road is approximately 65 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Rider Road.

# EXHIBIT 1-A SUMMARY OF RECOMMENDATIONS



## LEGEND:

- PROVIDE STANDARD DUAL-GLAZED WINDOWS WITH A SOUND TRANSMISSION CLASS (STC) RATING OF 26 OR HIGHER AND A WINDOWS CLOSED CONDITION REQUIRING A MEANS OF MECHANICAL VENTILATION (e.g. AIR CONDITIONING)



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP
- REVISIED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Tract No. 30752      DATE SUBMITTED: March 7, 2012

### APPLICATION INFORMATION

Applicant's Name: CA Boulder Springs Holdings      E-Mail: jhill@trimontrea.com

Mailing Address: c/o Trimont Real Estate Advisors, Inc. 2 Park Plaza, Suite 850  
Irvine      Street      92614  
CA      State      ZIP

Daytime Phone No: (949) 862-1450      Fax No: ( ) N/A

Engineer/Representative's Name: K&A Engineering, (Don Bergh)      E-Mail: donb@kaengineering.com

Mailing Address: 357 N. Sheridan Street, Suite 117  
Colton      Street      92880  
CA      State      ZIP

Daytime Phone No: (951) 279-1800 ext 155      Fax No: (951) 279-4380

Property Owner's Name: CA Boulder Springs Holdings      E-Mail: jhill@trimontrea.com

Mailing Address: c/o Trimont Real Estate Advisors, Inc. 2 Park Plaza, Suite 850  
Irvine      Street      92614  
CA      State      ZIP

Daytime Phone No: (949) 862-1450      Fax No: ( ) N/A

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

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 SUBDIVISION AND DEVELOPMENT**


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.

**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.

\_\_\_\_\_  
PRINTED NAME OF APPLICANT                      X                        
SIGNATURE OF APPLICANT  
Jeffrey Fitts

**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.

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)                        
SIGNATURE OF PROPERTY OWNER(S)  
Jeffrey Fitts

\_\_\_\_\_  
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): 321-120-016, 321-150-004

Section: 7 & 18                      Township: 4 South                      Range: 4 West

Approximate Gross Acreage: 117.5

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of N/A, South of Cajalco Road, East of N/A, West of Wood Street

Thomas Brothers map, edition year, page number, and coordinates: Riv Co. 2005, Page 776, D-3 to D-5

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):

Residential Subdivision (Schedule B) creating 112 residential lots (RA 20,000) along with 9 open space lots.

Open space lots to include Park site, Debris Basins, Water Quality Basin, Natural creek, Undisturbed Land Area

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: Geotechnical, Traffic Study, Greenhouse Gas

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

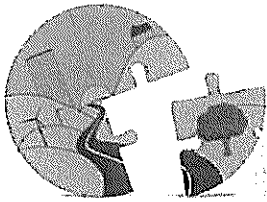
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

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: 800,000 cy



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

**Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.

**Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.

**Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207796 DATE SUBMITTED: 1/10/13

### APPLICATION INFORMATION

Applicant's Name: CA Boulder Springs Holdings LLC E-Mail: jhill@trimontrea.com

Mailing Address: c/o Trimont Real Estate Advisors, 2 Park Plaza, suite 850  
Irvine CA 92614  
City State ZIP

Daytime Phone No: ( 949 ) 862-1450 Fax No: (      )                     

Engineer/Representative's Name: K & A Engineering  
Contact: Don Bergh E-Mail: donb@kaengineering.com

Mailing Address: 357 N. Sheridan Street, Suite 117  
Corona CA 92880  
City State ZIP

Daytime Phone No: ( 951 ) 279-1800 Fax No: ( 951 ) 279-4380

Property Owner's Name: CA Boulder Springs Holdings LLC E-Mail: jhill@trimontrea.com

Mailing Address: c/o Trimont Real Estate Advisors, 2 Park Plaza, suite 850  
Irvine CA 92614  
City State ZIP

Daytime Phone No: ( 949 ) 862-1450 Fax No: (      )                     

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 CHANGE OF ZONE**


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.

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.

\_\_\_\_\_  
*PRINTED NAME OF APPLICANT*

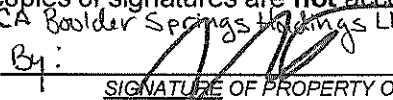
  
*SIGNATURE OF APPLICANT* Jeffrey Fitts  
Authorized Signatory

**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**.

\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*

By:   
*SIGNATURE OF PROPERTY OWNER(S)* Jeffrey Fitts  
Authorized Signatory

CA Boulder Springs Holdings LLC

\_\_\_\_\_  
*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.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 321-120-016, 321-150-004, Portions of 321-140-023, 024 & 032

Section: 7, 8 & 18 Township: 4 South Range: 4 West

Approximate Gross Acreage: 117.68 Acres

General location (nearby or cross streets): North of N/A, South of Cajalco Road, East of N/A, West of Wood Road.

**APPLICATION FOR CHANGE OF ZONE**

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Thomas Brothers map, edition year, page number, and coordinates: Riv County (2005) page 773,  
D-3, D-4 & D-5

---

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Change 7.34 ac of R-A-5 to R-A-1/2      Change 26.87 ac of R-A-1/2 to R-5

---

Change 1.56 ac. of SP Zone (SP 229, Planning Area 9) to R-A-1/2,

---

Remaining 90.81 ac of R-A-1/2 will remain R-A-1/2

---

Related cases filed in conjunction with this request:

Tentative Tract Map No. 30752      E.A. No. 38929

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**CA BOULDER SPRINGS HOLDINGS LLC,**

May 17, 2013

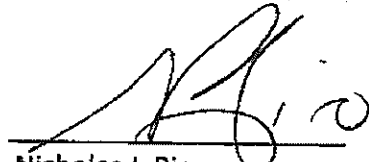
Riverside County Planning Department  
4080 Lemon Street 12<sup>th</sup> Floor  
Riverside, CA 92501  
Attention: Paul Rull

Re: Mr. Jeffery Fitts authorization to sign on behalf of CA Boulder Springs Holdings LLC

Mr. Rull:

Per your request attached you will find a Certificate of Incumbency and Signature granting authorization for Mr. Jeffrey Fitts to sign on behalf CA Boulder Springs Holdings LLC, ("Owner") of Dailey Ranch – Tentative Tract Map 30752.

Please let me know if you have any questions or concerns.



Nicholas J. Biro

Cc Don Bergh, KA Engineering  
Jim Hill, Trimont REA

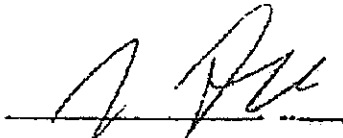
Encl / 1

2 Park Plaza, Suite 850 – Irvine CA 92614

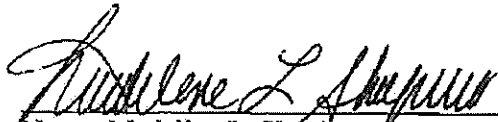
## CERTIFICATE OF INCUMBENCY AND SIGNATURE

I, Madeline L. Shapiro, a duly elected, qualified and acting Assistant Secretary of Lehman Commercial Paper Inc., a New York entity (the "LCPI"), do hereby certify that:

1. LCPI is the managing member of Lunar Real Estate LLC (the "Company") with full power and right to manage and conduct the operations and affairs of the Company; and
2. The Company is the managing member of CA Boulder Springs Holdings LLC with full power and right to manage and conduct the operations and affairs of CA Boulder Springs Holdings LLC; and
3. The person listed below holds the title in the Company indicated opposite his name on the date hereof and that the signature appearing opposite his name is the specimen signatures of such person.

Name	Title	Signature
Jeffrey Fitts	Authorized Signatory	

IN WITNESS WHEREOF, I have hereunto set my hand this 14<sup>th</sup> day of May, 2013.

  
Name: Madeline L. Shapiro  
Title: Assistant Secretary

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/5/2013,

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

APN (s) or case numbers TR30752 For

Company or Individual's Name Planning Department,

Distance buffered 1000'.

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

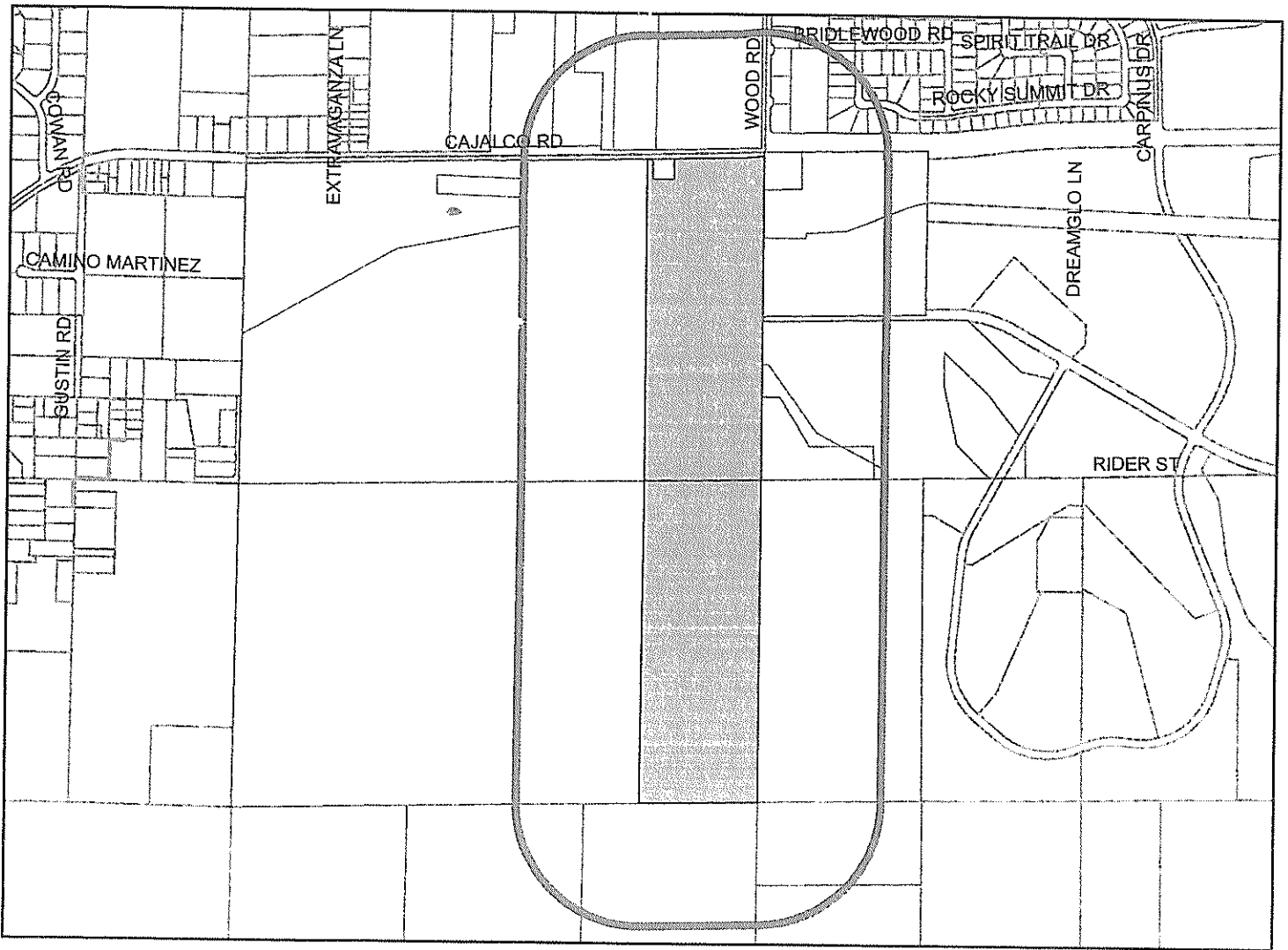
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

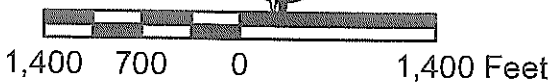
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

**TR30752 (1000 feet buffer)**



**Selected Parcels**

321-520-007	321-130-053	321-130-054	321-130-055	321-130-056	321-130-059	321-130-060	321-510-015	321-120-016	321-140-023
321-140-024	321-140-025	321-140-031	321-140-032	321-150-004	321-520-006	321-520-004	321-150-018	321-520-002	321-150-020
321-150-026	321-150-027	321-120-023	321-120-024	321-150-003	321-150-029	321-520-005	321-521-002	321-520-003	321-520-001
321-521-003	321-520-009	321-150-019	321-120-011	321-140-003	321-110-020	321-110-018	321-110-019	321-110-026	321-110-027
321-520-008	321-120-013	321-140-034	321-140-035	321-140-036	321-120-017				



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: 321110020, APN: 321110020  
 SAND HAVEN PINES INC  
 18800 CAJALCO RD  
 PERRIS CA 92570

ASMT: 321140036, APN: 321140036  
 WILLIAM CRAMER  
 P O BOX 18929  
 ANAHEIM CA 92817

ASMT: 321110027, APN: 321110027  
 C/O JOBSTAK EQUITY PARTNERS  
 19057 COLIMA RD  
 ROWLAND HEIGHTS CA 91745

ASMT: 321150004, APN: 321150004  
 CA BOULDER SPRINGS HOLDINGS  
 C/O JIM HILL  
 2 PARK PLAZA STE 850  
 IRVINE CA 92614

ASMT: 321120011, APN: 321120011  
 MWD  
 C/O ASSEST MANAGEMENT  
 P O BOX 54153  
 LOS ANGELES CA 90054

ASMT: 321150018, APN: 321150018  
 STROWN MARTIN, ETAL  
 P O BOX 0984  
 PERRIS CA 92572

ASMT: 321120013, APN: 321120013  
 USASIA INTERNATIONAL INC  
 9580 GARDEN GROVE NO 300  
 GARDEN GROVE CA 92844

ASMT: 321150019, APN: 321150019  
 MARIA VASQUEZ, ETAL  
 696 ORANGE HEIGHTS LN  
 CORONA CA 92882

ASMT: 321120017, APN: 321120017  
 WMWD  
 P O BOX 5286  
 RIVERSIDE CA 92517

ASMT: 321150020, APN: 321150020  
 HEATHER BORDERS  
 1552 E SILVER SUMMIT DR  
 FRESNO CA 93730

ASMT: 321130060, APN: 321130060  
 C LAND BOULDER, ETAL  
 341 W 2ND ST NO 1  
 SAN BERNARDINO CA 92401

ASMT: 321150027, APN: 321150027  
 IDALEONA ESTATES II  
 C/O MARTIN PARTNERS  
 444 S FLOWER ST STE 1200  
 LOS ANGELES CA 90071

ASMT: 321140003, APN: 321140003  
 O C CALLERY INC  
 WILLIAM R & CAROLE CRAMER  
 601 PERALTA HILLS DR  
 ANAHEIM CA 92806

ASMT: 321150029, APN: 321150029  
 INDIAN MESA  
 C/O NICHOLAS J COUSSOULIS  
 341 W 2ND ST STE 1  
 SAN BERNARDINO CA 92401

ASMT: 321510015, APN: 321510015  
BOULDER SPRINGS COMMUNITY ASSN  
C/O K HOVNIANIAN COMM INC  
800 N HAVEN AVE STE 300  
ONTARIO CA 91764

ASMT: 321520007, APN: 321520007  
BRIAN DEVEREUX, ETAL  
12139 176TH ST  
ARTESIA CA 90701

ASMT: 321520001, APN: 321520001  
KATHY BOYER  
19313 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321520008, APN: 321520008  
TRACEE EKINS, ETAL  
19209 ROCKY SUMMIT DR  
PERRIS, CA. 92570

ASMT: 321520002, APN: 321520002  
FIDEL ARREDONDO  
19331 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321520009, APN: 321520009  
MICAHA CAMPBELL, ETAL  
19227 ROCKY SUMMIT DR  
PERRIS CA 92570

ASMT: 321520003, APN: 321520003  
GAUDENCIA GONZALEZ, ETAL  
19349 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321521002, APN: 321521002  
JASON GARDNER  
19364 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321520004, APN: 321520004  
SUSAN WEST, ETAL  
19367 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321521003, APN: 321521003  
DENNETTA SOLIS, ETAL  
19382 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321520005, APN: 321520005  
ASMAHAN NESHEIWAT, ETAL  
19385 SILVER SUMMIT CIR  
PERRIS, CA. 92570

ASMT: 321520006, APN: 321520006  
DENISE CHAVEZ, ETAL  
19173 ROCKY SUMMIT DR  
PERRIS CA 92570

CA Boulder Springs Holdings, LLC  
C/O Trimont Readvisors  
Attn: Jim Hill  
2 Park Plaza Suite 850  
Irvine CA 92614

K & A Engineering Inc  
Attn: Don Bergh  
357 N Sheridan Street, Suite 117  
Corona CA 92880

CA Boulder Springs Holdings, LLC  
C/O Trimont Readvisors  
Attn: Jim Hill  
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Irvine CA 92614

K & A Engineering Inc  
Attn: Don Bergh  
357 N Sheridan Street, Suite 117  
Corona CA 92880

Raglam- Residents Association of  
Greater Lake Mathews  
ATTN: Chairman, Ralph Hileman  
14176 Grande Vista Avenue  
Perris, CA 92570

Western Municipal Water District  
14205 Meridian Parkway  
Riverside, CA 92518

Riverside County Waste Management  
14310 Frederick Street,  
Moreno Valley CA 92553

Metropolitan Water District of  
Southern California  
700 N. Alameda St., US3-230  
Los Angeles, CA 90012

Val Verde Unified School District  
975 W. Morgan Street  
Perris CA 92571

City of Riverside  
Attn: Planning Director  
3900 Main Street, 3rd Floor  
Riverside 92522

Greater Lake Matthews Trail  
Association  
Attn: Laurie Taylor  
14679 Descanso Drive  
Lake Matthews CA 92750

Woodcrest Municipal Advisory  
Committee  
Attn: Geoffrey Dooley  
16780 Sendero Del Charro  
Riverside CA 92508

Community Association of Lake  
Matthews  
Attn: Art Cassel  
18350 Harley John Road  
Lake Matthews CA 92504

Mead Valley Municipal Advisory  
Committee  
Attn: Lee Cussins  
18870 Springwood Lane  
Perris CA 92570





# 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.**

Tentative Tract Map No. 30752, Change of Zone No. 7796, EA38929

*Project Title/Case Numbers*

Paul Rull, Project Manager

*County Contact Person*

951-955-0972

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

CA Boulder Springs Holdings, LLC

*Project Applicant*

2 Park Plaza Suite 850, Irvine CA 92614

*Address*

Northerly of Lake Matthews Drive, southerly of Cajalco Road, westerly of Wood Road

*Project Location*

The Tentative Tract Map proposes a Schedule "B" subdivision on 108.9 gross acres into 112 single family residential lots with a minimum lot size of 20,000 square feet and 9 open space lots on a total site area of 117.5 gross acres. The residential lots will be clustered together resulting in a lower total number of residential lots than what is allowed under the Site's General Plan designation. Change of Zone proposes to: change 7.34 acres of R-A-5 to R-A-1/2, change 26.87 acres of R-A-1/2 to R-5, and change 1.56 acres of SP (SP229, Planning Area 9) to R-A-1/2.

*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 (\$2,156.25 + \$50.00).
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/dm  
Revised 4/23/2013  
Y:\Planning Case Files-Riverside office\TR30752\PC-BOS Hearings\PC\NOD Form.docx

Please charge deposit fee case#: ZEA38929 ZCFG02379 .

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR30752 and CZ7796

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: Paul Rull Title: Project Planner Date: February 15, 2013

Applicant/Project Sponsor: Boulder Springs Land Company Date Submitted: February 15, 2013

**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 Paul Rull at 951-955-0972.

Revised: 10/16/07  
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA38929 ZCFG02379

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R0301934

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: BOULDER SPRINGS LAND COMPANY \$64.00  
paid by: CK 1236  
CFG FOR EA38929 & TR30752  
paid towards: CFG02379 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Jan 28, 2003 08:35  
MBRASWEL posting date Jan 28, 2003

\*\*\*\*\*  
\*\*\*\*\*

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

A\* REPRINTED \* R1302304

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: BOULDER SPRINGS LAND COMPANY \$54.75  
paid by: CASHCASH  
CFG FOR EA38929 & TR30752  
paid towards: CFG02379 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Mar 13, 2013 14:03  
MGARDNER posting date Mar 13, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$54.75

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1208686

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: BOULDER SPRINGS LAND COMPANY \$2,101.50  
paid by: CK 0039565  
CFG FOR EA38929 & TR30752  
paid towards: CFG02379 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Sep 26, 2012 16:21  
MGARDNER posting date Sep 26, 2012

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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: Eastern Coachella Valley  
Zoning District: Lower Coachella Valley  
Supervisory District: Fourth  
Project Planner: Jay Olivas  
Planning Commission: June 19, 2013

PUBLIC USE PERMIT NO. 919  
Environmental Assessment No. 42559  
Applicant: Imperial Irrigation District  
Engineer: WMB & Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Public Use Permit (PUP) proposes to remove approximately 14 existing utility poles to relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line and install approximately 13 new utility poles varying in height from approximately 66 feet to 75 feet maximum at the northeast property corner of a 482 acre site to run parallel along Cleveland Street and 68<sup>th</sup> Avenue, with approximate spans between the poles of 296 feet (approximately 3,100 lineal feet) that connects the IID North Shore and Mecca Substations.

The project is located in the Eastern Coachella Valley Area Plan; more specifically, northerly of State Highway 111 and 70<sup>th</sup> Avenue, southerly of 68<sup>th</sup> Avenue, easterly of Arthur Street, and westerly of Cleveland Street in Mecca.

### ISSUES OF POTENTIAL CONCERN:

Visual impacts will occur as the result of the relocation of an existing transmission line and utility poles. However, visual impacts would be less than significant since approximately 14 existing utility poles are being replaced with approximately 13 new utility poles that range from approximately 66 feet to 75 feet in height. Additionally, the transmission line and utility poles are being relocated further to the north (up to approximately 1,250 feet) in a remote desert area further from existing State Highway 111 located approximately 1/2 mile to the south.

The project is subject to potential biological, archaeological and paleontological impacts. While no significant resources have been located with either of these potential impacts based on submitted studies and field surveys, the project has been conditioned for mitigation and monitoring to address these impacts should any of these resources be discovered during project construction. Impacts would be less than significant with mitigation incorporated as indicated in the project's Initial Study (EA42559).

### BACKGROUND:

The purpose of the PUP as proposed by IID is to remove a portion of its existing transmission line and utility poles that currently run diagonally along the northeast property corner of a 482 acre site, and instead, relocate this portion of existing transmission line and utility poles to run parallel, but still within the 482 acre site, along Cleveland Street and 68<sup>th</sup> Avenue, which will provide better access and ease of maintenance.

### SUMMARY OF FINDINGS:

- |  |                                    |
|--|------------------------------------|
| 1. Existing General Plan Land Use (Ex. #5):    | Agriculture (AG) (10 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Agriculture (AG) (10 Acre Minimum) |
| 3. Existing Zoning (Ex. #2):                   | Controlled Development Areas (W-2) |
| 4. Surrounding Zoning (Ex. #2):                | Controlled Development Areas (W-2) |
| 5. Existing Land Use (Ex. #1):                 | Vacant Land & Utility Poles        |

- |                                   |   |
|-----------------------------------|---|
| 6. Surrounding Land Use (Ex. #1): | Vacant Land; Crops; Scattered Dwellings   |
| 7. Project Data:                  | Total Acreage: 482 Gross Acres<br>Transmission Line Relocation Area: Up to 3100'<br>Approximate Utility Pole Heights: 66' - 75' |
| 8. Environmental Concerns:        | See attached environmental assessment   |

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42559**, 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. 919**, 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 Agriculture (10 Acre Minimum) on the Eastern Coachella Valley Area Plan.
2. The project site is surrounded by properties which are designated Agriculture (10 Acre Minimum), Rural Desert (10 Acre Minimum), and Open Space – Conservation Habitat (OS-CH).
3. The proposed project would be conditionally consistent within the Agriculture land use designation in that compatible resource development, such as utilities, is allowed within this designation.
4. The project site is zoned Controlled Development Areas (W-2) with surrounding zones consisting of Controlled Development Areas (W-2), Light Agriculture (A-1-10) (A-1-20), and Heavy Agriculture (A-2-10).
5. The project would be compatible with existing and surrounding zones due to compliance with applicable utility codes, and since relocation of existing transmission line and utility poles will provide better access and ease of maintenance for the utility provider.
6. The 482 acre site consists of vacant land, except for existing utility poles. Surrounding land uses consist of vacant land, crops and scattered single family dwellings.
7. The project is conditionally consistent with surrounding land uses since the proposed project is conditioned with maximum utility pole heights up to 75 feet, and would be replacing approximately 14 existing utility poles with approximately 13 new utility poles of similar heights to run parallel along Cleveland Street and 68<sup>th</sup> Avenue.
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 this project site is along 70<sup>th</sup> Street (100' R/W), Cleveland Street (100' R/W) and 68<sup>th</sup> Street (100' R/W). The project will be in compliance with the requirements of the circulation element of the General Plan.
10. The project is approximately three miles from a fire station. The project will be in conformance with the fire services policies of the General Plan.
11. The project is not located within the sphere of influence of any city. However, it is located within the boundaries of the Mecca Community Council which held a meeting with the applicant on January 9, 2013 and received unanimous support.
12. Environmental Assessment No. 42559 identified the following potentially significant impacts:
  - a) Biological Resources
  - b) Cultural Resources
  - c) Paleontological 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 Agriculture (10 Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Controlled Development Areas (W-2) 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 (5/28/13), no public comment letters have been received from the general public.
2. The project site is not located within:
  - a. A city sphere of influence;
  - b. An Agriculture Preserve;
  - c. A FEMA 100-year flood plain, an area drainage plan, or dam inundation area;
  - d. A Redevelopment Area;
  - e. A Fault Zone;
  - f. An Airport Influence Area;
  - g. A high fire area; and,
  - h. A Conservation Area;

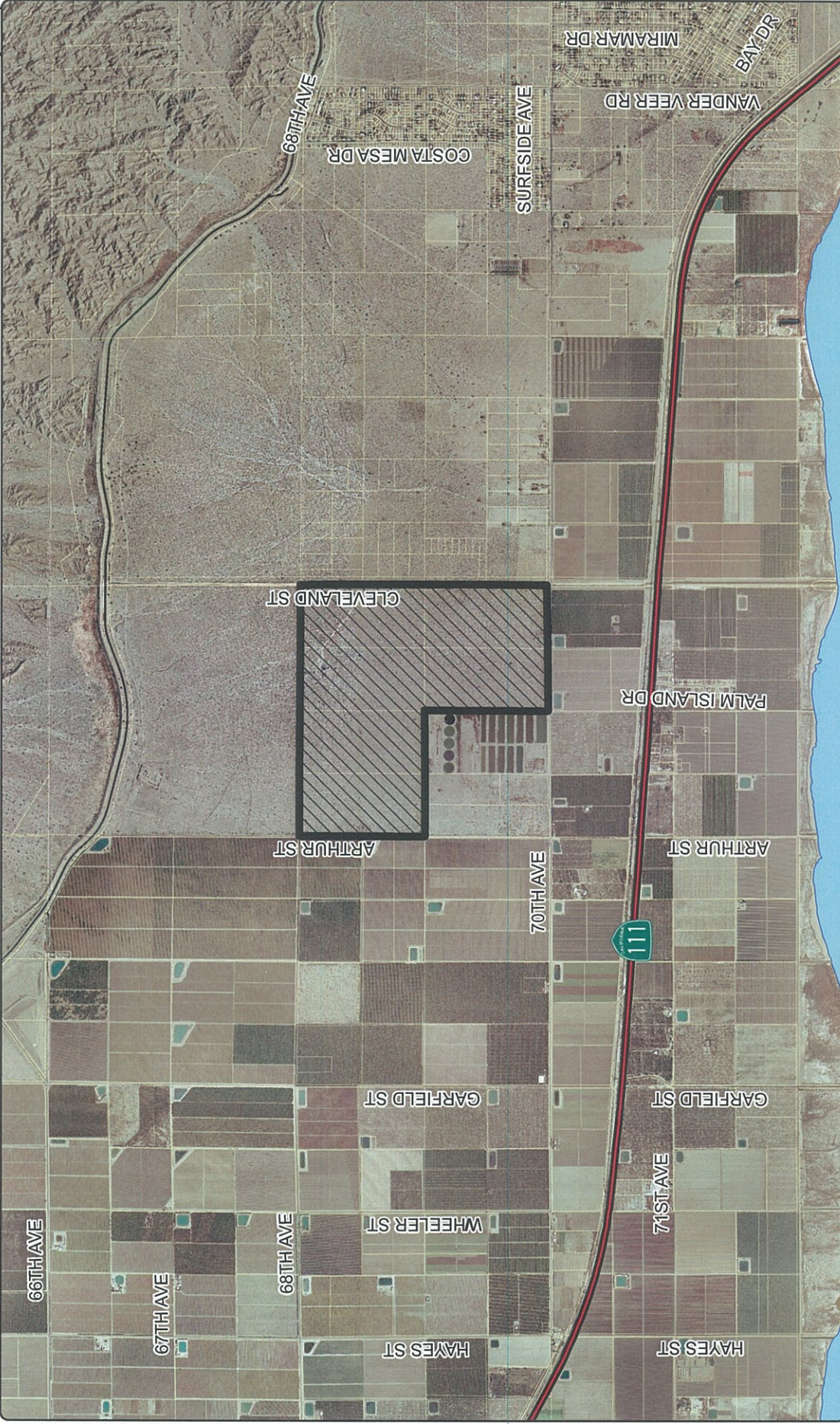


3. The project site is located within:
  - a. High to Moderate Liquefaction Area;
  - b. An Active Subsidence Area;
  - c. A High Paleontological Sensitivity Area.
  
4. The subject site is currently designated as Assessor's Parcel Numbers 721-100-001, 721-100-002, 721-100-003, 721-100-004, 721-110-003, and 721-110-004

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**PUP0919**  
**VICINITY/POLICY AREAS**

Supervisor Benoit  
 District 4

Date Drawn: 04/15/2013  
 Vicinity Map



Zoning District: Lower Coachella Valley  
 Township/Range: T7SR10E  
 Section: 7

Assessors Bk. Pg. 721-10  
 Thomas Bros. Pg. 5653 H2  
 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.lima.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

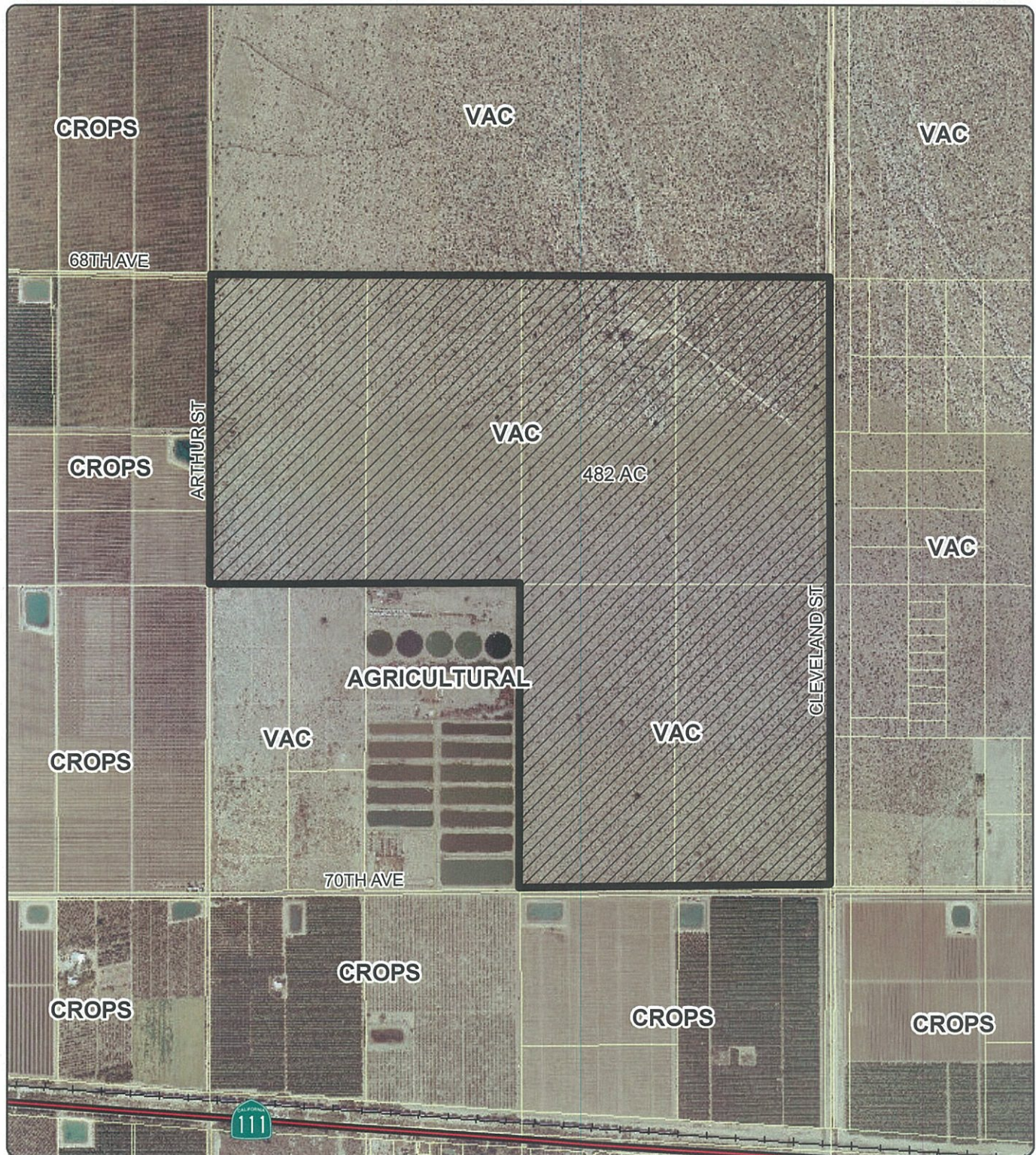
PUP00919

LAND USE

Date Drawn: 04/15/2013

Exhibit 1

Supervisor Benoit  
District 4



Zoning District: Lower Coachella Valley  
Township/Range: T7SR10E  
Section: 7

Assessors Bk. Pg. 721-10  
Thomas Bros. Pg. 5653 H2  
Edition 2009



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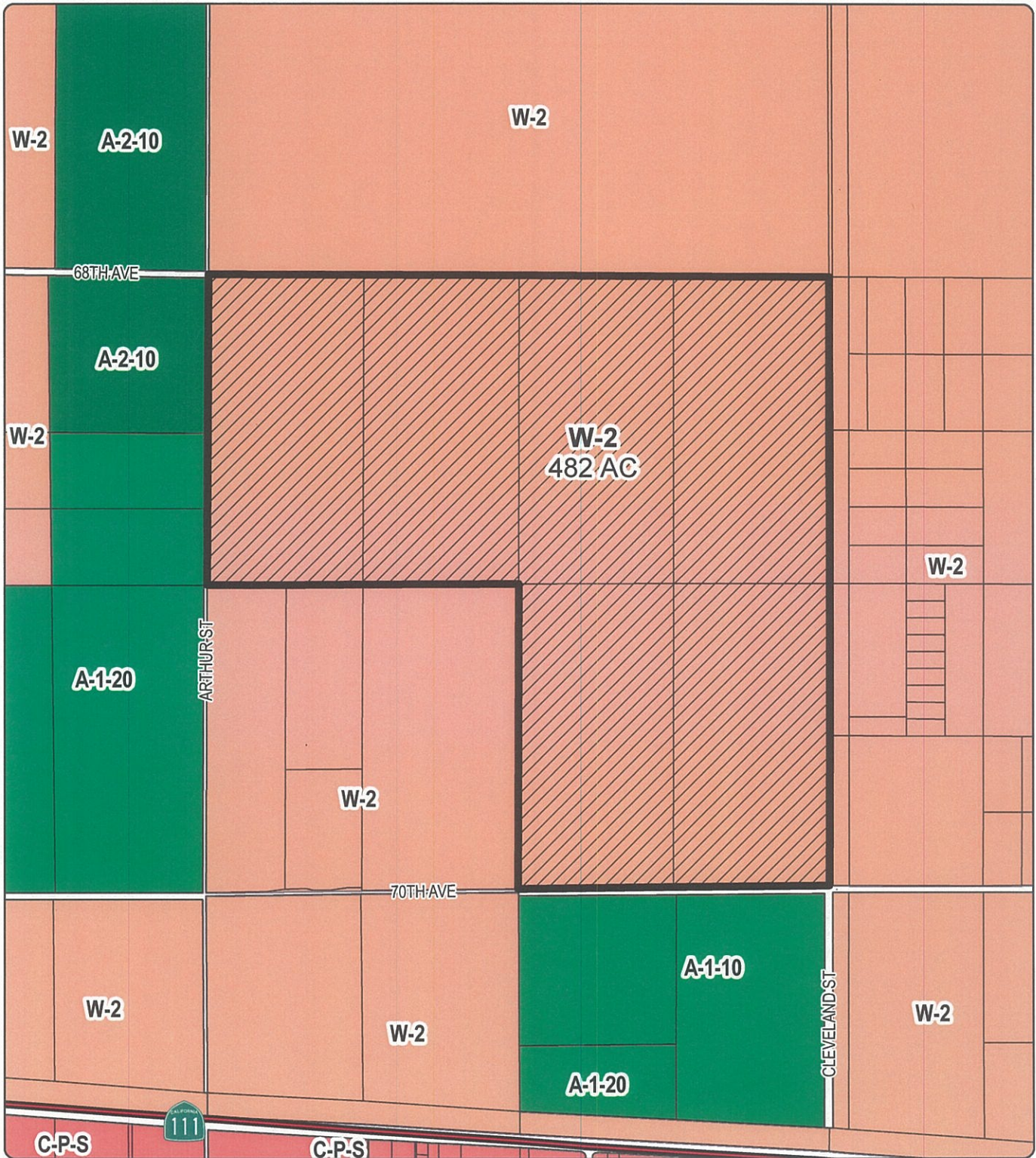
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00919

EXISTING ZONING

Supervisor Benoit  
District 4

Date Drawn: 04/15/2013  
Exhibit 2



Zoning District: Lower Coachella Valley  
Township/Range: T7SR10E  
Section: 7

Assessors Bk. Pg. 721-10  
Thomas Bros. Pg. 5653 H2  
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00919

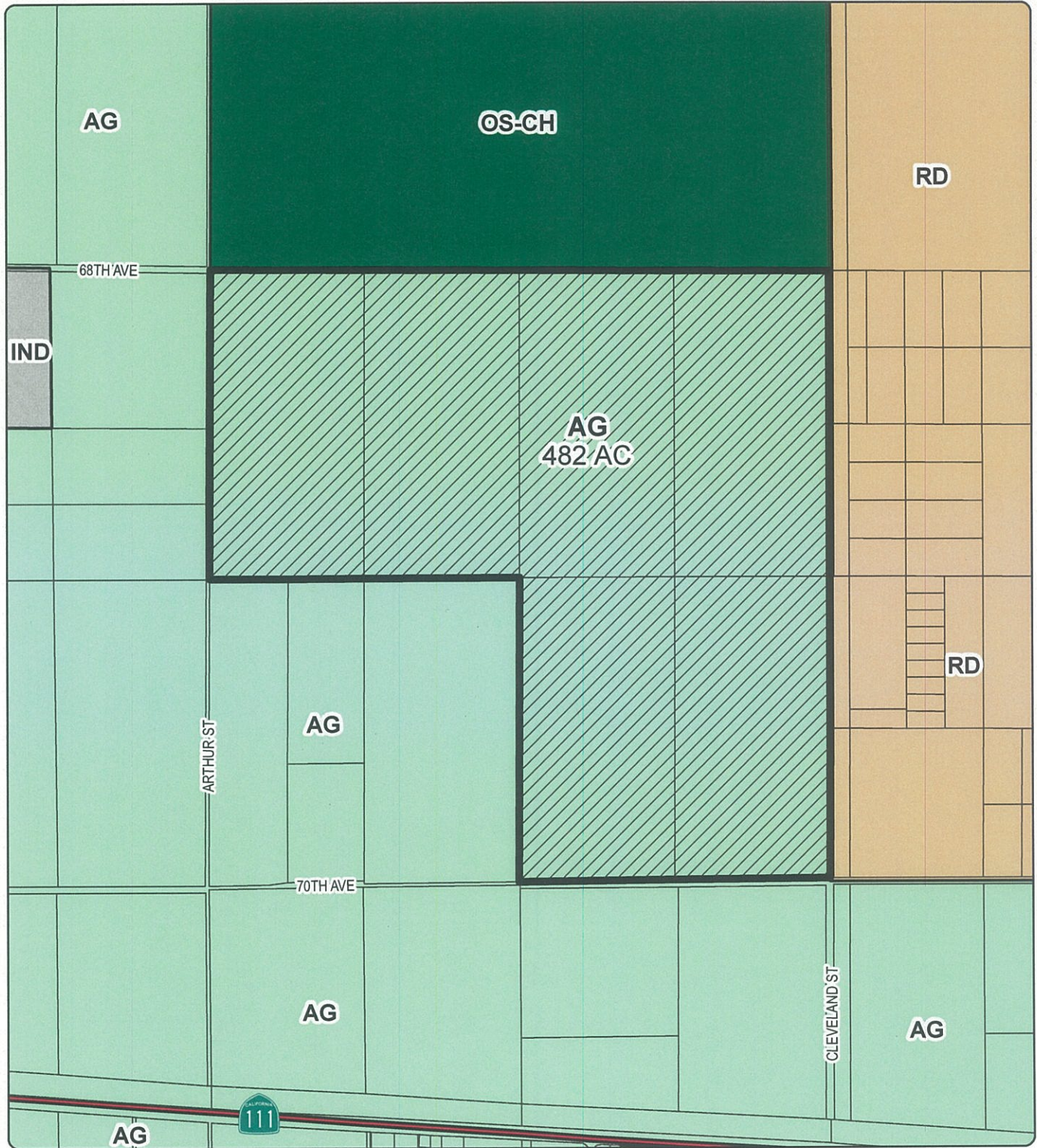
EXISTING GENERAL PLAN

Date Drawn: 04/15/2013

Exhibit 5

Supervisor Benoit

District: 4



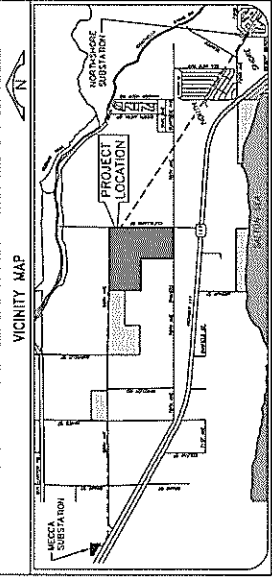
Zoning District: Lower Coachella Valley  
Township/Range: T7SR10E  
Section: 7

Assessors Bk. Pg. 721-10  
Thomas Bros. Pg. 5653 H2  
Edition 2009



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**IID PUBLIC USE PERMIT FOR RELOCATION OF PORTION OF THE 92KV POWER TRANSMISSION LINE OVER THE 2010 PERRICONE L.P. PROPERTY IN SEC. 19, T7S, R10E, S.B.B.&M.**



**LEGEND**

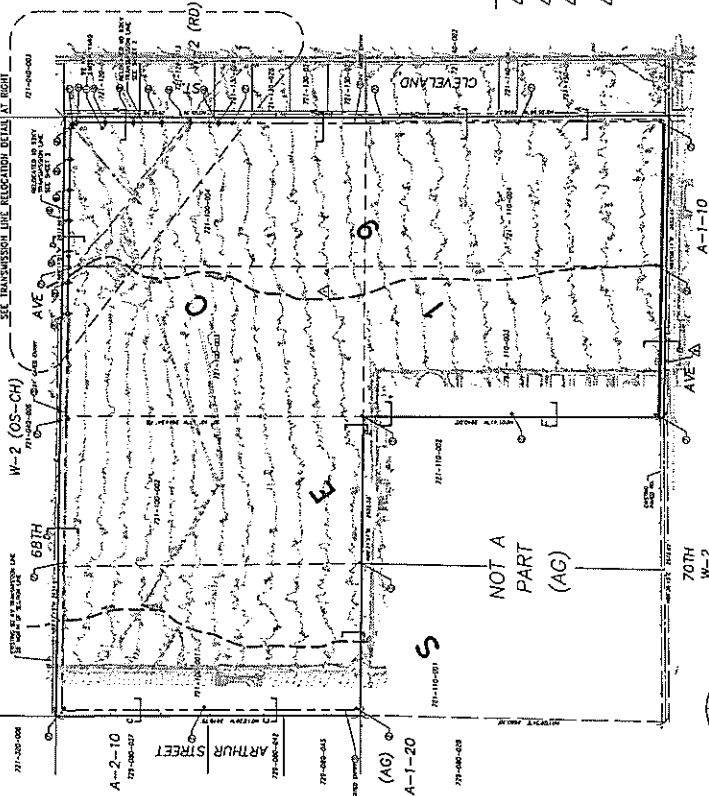
PROPOSED ALL WEATHER ACCESS ROAD  
 COUNTY UTILITY STREET  
 STRUCTURES NOTED  
 EASEMENT RIGHT OF WAY USE  
 60' SEPARATION  
 50' SEPARATION  
 40' SEPARATION  
 30' SEPARATION  
 20' SEPARATION  
 10' SEPARATION  
 0' SEPARATION  
 (-120) NATURAL SURFACE CONTOUR

**KEY DESCRIPTION**

92 KV SWITCH TOWER  
 SECURITY CAMERA ON 24" POLE  
 PROPOSED POWER POLE

**SITE PLAN NOTES**

1. ELEVATION CONTOURS MATCH FROM TOPOGRAPIHC QUADRANGE SHEET OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 518 OF OFFICIAL RECORD BOOK #1 PART OF SECTION 19, T7S, R10E, S.B.B.&M.  
 2. ALL EASEMENTS FOR PUBLIC UTILITIES RECORDED AUG. 12, 1914 IN 400 PAGE 200 OF DEEDS TO CONCHILLA VALLEY IRRIGATION DISTRICT.  
 3. PROJECT SITE IS NOT IN AN OFFICIAL PLANNED ZONE OR SUBJECT TO UNLAWFUL USE IS SUBJECT TO NECESSARY TO ADJUST.  
 4. PROJECT SITE IS NOT IN AN OFFICIAL PLANNED ZONE OR SUBJECT TO UNLAWFUL USE IS SUBJECT TO NECESSARY TO ADJUST.  
 5. PROJECT SITE IS NOT IN AN OFFICIAL PLANNED ZONE OR SUBJECT TO UNLAWFUL USE IS SUBJECT TO NECESSARY TO ADJUST.  
 6. PROJECT SITE IS NOT IN AN OFFICIAL PLANNED ZONE OR SUBJECT TO UNLAWFUL USE IS SUBJECT TO NECESSARY TO ADJUST.



**TRANSMISSION LINE RELOCATION DETAIL SCALE 1" = 200'**

PROPOSED LAND USE: RELOCATE EX. TRANSMISSION LINE & UTILITY POLES		
EXISTING LAND USE: VACANT		
ZONING: W2	AREA: 1.4 AC± GROSS	0.0 AC± NET
FLOOD ZONE:	ASSESSORS PARCEL NO.:	721-100-001 721-100-002 721-100-003 721-110-004
OWNER:	THE 2010 PERRICONE LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP THOMAS COBE (2000) PAGE 5558 CON. D1, C2, H1, H2, H3, J1, J2, & J3 (760) 382-5851	
SITE ADDRESS:	4650 N. MECCA, MECCA, CA 40 CENTER CANYON 233 E. BROADWAY BUILDING MERCED, CA 95351 (409) 334-9314	
APPLICANT:	ENGINEER: MATTHEW W. BUSCH 2141 EASTON ROAD, #125 GRAND TERRACE, CA 92313 (951) 821-0375	

**AGENCY TELEPHONE NUMBERS**

INVERGEE COUNTY PLANNING	(760) 843-8277
SECRET OFFICE SERRA E. CENTER ROAD PALM BEACH, CA 92511	(951) 935-6181
INVERGEE TRANSPORTATION DEPT.	(760) 339-5374
MERCED IRRIGATION DISTRICT	(951) 914-0447
ART (TELEPHONE)	(760) 238-2851
CONCHILLA VALLEY WATER DISTRICT	(760) 397-2137
CONCHILLA VALLEY UNITED STATES DISTRICT	(909) 437-2200
SOUTHERN CALIFORNIA GAS COMPANY	(951) 844-2318
COMCAST	

**LEGAL DESCRIPTION**

PARCEL 1: THE EAST 1/2 OF THE UNIMPAVED 1/4 OF SECTION 19, T7S, R10E, S.B.B.&M. GOVERNMENT LOTS # AND 3 IN THE QUARTERS 1/4 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 2: THE WEST 1/2 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 3: THE EAST 1/2 OF THE UNIMPAVED 1/4 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 4: THE WEST 1/2 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 5: THE EAST 1/2 OF THE UNIMPAVED 1/4 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 6: THE WEST 1/2 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 7: THE EAST 1/2 OF THE UNIMPAVED 1/4 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 8: THE WEST 1/2 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 9: THE EAST 1/2 OF THE UNIMPAVED 1/4 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 10: THE WEST 1/2 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 11: THE EAST 1/2 OF THE UNIMPAVED 1/4 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 12: THE WEST 1/2 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 13: THE EAST 1/2 OF THE UNIMPAVED 1/4 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 14: THE WEST 1/2 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 15: THE EAST 1/2 OF THE UNIMPAVED 1/4 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 16: THE WEST 1/2 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 17: THE EAST 1/2 OF THE UNIMPAVED 1/4 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 18: THE WEST 1/2 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 19: THE EAST 1/2 OF THE UNIMPAVED 1/4 OF SECTION 19, T7S, R10E, S.B.B.&M. PARCEL 20: THE WEST 1/2 OF SECTION 19, T7S, R10E, S.B.B.&M.

**REVISIONS**

NO.	BY	DATE	DESCRIPTION

**PROJECT DESCRIPTION:**

THE PROPOSED 92KV TRANSMISSION LINE RELOCATION PROJECT IS LOCATED IN SECTION 19, T7S, R10E, S.B.B.&M. THE PROJECT SITE IS NOT IN AN OFFICIAL PLANNED ZONE OR SUBJECT TO UNLAWFUL USE IS SUBJECT TO NECESSARY TO ADJUST. THE PROJECT SITE IS NOT IN AN OFFICIAL PLANNED ZONE OR SUBJECT TO UNLAWFUL USE IS SUBJECT TO NECESSARY TO ADJUST.

**BENCHMARK:**

INVERGEE COUNTY STA. 12-4 (UGM) 227 (MAD) 227  
 CONCHILLA VALLEY IRRIGATION DISTRICT STA. 12-4 (UGM) 227 (MAD) 227  
 ADJUSTED ELEVATION = 606.72  
 ACTUAL ELEVATION = 606.72  
 SCALE AS SHOWN, 1" = 200'

**SCALE: 1" = 500'**

500' 250' 0' 250'

**PREPARED BY:**  
 WMB & ASSOCIATES INC.  
 GRAND TERRACE, CA 92313  
 (951) 821-0375  
 ATTN: MATTHEW W. BUSCH

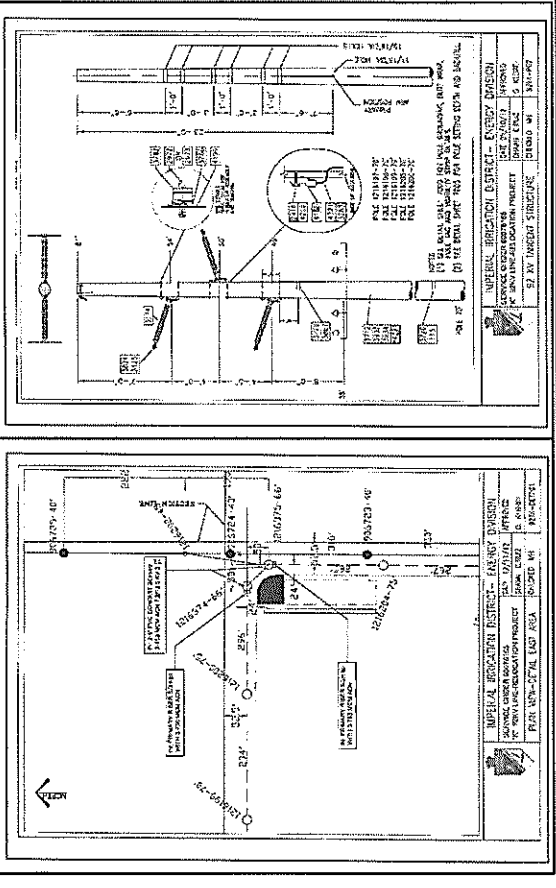
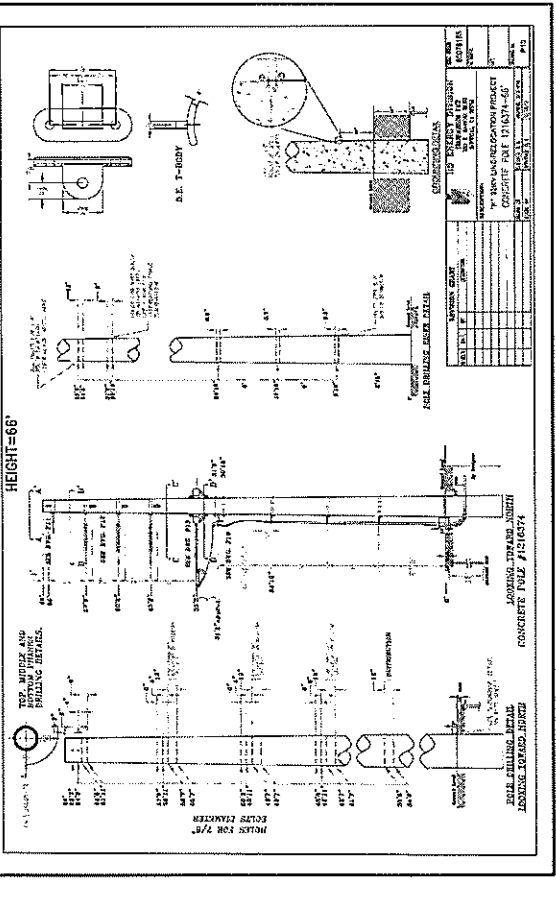
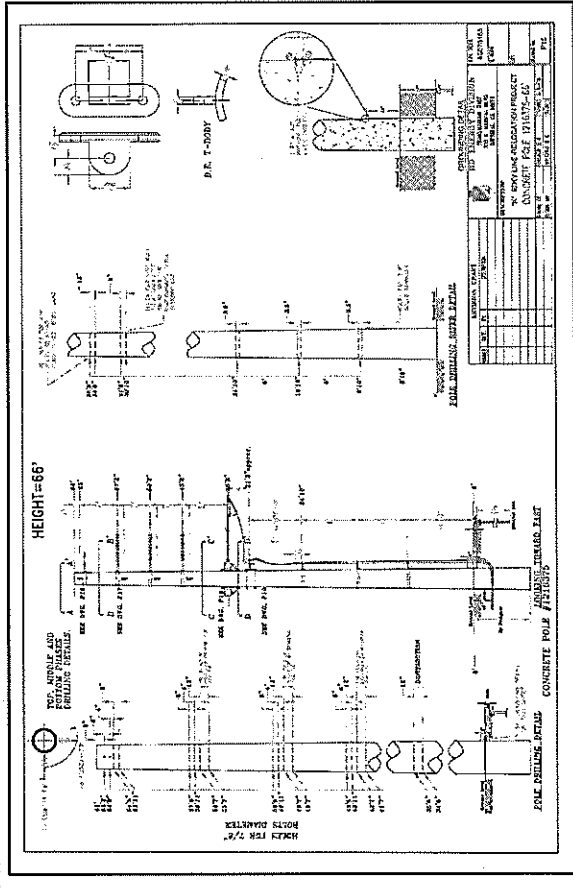
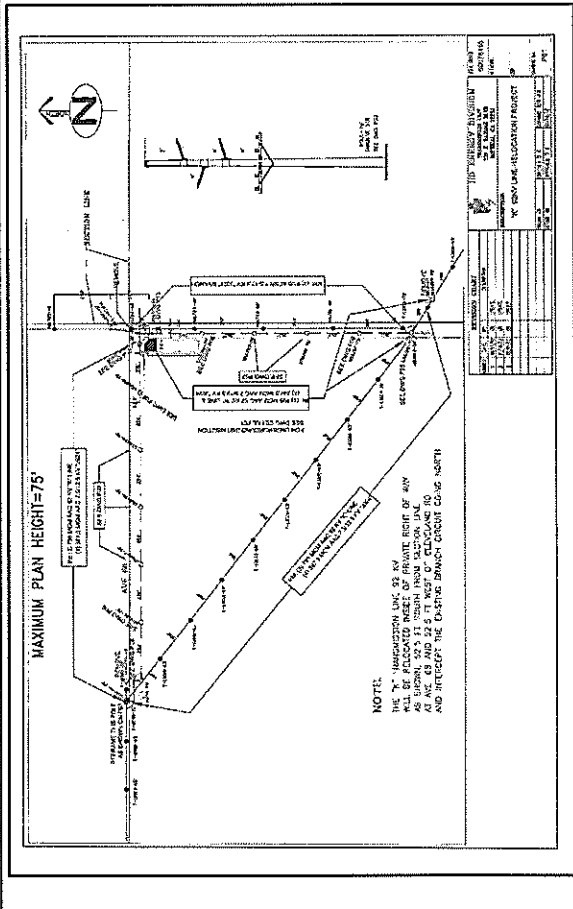
**DATE:** JAN 15, 2013

**SCALE:** 1" = 500'

**PROJECT NO.:** 11-12-2013

**DATE:** JAN 15, 2013

**SCALE:** 1" = 500'



**PROJECT DESCRIPTION:**  
 THE BENCH MARK POINT (BENCH MARK) IS LOCATED AT THE CORNER OF THE LOT AS SHOWN. THE BENCH MARK IS AT THE CORNER OF THE LOT AS SHOWN. THE BENCH MARK IS AT THE CORNER OF THE LOT AS SHOWN.

**PREPARED BY:**  
 WMB & ASSOCIATES INC.  
 22421 BAYVIEW ROAD, #125  
 BAYVIEW, CA 94025  
 A/E/C: MATTHEW W. BUDSON

**DATE:** JUN 11, 2013

**SCALE:** AS SHOWN

**SEAL-ENGINEER:**

**CONTRACT NO.:** 7229

**COUNTY:** RIVERSIDE

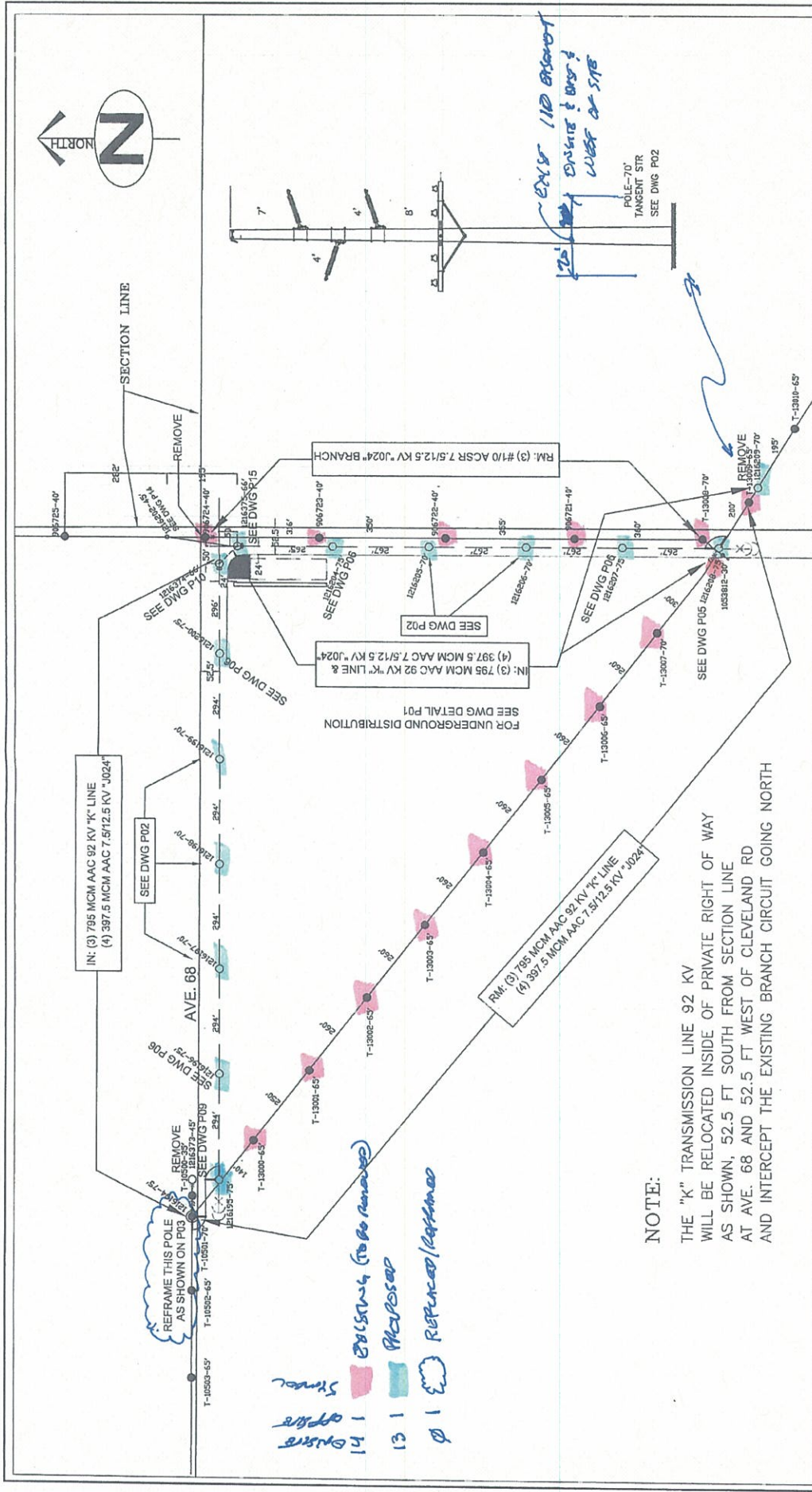
**PROJECT NO.:** 2

**SHEETS:** 2

**DATE:** JANUARY 2013

**BY:** M. BUDSON

**PROJECT:** COUNTY OF RIVERSIDE  
 IMPERIAL IRRIGATION DISTRICT PARTIAL RELOCATION OF 92KV TRANSMISSION LINE  
 PORTION SECTION 19, 175 - RICE, SRM, RIVERSIDE COUNTY  
 IMPERIAL IRRIGATION DISTRICT



- 14 1 *14 Discrete*
  - 13 1 *13 1*
  - 0 1 *0 1*
- EX-1574 (to be removed)*
- REPLACED*
- REPLACED/REFRAME*

NOTE:  
 THE "K" TRANSMISSION LINE 92 KV  
 WILL BE RELOCATED INSIDE OF PRIVATE RIGHT OF WAY  
 AS SHOWN, 52.5 FT SOUTH FROM SECTION LINE  
 AT AVE. 68 AND 52.5 FT WEST OF CLEVELAND RD  
 AND INTERCEPT THE EXISTING BRANCH CIRCUIT GOING NORTH

REVISION CHART			
NUMBER	DATE	BY	DESCRIPTION
1	10/17/12	CR	UPDATE
2	11/16/12	CR	UPDATE
3	12/11/12	CR	UPDATE

SRN 006R	IID ENERGY DIVISION
60076165	TRANSMISSION DIV.
NETWORK:	883 E. MARION BLVD.
	IMPERIAL, CA 92251
DESCRIPTION:	"K" 92KV LINE-RELOCATION PROJECT
CSF:	
DRAWING No.	CHECKED: O. K.
P 01	APPROVED: O. K.
	DESIGN: JH
	DRAWN: CR
	DATE: 05/09/12



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42559  
**Project Case Type (s) and Number(s):** Public Use Permit No. 919  
**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:** Imperial Irrigation District  
**Applicant's Address:** 1653 W, Main Street El Centro, CA 92243  
**Engineer's Name:** WMB & Associates  
**Engineer's Address:** 22421 Barton Road #125 Grand Terrace, CA 92626

### I. PROJECT INFORMATION

**A. Project Description:** The Public Use Permit proposes to remove approximately 14 existing utility poles to relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line and install approximately 13 new utility poles varying in height from approximately 66 feet to 75 feet maximum at the northeast property corner of a 482 acre site to run parallel along Cleveland Street and 68<sup>th</sup> Avenue with approximate spans between the poles of 296 feet (approximately 3,100 lineal feet) that connects the IID North Shore and Mecca Substations.

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

**C. Total Project Area:** 482 Gross Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 482	Lots: 6	Sq. Ft. of Bldg. Area: 4800	Est. No. of Employees: 14
Other:			

**D. Assessor's Parcel No(s):** 721-100-001; 721-100-002; 721-100-003; 721-100-004; 721-110-003; 721-110-004

**E. Street References:** North of State Highway 111 and 70<sup>th</sup> Avenue, south of 68<sup>th</sup> Avenue, east of Garfield Street, and west of Cleveland Street.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Sections 18, 19 and 20, Range 10E, Township 7S, San Bernardino Meridian, in County of Riverside, California.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site consists of six parcels encompassing approximately 482 acres. The project site consists of vacant desert land with scrub type vegetation. There is no indication that it has ever been cultivated. The site is relatively flat, including surrounding areas out to one mile or more. The site is within the boundaries of the Riverside County Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but is not within any Conservation Areas. Surrounding land consists of vacant land, crops, and scattered dwellings.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

#### 1. Land Use:

**Land Use Policy 13.1** Preserve and protect outstanding scenic vistas and visual features for the enjoyment of the traveling public.

**Land Use Policy 13.3** Ensure that the design and appearance of new landscaping, structures, equipment, signs or grading within Designated and Eligible State and County Scenic Highways corridors are compatible with the surrounding scenic setting or environment.

The project does not conflict with the above land use policies since the project proposes to relocate existing utility poles in a remote rural area and replace with similar utility poles up to 75 feet in height, with adjacent land in the immediate vicinity being vacant, and approximate distance of ½ mile from State Highway 111.

2. **Circulation:** The project has adequate circulation to the site from 70<sup>th</sup> Avenue and Cleveland Street. Therefore, it 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:** The proposed project is not located within any areas of flooding sensitivity. The proposed project has allowed for sufficient provision of emergency response services to the tenants 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 is not subject to Housing Element Policies.
7. **Air Quality:** Air quality impacts would be less than significant due to the project requirements for PM10 dust control plan during construction of the proposed utility poles.

**B. General Plan Area Plan(s):** Eastern Coachella Valley

**C. Foundation Component(s):** Agriculture

**D. Land Use Designation(s):** Agriculture (10 Acre Minimum)

**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 Agriculture (10 Acre Minimum), Rural Desert (10 Acre Minimum), and Open Space – Conservation Habitat (OS-CH).

**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:** Controlled Development Areas (W-2)

**J. Proposed Zoning, if any:** Not Applicable

**K. Adjacent and Surrounding Zoning:** The properties located directly north and east of the site are zoned W-2 and are vacant and unused. The property located south of 70th Avenue is zoned W-2/A-1-10 and currently contains crops. The property south and west of the site and north of 70th Avenue is zoned W-2 and was a former fish farm, but is now vacant. The property to the west is presently agriculture and is zoned A-1-20/A-2-10/W-2.

**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 checked="" type="checkbox"/> Paleontological Resources |
| <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**

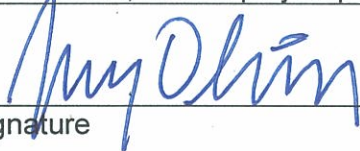
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant

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

May 23, 2013

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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 proposed Project site is located approximately ½ mile north of SR-111, which runs between Palm Springs and the Mexican border near El Centro. According to the Riverside County General Plan and Eastern Coachella Valley Area Plan, the section of SR-111 between SR-195 and the southern border of Riverside County is listed as an "Eligible State Scenic Highway – Not Officially Designated." The Eastern Coachella Valley Area Plan includes policies to conserve significant scenic resources along highways classified as scenic, as well as policies to manage development along these highways so that it will not detract from the area's natural characteristics.

A portion of an existing Imperial Irrigation District (IID) 92 kV transmission line currently runs NW-SE through the northeast corner of the project site passing within approximately 1,600 ft. of SR-111 at its closest approach. This portion of the transmission line would be relocated to run parallel along 68<sup>th</sup> Avenue and Cleveland Street with approximately 13 new utility poles up to 75 feet in height. There are existing crops between the project site and SR-111 on land to the south which reduces view impacts to the SR-111 scenic corridor. With the replacement of approximately 14 existing utility poles with approximately 13 new utility poles of similar height not to exceed 75 feet in height, visual impacts would be less than significant.

- b) The Project site is located within the vicinity of desert lands, crops, mountains and the Salton Sea which could be an area of scenic resources. However, the project only involves the replacement of existing utility poles with new poles of similar height and design that would not substantially increase visual impacts. 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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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?

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

Findings of Fact:

- a) The Project site is located approximately 52 miles east of the Mt. Palomar Observatory, which exceeds the distance to the Observatory's areas of sensitivity (Zone A at a 15-mile radius and Zone B at a 45-mile radius from the Observatory) (See Figure 7 of Eastern Coachella Valley Area Plan). The Project is expected to use restricted nighttime lighting during construction and operation; however, such uses would be limited, and based on the Project site's distance to the Observatory, would result in no impact on astronomical observation and research at the Mt. Palomar Observatory.

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 project consisting of a proposal to relocate existing utility lines could create a new source of light with new utility poles, 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 new lighting is conditioned to be hooded thereby reducing any lighting impacts to less than significant in accordance with Condition of Approval (COA) 10.PLANNING.3—LIGHTING HOODED/DIRECTED.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Surrounding land uses consist of vacant land, crops, and scattered dwellings. The amount of light that will be created 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) Based on the Riverside County Geographic Information System (GIS), the project is not designated as Prime or Unique Farmland or Farmland of Statewide Importance. It is currently designated "Other Lands". The land is now unused, except for some existing utility poles, and there is no evidence that it has ever been used for agricultural purposes. The site is zoned W-2 Controlled Development Areas which allows for other uses of the land. Therefore, there would be no impact.
- b) According to the Riverside County Geographic Information System, the project site is not located within an Agriculture Preserve. The Project site is not under a Williamson Act contract. The land is now unused, and there is no evidence that it has ever been used for agricultural purposes. As a result, the proposed Project would not result in a conflict with existing agricultural use or a Williamson Act. Therefore, there would be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). The property located north and east of the project site is zoned W-2, while the property located to the south and west is zoned A-1-10, A-1-20, and A-2-10. However, the nature of the project to relocate existing utility poles on a portion of the 482 acre site is unlikely to have any impacts on the adjoining agriculture land since the utility poles are stationary, and unlikely to interfere with existing crops, except for potential minor impacts during construction such as dust emissions which would be controlled by PM10 dust control plan. Impacts would be less than significant.
- d) There are currently no agricultural uses for the land. As a result, the project would result in no impacts to change the existing environment that could result in conversion of Farmland (Prime, Unique, or Farmland of Statewide Importance).

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.
- 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.



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.

**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 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: 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. Therefore, there is no impact.
- b) Minor air quality impacts would occur during construction of the utility poles. These impacts will be reduced below a level of significance by compliance with any building plan check requirements and/or PM10 Dust Control Measures (COA 10.BS PLNCK. 1; COA 60.PLANNING.2 - PM10 MITIGATION PLAN). 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, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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 industrial buildings and vacant land, which are not considered sensitive receptors; the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities 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 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?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input 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	<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
local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<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) The entire project area contains creosote bush scrub, sparse Cholla, and occasional Palo Verde Trees. The Project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but not in Conservation Area. Impacts to CVMSHCP would be less than significant subject to any required CVMSHCP fees in accordance with Ord. 875. Impacts are less than significant.

b-e) The site is subject to the Migratory Bird Treaty Act (MBTA). For all birds protected by the MBTA and not listed under the Endangered Species Act, "no take" is authorized under the MBTA. To comply with the MBTA, any clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey prior to issuance of a grading permit. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the County Environmental Programs Division (EPD). If nesting activity is observed during the survey, the U.S. Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. A clearance from the USFWS shall be submitted to the EPD. Impacts would be less than significant with mitigation incorporated.

f) The proposed Project site does not involve or effect federally-protected wetlands. There are two washes that flow from north to south across the property when it rains. These washes end at 70th Avenue where any water percolates into the ground. The flows do not drain to a water course and thus, are not classified as navigable waters. Therefore, there would be no impact.

g) The proposed project would not conflict with any policies or ordinances protecting biological resources such as protected trees. Therefore, there would be no impact.

Mitigation: Compliance with the conditions of approval on file in the LMS, including COA 60.EPD.1 - NESTING BIRD SURVEY and COA 60.EPD.2 - 30 DAY BURROWING OWL SURVEY, and, COA 80.EPD.1 - NESTING BIRD SURVEY and COA 80.EPD.2 - 30 DAY BURROWING OWL SURVEY.

Monitoring: Monitoring shall be provided by the Planning Department, Environmental Programs Division.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES</b> Would the project				
<b>8. Historic Resources</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials; County Archaeological Report No. 4776 (Phase 1 Cultural Resources Assessment of the proposed project site was conducted in September 2009 by Michael Brandman Associates)

Findings of Fact:

- a) The project site is currently vacant with mostly scrub type vegetation, except for existing transmission line near the northeast property corner. A Phase 1 Cultural Resources Assessment of the proposed project site was conducted in September 2009 by Michael Brandman Associates. Results of this assessment are documented in a report that was provided to the County. During the survey, three cultural resource sites were observed and recorded. One site was classified as isolated, one as previously recorded, and one as new. After a site visit, the County Archaeologist determined that none of the three sites were significant. Nevertheless, the applicant shall be required to enter into a monitoring and mitigation service contract with a qualified archeologist, and, that a Phase IV Cultural Resources Report be completed by a qualified archaeologist. Impacts would be less than significant with mitigation incorporated.
- b) The project is not expected to cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Cultural resource sites were observed and recorded, however, these were not determined to be significant. Therefore, impacts are less than significant.

Mitigation: Compliance with the conditions of approval on file in the LMS, including, COA 60.PLANNING.1 – ARCHAEO MONITOR REQUIRED and COA 70.PLANNING.1 – CULTURAL RESOURCES REPORT.

Monitoring: Monitoring shall be provided by the County Archaeologist.

<b>9. Archaeological Resources</b>				
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 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; County Archaeological Report No. 4776 (Phase 1 Cultural Resources Assessment of the proposed project site was conducted in September 2009 by Michael Brandman Associates)

Findings of Fact:

- a) A Phase 1 Cultural Resources Assessment of the proposed project site was conducted in September 2009 by Michael Brandman Associates. Results of this assessment are documented in a report that was provided to the County. During the survey, three cultural resource sites were observed and recorded. One site was classified as isolated, one as previously recorded, and one as new. After a site visit, the County Archaeologist determined that these sites are not significant. Nevertheless, the applicant shall be required to enter into a monitoring and mitigation service contract with a qualified archeologist, and, the applicant shall retain a qualified archaeologist to prepare a Phase IV Cultural Resources Report. Impacts would be less than significant with mitigation incorporated.
- b) The proposed project is not expected to impact any significant archaeological resources. If, however, during any building improvements or 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. Impacts would be less than significant.
- 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. Impacts would be less than significant.
- d) The project is not expected to restrict existing religious or sacred uses within the potential impact area. Cultural resource sites were observed and recorded, however, these were not determined to be significant. Therefore, impacts are less than significant.

Mitigation: Compliance with the conditions of approval on file in the LMS, including, COA 60.PLANNING.1 – ARCHAEO MONITOR REQUIRED and COA 70.PLANNING.1 – CULTURAL RESOURCES REPORT.

Monitoring: Monitoring shall be provided by the County Archaeologist.

**10. Paleontological Resources**

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

Source: GIS database, County Geologist review; County Paleontological Report (PDP) NO. 1440 (conducted in October 2009 by Michael Brandman Associates)

Findings of Fact:

- a) A Paleontological Resources Assessment of the project site was prepared by Michael Brandman Associates, a company pre-approved by Riverside County. Results of this assessment are documented in a report that was provided to the County. The report concludes that there is a high probability of paleontological resources. A monitoring program to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigate impacts to paleontological resources shall be required. Impacts would be less than significant with mitigation incorporated.

Mitigation: Compliance with the conditions of approval on file in the LMS, including, COA 60.PLANNING.3 PALEO PRIMP & MONITOR and COA 70.PLANNING.2 – PALEO MONITORING REPORT where the applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for mitigation and monitoring.

Monitoring: Monitoring shall be provided by the County Paleontologist.

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<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, County Geologist review; County Geologic Report No. 2182

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. Impacts would be less than significant.

b) The site is located within one-half mile from an earthquake fault zone. But potential for this site to be affected by surface fault rupture is considered low and less than significant impacts are expected due to the nature of the project as an unmanned utility line.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review; County Geologic Report No. 2182

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

a) According to the County Geologist, the potential for liquefaction is moderate to high at this site. Impacts would be less than significant due to compliance with geotechnical design measures such as deep soil mixing, compaction, and deep foundation systems for the proposed unmanned utility line.

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; County Geologic Report No. 2182

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. Utility Code requirements pertaining to development will mitigate the potential impact to less than significant.

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", Geologist review; County Geologic Report No. 2182

Findings of Fact:

a) According to the County Geologist, landslides are a low potential hazard to the site. No impacts are expected.

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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**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; County Geologic Report No. 2182

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 due to geotechnical design requirements. Impacts would be 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; County Geologic Report No. 2182

a) According to the County Geologist, seiching, mudflows, or volcanic hazards are considered very unlikely. No impacts are expected.

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; County Geologic Report No. 2182

Findings of Fact:

a) The project proposes contains relatively flat topography. The proposed project will not substantially alter ground surface relief features as the result of additional utility poles. 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) 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 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: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review; County Geologic Report No. 2182

- a) The project will not result in substantial soil erosion or loss of top soil due to future site improvements such as soil compaction and decomposed granite. Therefore, there is no impact.
- 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 project to add utility poles will not affect any future septic system. Therefore, there is no impact.

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; County Geologic Report No. 2182

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 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 small footprints of proposed utility pole foundations. The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. 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?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The project site lies within a wind erosion area. The project site is not anticipated to be heavily impacted by wind erosion and blowsand because of proposed site improvements. Impacts would be 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**

- 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

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

- 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 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 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. 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) 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 1000 feet 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.
- 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.

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.

**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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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"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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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"/>
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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"/>
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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"/>
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g) Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands),

<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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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) The topography of the area consists of flat desert land. The project is not anticipated to substantially alter the existing drainage patterns of the project site as the result of the installation of approximately 13 new utility poles. Therefore, the impact is considered less than significant.
- 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) 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) 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 provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.
- e) The proposed 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, there is no impact.
- f) The project does not place structures within a FEMA 100-year flood hazard area which would impede or redirect flood flows. Therefore, there is no impact.
- g) The proposed project is not anticipated to substantially degrade water quality due to existing Water Quality Management Plan. Therefore, there is no impact.
- h) The site has planned drainage infrastructure. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 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 due to minimal disturbance and improvements required to relocate utility poles. 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 drainage improvements. 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 drainage improvements. 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. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

<b>27. Land Use</b>	<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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: GIS database, Project Application Materials

Findings of Fact:

- a) The project would result in an alteration of the present land use of the area since the subject land on 482 gross acres proposes to replace approximately 14 existing utility poles from the northeast portion with approximately 13 new utility poles to run parallel along Cleveland Street and 68<sup>th</sup> Avenue. The new utility poles would remain on private land and would be similar in height to the existing utility poles with a maximum height of 75 feet. The project is consistent with the subject land since the land is designated Agriculture (10 Acre Minimum) which allows utility uses. Impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.
- b) The project is not located within a city Sphere of Influence (SOI), however, the project was reviewed by the Mecca Community Council whose transmittal of January 9, 2013 indicated unanimous support. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>28. Planning</b>	<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 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-b) The project will be consistent with the site's existing Controlled Development Areas (W-2) zone and surrounding zones such as Controlled Development Areas (W-2), Light Agriculture (A-1-10, A-1-20) and Heavy Agriculture (A-2-10) due to site improvements and compliance with utility codes. Impacts are less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The proposal to relocate existing transmission line with new utility poles will be compatible with existing and planned surrounding land uses, and Agriculture land use designation, due to compliance with any permitting requirements and utility codes. Impacts are less than significant.

e) The project will not disrupt or divide the physical arrangement of an established community. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MINERAL RESOURCES** Would the project

29. Mineral Resource	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) 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.
- 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.

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

e. 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

f. 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 would not be affected by any railroad noise since the project replaces existing utilities. 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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**32. Highway Noise**

NA     A     B     C     D                

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project would not be affected by any highway noise since the project replaces existing utilities. 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, 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"/>
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 project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development to relocate utility lines will not substantially increase ambient noise levels. Impacts are 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 may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, such as during project construction. However, 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. Housing</b>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project will not displace any existing residences due to the nature of the project to replace existing utility poles. Therefore, there is no impact.
- b) The proposed project would not create a demand for additional housing due to the nature of the project. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project site will not displace substantial numbers of people due to commercial nature of the project, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project will require up to approximately 14 construction workers. This population increase will not exceed official regional or local population projections. Impacts are less than significant.
- f) The project will not induce substantial population growth in an area. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project to relocate transmission line will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along 70<sup>th</sup> Avenue and Cleveland Street, and is conditioned to follow Public Resources Code 4292, Title 14 California Code of Regulations part 1254, for Fire Prevention Standards and Electrical Utilities as indicated by COA 10.FIRE.1.

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, these impacts are considered 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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**37. Sheriff Services**

Source: Riverside County General Plan

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 less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: GIS database

Findings of Fact:

The Coachella Valley 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 as set by State Law. Fees are required to be paid prior to issuance of any future building permits. 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

Findings of Fact:

The proposed project will not create an incremental demand for library services since the project is for an unmanned transmission line. 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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**40. Health Services**

Source: Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project is for an unmanned transmission line. Therefore, there is no impact.

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 Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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 scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment. Therefore, there is no impact.
- b) The project for an unmanned transmission line would not generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project site is not located within a Community Service Area (CSA). The project is not subject to Quimby fees at this time since no subdivision is proposed. Thus, 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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**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 result 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 to relocate portion of existing transmission line will slightly increase vehicular traffic along Cleveland Street (100' R/W) and 70<sup>th</sup> Street (100' R/W) due to project construction. However, the Transportation Department did not require a traffic study or street widening for this project to relocate existing transmission line. The project is required to comply with Transportation Department recommended conditions including COA 80.TRANS.16 – UTILITY PLAN and COA 80.TRANS.17 – POLES & TRANSMISSION LINES. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the existing 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.” The project will not 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). 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 construction. 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 project does not result in the construction of new water treatment facilities or expansion of existing facilities since the project is limited to relocation of a transmission line. Therefore, there is no impact.
- b) The project does not require water supplies to serve the project due to the nature of the project to relocate an existing unmanned transmission line. Therefore, there is no impact.

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 project will not be affected by the sewer service programs and land use standards of the General Plan since the project involves an unmanned transmission line. 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.

**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 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) The project will not generate significant amounts of construction demolition waste. Some construction is planned due to the installation of transmission line and utility poles. 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. Therefore, impacts are less than significant.

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 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: 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 substantial expansion of existing facilities that would cause significant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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environmental effects. Impacts would be less than significant with approximately 14 electrical utility poles being removed and replaced with approximately 13 new electrical utility poles.

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. Impacts are less than significant.

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: SCAQMD CEQA Air Quality Handbook
- GP: Riverside County General Plan
- RCLIS: Riverside County Land Information System

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

Location: County of Riverside Planning Department  
 4080 Lemon Street, 12<sup>th</sup> Floor  
 Riverside, CA 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: EA 42559

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The public use permit proposes to remove approximately 14 existing utility poles to relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line and install approximately 13 new utility poles varying in height from approximately 66 feet to 75 feet maximum at the northeast property corner of a 482 acre site to run parallel along Cleveland Street and 68th Avenue, with approximate spans between the poles of 296 feet (approximately 3,100 lineal feet), that connects the IID North Shore and Mecca Substations.

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 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

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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. 919 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 919, Exhibit A (Sheets 1-2), Amended No. 2, dated May 28, 2013.

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. 2 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. 3 USE - 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 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 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

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

10.BS GRADE. 4

USE - NPDES INSPECTIONS (cont.)

RECOMMND

and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

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

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

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



PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1                   USE - BUILD & SAFETY PLNCK                   RECOMMND

Where applicable (Riverside County Jurisdiction), the applicant shall obtain the required building permit(s) from the Building Department for any proposed building, structure, equipment or utility prior to construction or installation on the property

10.BS PLNCK. 2                   USE - BUILD & SAFETY PLNCK                   RECOMMND

Where in the Riverside County Jurisdiction, the applicant shall obtain the required building permit(s) from the building department complying with all current adopted California Building Codes.

E HEALTH DEPARTMENT

10.E HEALTH. 1                   PUP 919 - COMMENTS                   RECOMMND

Public Use Permit 919 (PUP 919) is proposing to relocate an existing Imperial Irrigation District (IID) 92 kV power transmission line ("Gen-Tie") approximately 1000 feet in length on the northeast portion of the 482 acre site. No buildings or structures are proposed under PUP 919.

10.E HEALTH. 2                   INDUSTRIAL HYGIENE - COMMENTS                   RECOMMND

Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 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 (and from 10:00 a.m. - 6:00 p.m. on Sundays and Federal holidays). Exception to these standards shall be allowed only with the written consent of the building official.  
[Riverside County Ordinance 457.98 (G)]

EPD DEPARTMENT

10.EPD. 1                         - BURROWING OWL SURVEY                   RECOMMND

Prior to installation or removal of power poles and/or any transmission lines associated with PUP00919 a preconstruction survey for burrowing owl must be conducted by a qualified biologist currently holding a MOU with the

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

10. GENERAL CONDITIONS

10.EPD. 1 - BURROWING OWL SURVEY (cont.) RECOMMND

County of Riverside. This report must be submitted to the Environmental Programs Division (EPD) of the Planning Department for review and approval. If you have any questions about this condition or for a list of qualified biologist please contact EPD directly at 951-955-6892.

10.EPD. 3 - NESTING BIRD SURVEY RECOMMND

The site is subject to the Migratory Bird Treaty Act (MBTA). Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). For all birds protected by the MBTA and not listed under the Endangered Species Act "no take" is authorized under the MBTA.

In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey prior to the issuance of a grading permit. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. If you have any questions about this condition please contact biologist jared bond at 951-955-6892 or via email at [jbond@ctlma.org](mailto:jbond@ctlma.org)

FIRE DEPARTMENT

10.FIRE. 1 USE - GEN TIE ONLY RECOMMND

Please follow Public Resources Code 4292, Title 14 California Code of Regulations part 1254, for Fire Prevention Standards for Electrical Utilities. Apply regulations for "non-exempt" hardware. These guidelines will show minimum ground and minimum horizontal/ vertical clearance requirements. Please call the Fire Department, at 760-863-8886, with any questions regarding this condition.

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FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD RPT 1/10/13

RECOMMND

Public Use Permit No. 919 proposes to relocate an existing 92kV power transmission line ("Gen-Tie") approximately 1000 feet in length on the northeast portion of the site connecting the IID's North Shore Substation and Mecca Substation in the Eastern Coachella Valley area, north of Avenue 70, south of Avenue 68, east of Arthur Street, and west of Cleveland Street.

The site lies within gently sloping areas with elevations ranging from 60 to 170 feet below sea level. Box Canyon Wash is north of the site with Coachella Canal located between the wash and site. Regional flood protection is provided to the site (and canal) by the east side dike located along the north side of Coachella Canal. However, approximately 475 acres to the south of the canal is tributary to the site.

Since the proposal is to construct approximately thirteen (13) poles with a disturbance area of approximately 1 square foot per poles, no increased runoff and/or impact to drainage pattern is anticipated. Minimal grading is anticipated. The District has no objections with the project as shown on the exhibit.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 2 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

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10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW (cont.) RECOMMND

accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 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. 4 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 5 USE - PHASES ALLOWED RECOMMND

Construction of this project may be done in phases. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

10.PLANNING. 6 USE - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 7 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

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10. GENERAL CONDITIONS

10.PLANNING. 7 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

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.

10.PLANNING. 8 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.

10.PLANNING. 9 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 10 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 11 MAP - 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 the approval or conditional approval of this project.

10.PLANNING. 12 USE - INADVERTANT ARCHAEO FIND RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 12 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

If during ground disturbance activities, 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:

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

2.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 County Archaeologist, 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 mitigation measures.

\* 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.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 13 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

Pursuant to State Health and Safety Code Section 7050.5, if

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10. GENERAL CONDITIONS

10.PLANNING. 13 USE - IF HUMAN REMAINS FOUND (cont.) RECOMMND

human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted 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 property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 14 USE - PDA04777 RECOMMND

County Archaeological Report (PDA) No. 4776 submitted for this project (PUP00919) was prepared by Michael Brandman Associates (MBA) and is entitled: "Public Use Permit No. 919, EA42559," dated January 15, 2013.

In addition, Michael Brandman Associates (MBA) submitted the following document (PDA-04615).

"Cultural Resources Assessment of APN #721-100-001, -002, -003, -004 and APN #721-110-003 and -004: Community of Desert Camp, Riverside County, California, " dated October 29, 2009.

These documents are herein incorporated as a part of PDA04776.

These documents have been accepted without comment.

10.PLANNING. 15 USE - GEO02182 UPDATE RECOMMND

UPDATE TO GEO02182 (3/14/13):

The following additional documents were submitted as supplemental information under GEO02182 for PUP00919:

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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - GEO02182 UPDATE (cont.)

RECOMMND

"Addendum No. 1-Geotechnical Report", dated February 25, 2011.

"Addendum No. 5, K-Line Power Pole Relocation, County Geologic Report No. 2182", dated January 14, 2013.

These documents are herein incorporated as a part of GEO02182 as updated herein.

GEO02182 update concluded:

1.The primary seismic hazard at the project site is the potential for strong groundshaking during earthquakes along the San Andreas Fault.

2.The nearest fault to the site, the San Andreas Fault, is located approximately .5 mile to the northeast of the project site.

3.The potential for surface rupture occurring in the project site is considered low.

4.The risk of seismically induced liquefaction is moderate to high.

5.The potential for landsliding is low.

6.The threat of tsunami, seiches, or other seismically-induced flooding is considered unlikely.

7.The risk of volcanic hazards is considered very low.

8.The soil parameters outlined in the geotechnical report would be applicable to the design of the power line relocation.

GEO02182 Udate recommended:

1.A design level geotechnical investigation of areas within the project site for specific design-level mitigation recommendations.

2.Ground improvement methods for any confirmed geologic/geotechnical hazard, to limit potential settlements, including deep soil mixing, vibro-compaction,



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10. GENERAL CONDITIONS

10.PLANNING. 15 USE - GEO02182 UPDATE (cont.) (cont.) RECOMMND

vibro-replacement, geopiers, stone columns, compaction grouting, or deep dynamic compaction.

3.Other means to mitigate settlement damage include either deep foundation systems, rigid mat foundation or grade-beam reinforced foundations that can withstand some differential movement or tilting.

GEO02182 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02182 is hereby accepted for Planning purposes for PUP00919. 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. 16 USE - PDP01440 RECOMMND

County Paleontological Report (PDP) No. 1440 submitted for this case (PUP00919), was prepared by Michael Brandman Associates (MBA) and is entitled: "Paleontological Resources Assessment, APN #721-100-001, -002, -003, -004 and APN #721-110-003 and -004, Desert Camp, Unincorporated Riverside County, California" dated October 29, 2009. In addition, MBA provided an updated version of this report; revised January 6, 2010 and several e-mail communications in April 2013. This revised report and e-mail communications are herein incorporated as a part of PDP01440.

PDP01440 concluded:

1.The project has a high probability of containing paleontological resources at depth.

PDP01440 recommended:

1.A monitoring program to mitigate impacts to paleontologic resources (see Table 1 of the January 6, 2010 MBA report).

2.A paleontological resources mitigation monitoring program shall be developed by a qualified Project paleontologist.

3.Monitoring should be performed for the entire area to be

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10. GENERAL CONDITIONS

10.PLANNING. 16 USE - PDP01440 (cont.) RECOMMND

disturbed starting at the ground surface level.

PDP01440 satisfies the requirement for a Paleontological Resources Assessment for this project (PUP00919). PDP01440 is hereby accepted for PUP00919. Pursuant to PDP01440 recommendations, a paleontological resources mitigation monitoring program shall be developed for this project (as described elsewhere in this conditions set).

10.PLANNING. 17 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.

TRANS DEPARTMENT

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. 11 USE - POLES & TRANSMISSION LIN RECOMMND

The proposed and relocated poles and transmission lines shall remain within private property as shown on Exhibit

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10.TRANS. 11 USE - POLES & TRANSMISSION LIN (cont.) RECOMMND

A-1, A-2 and A-3 for PUP00919.

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 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-ARCHAEO MONITOR REQUIRED RECOMMND

PRIOR TO ANY GROUND DISTURBANCES (GRUBBING, CLEARING, GRADING, DRILLING, ETC.): The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. This condition shall not modify any approved

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 USE-ARCHAEO MONITOR REQUIRED (cont.) RECOMMND  
condition of approval or mitigation measure.

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP- ARCHAEO MONITOR REQUIRED RECOMMND

PRIOR TO ANY GROUND DISTURBANCES (Grubbing, clearing, grading, drilling, etc.): The applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring of site grading for areas of previously undisturbed deposits. The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition. Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate. This condition shall not modify any approved condition of approval or mitigation measure.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                   USE - NPDES/SWPPP (cont.)                   RECOMMND

sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

60.BS GRADE. 2                   USE - OFFSITE GRDG 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. 3                   USE - NOTARIZED 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.

EPD DEPARTMENT

60.EPD. 1                                 - NESTING BIRD SURVEY                   RECOMMND

The site is subject to the Migratory Bird Treaty Act (MBTA). Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). For all birds protected by the MBTA and not listed under the Endangered Species Act "no take" is authorized under the MBTA.

In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey prior to the issuance of a grading permit. All trees on the project site, whether or not they

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - NESTING BIRD SURVEY (cont.) RECOMMND

will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. If you have any questions about this condition please contact biologist jared bond at 951-955-6892 or via email at jbond@rctlma.org

60.EPD. 2 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - ARCHAEO MONITOR REQUIRED RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS: the applicant/developer shall retain and enter into a monitoring and mitigation service contract with a County approved Archaeologist for professional services relative to review of grading plans, preparation of a monitoring plan for all areas of disturbance that may impact previously undisturbed deposits (if any), and monitoring

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1                   USE - ARCHAEO MONITOR REQUIRED (cont.)                   RECOMMND

of site grading for areas of previously undisturbed deposits.

The applicant/developer shall submit a fully executed copy of the contract for archaeological monitoring and mitigation services to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

Note: The project Archaeologist is responsible for implementing CEQA-based mitigation using standard professional practices for cultural resources archaeology. The project Archaeologist shall coordinate with the County, applicant/developer and any required tribal or other special interest group monitor throughout the process as appropriate.

This condition shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 2                   USE - PM10 MITIGATION PLAN                   RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this project shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all reasonably available fugitive dust control measures, and, thereafter, the permit holder shall comply with all provisions of the approved PM10 Mitigation Plan during grading, earth movement operations and construction of the project as determined by the Director of the Department of Building and Safety.

The permit holder shall submit a copy of the approved PM10 Mitigation Plan to the Planning Department and the submitted copy shall include a cover letter containing a written certification from a state licensed professional that the control measures of the plan are included in the grading and building plans submitted to the Department of Building and Safety pursuant to obtaining a grading permit.

60.PLANNING. 3                   USE - PALEO PRIMP & MONITOR                   RECOMMND

County Paleontological Report (PDP) No. 1440, prepared by Michael Brandman Associates (MBA) concluded the project's potential to impact significant paleontological resources

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

is high. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

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

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

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP-ARCHAEO MONITOR REPORT

RECOMMND

PRIOR TO GRADING PERMIT FINAL: the developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed papaer copy and one (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 2 USE - PALEO MONITORING REPORT

RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

80. PRIOR TO BLDG PRMT ISSUANCE

EPD DEPARTMENT

80.EPD. 1 USE- NESTING BIRD SURVEY

RECOMMND

The site is subject to the Migratory Bird Treaty Act (MBTA). Breeding birds are protected under the Migratory

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CONDITIONS OF APPROVAL

Page: 22

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 USE- NESTING BIRD SURVEY (cont.) RECOMMND

Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). For all birds protected by the MBTA and not listed under the Endangered Species Act "no take" is authorized under the MBTA.

In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 15) shall require a qualified biologist to conduct a nesting bird survey prior to the issuance of a grading permit. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. The results shall be reported to the Environmental Programs Department (EPD). If nesting activity is observed during survey the U S Fish and Wildlife Service (USFWS) shall be contacted for appropriate mitigation and avoidance measures. If you have any questions about this condition please contact biologist jared bond at 951-955-6892 or via email at [jbond@rctlma.org](mailto:jbond@rctlma.org)

80.EPD. 2 USE- BURROWING OWL SURVEY RECOMMND

Prior to installation or removal of power poles and/or any transmission lines associated with PUP00919 a preconstruction survey for burrowing owl must be conducted by a qualified biologist currently holding a MOU with the County of Riverside. This report must be submitted to the Environmental Programs Division (EPD) of the Planning Department for review and approval. If you have any questions about this condition or for a list of qualified biologist please contact EPD directly at 951-955-6892.

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.

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2                   USE - HEIGHT LIMITATIONS                   RECOMMND

All structures within this permit shall not exceed 75 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 3                   USE - CVWD CLEARANCE                   RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated December 17, 2012, attached to these conditions.

TRANS DEPARTMENT

80.TRANS. 16                   USE - 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.

80.TRANS. 17                   USE-POLES & TRANSMISSION LINES                   RECOMMND

Proposed and relocated poles and transmission lines shall remain within private property as shown on Exhibits A-1, A-2 and A-3 for PUP00919.

05/28/13  
17:03

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 24

PUBLIC USE PERMIT Case #: PUP00919

Parcel: 721-110-004

90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 USE - HEIGHT LIMITATIONS

RECOMMND

All structures within this permit shall not exceed 75 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to further verify compliance with this condition of approval.

90.PLANNING. 2 USE-ARCHAEO MONITOR REPORT

RECOMMND

PRIOR TO BUILDING FINAL INSPECTION: The developer/holder shall prompt the Project Cultural Resources Professional to submit two (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.



**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.

LANDY S. CARY - TD \_\_\_\_\_  
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.

THE 2010 PEARL KONE LIMITED PARTNERSHIP \_\_\_\_\_  
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): 721-100-001 thru 004, 721-110-003 & 721-110-004

Section: 19 Township: 7 south Range: 10 east

Approximate Gross Acreage: 482

General location (nearby or cross streets): North of 70th Avenue, South of \_\_\_\_\_

**APPLICATION FOR LAND USE AND DEVELOPMENT**

68th Avenue \_\_\_\_\_, East of Arthur Street \_\_\_\_\_, West of Cleveland Street \_\_\_\_\_.

Thomas Brothers map, edition year, page number, and coordinates: (2008) PG 5653, G1-G2, H1-H3, J1-J3

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

The Public Use Permit proposes to relocate a portion of the existing Imperial Irrigation District (IID) 92 kV power transmission line consisting of 13 utility poles varying in height from 66 feet to 75 feet maximum at the northeast property corner of a 482-acre site to run parallel along Cleveland Street and 68th Avenue, with maximum span between the poles of 296 feet (approximately 3,100 lineal feet). All proposed relocated poles will remain on private

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). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: PM10, PDP 1367, 6002182

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) N/A

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) \_\_\_\_\_

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: zero

Estimated amount of fill = cubic yards zero

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



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/15/2013,

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

APN (s) or case numbers PUP00919 For

Company or Individual's Name Planning Department,

Distance buffered 1000'

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

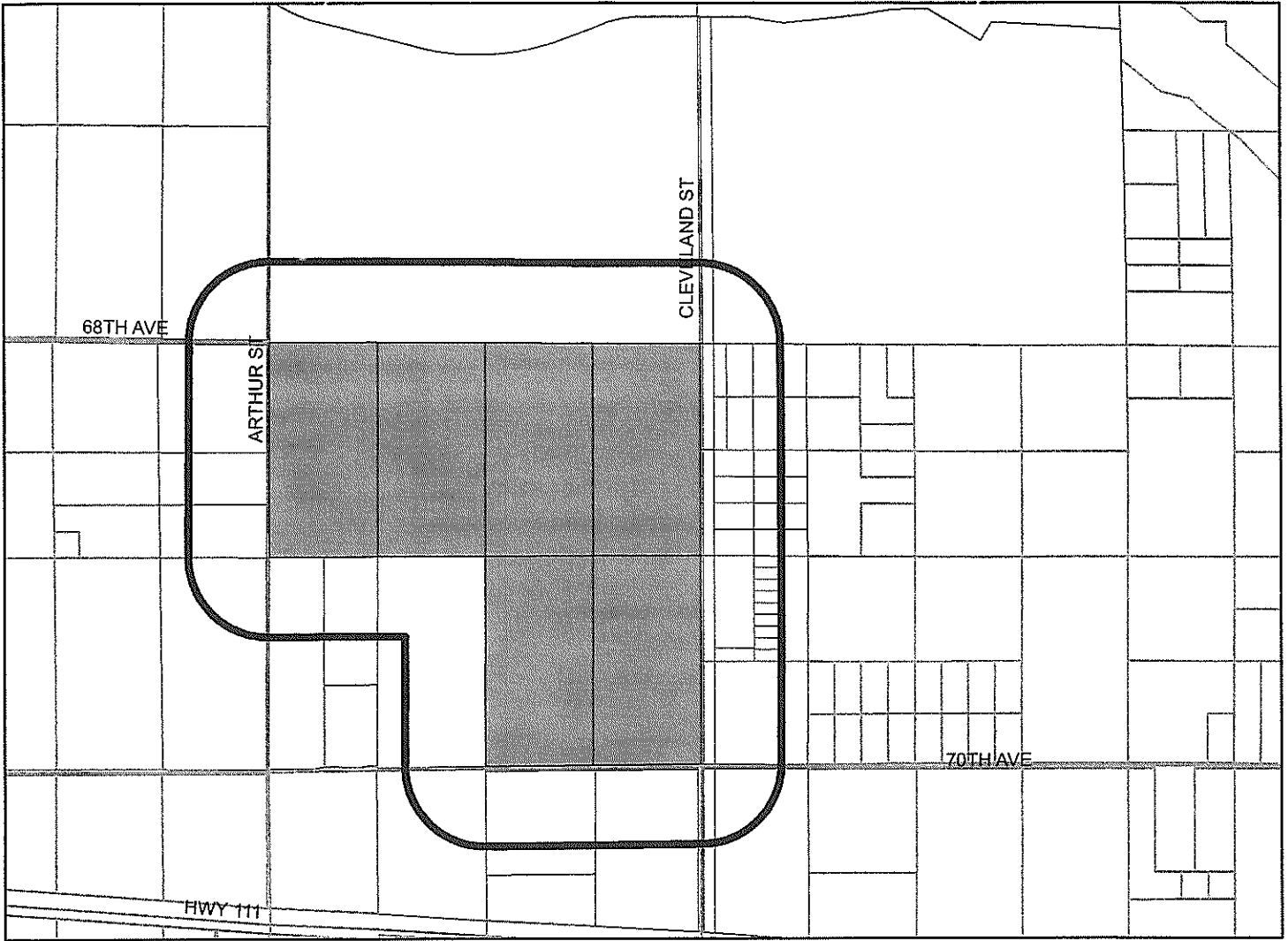
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

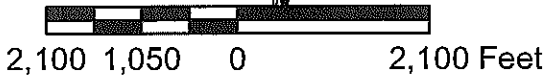
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**PUP0919 (1000 feet buffer)**



**Selected Parcels**

721-100-001	721-100-002	721-100-003	721-110-003	721-110-004	721-130-024	721-120-015	725-010-003	725-100-002	721-140-014
721-110-002	721-130-031	721-140-004	721-110-007	721-120-018	721-120-017	721-140-010	721-130-025	721-140-001	721-130-030
721-130-026	721-140-011	729-080-028	729-080-046	729-080-048	721-040-002	721-040-003	721-150-001	721-150-013	721-130-023
721-120-013	721-140-002	721-140-012	721-140-009	721-120-001	721-120-002	721-140-003	721-130-033	727-320-006	729-080-037
721-120-003	721-120-004	725-010-004	721-140-013	725-010-008	721-120-016	721-120-011	721-140-005	721-140-007	721-140-008
721-100-004	721-110-005	721-130-032	721-040-006	721-040-009	721-130-027	721-140-016	721-150-030	725-100-013	721-120-019
721-140-006									



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: 721040003, APN: 721040003  
AVIS PRINCE, ETAL  
C/O CAROL BELL  
37 MIRADA CIR  
RANCHO MIRAGE CA 92270

ASMT: 721120013, APN: 721120013  
JAMES HULSEBUS, ETAL  
7863 MICHAEL CT  
GRANITE BAY CA 95746

ASMT: 721110002, APN: 721110002  
AQUA FARMING TECH INC  
P O BOX 733  
INDIO CA 92202

ASMT: 721120015, APN: 721120015  
ANNALUISA SANDOVAL  
45325 ELM ST  
INDIO CA 92201

ASMT: 721110005, APN: 721110005  
SHERRI STEINHAUER  
5010 HAMMERSLEY RD  
MADISON WI 53711

ASMT: 721120016, APN: 721120016  
MELODY HUANG, ETAL  
1107 ORANGE GROVE AVE  
SOUTH PASADENA CA 91030

ASMT: 721110007, APN: 721110007  
COACHELLA VALLEY UNIFIED SCHOOL DIST  
C/O RICARDO Z MEDINA  
P O BOX 847  
THERMAL CA 92274

ASMT: 721120017, APN: 721120017  
DONALD MCKINNON  
2735 TERRY CT  
PINOLE CA 94564

ASMT: 721120002, APN: 721120002  
JOSE CARRANZA  
P O BOX 853  
THERMAL CA 92274

ASMT: 721120018, APN: 721120018  
DOAN HA  
40059 MONTAGE LN  
MURRIETA CA 92563

ASMT: 721120004, APN: 721120004  
MEI YEN CHIEN  
49773 MONROE ST  
INDIO CA 92201

ASMT: 721120019, APN: 721120019  
USA BIA  
UNKNOWN 10-11-2005

ASMT: 721120011, APN: 721120011  
DOLORES STROHM, ETAL  
C/O GRACE TO YOU  
24646 APPLE ST  
NEWHALL CA 91321

ASMT: 721130023, APN: 721130023  
JAY TRUBEE  
74155 EL PASEO  
PALM DESERT CA 92260



ASMT: 721130024, APN: 721130024  
MANUEL FLORES, ETAL  
83432 MANGO WALK  
INDIO CA 92201

ASMT: 721140001, APN: 721140001  
EDWARD BARTLEY, ETAL  
P O BOX 166  
FLORISSANT CO 80816

ASMT: 721130025, APN: 721130025  
MAYME THOMAS, ETAL  
1763 ROYAL OAK RD N F105  
BRADBURY CA 91010

ASMT: 721140002, APN: 721140002  
JOHN SCHERBERT  
692 MINERAL LN  
HENDERSON NV 89015

ASMT: 721130026, APN: 721130026  
RIMONDA KALO, ETAL  
1848 S DERRINGER LN  
DIAMOND BAR CA 91765

ASMT: 721140003, APN: 721140003  
LUIS VALENCIA  
54725 TAYLOR ST  
THERMAL CA 92274

ASMT: 721130030, APN: 721130030  
GERALD BRADLEY, ETAL  
P O BOX 1796  
COVINA CA 91722

ASMT: 721140004, APN: 721140004  
MA DE JESUS PEREZ, ETAL  
50995 CHIAPAS DR  
COACHELLA CA 92236

ASMT: 721130031, APN: 721130031  
CASIANO CORONA  
19200 TUMBLEWEED TRL  
DESERT HOT SPRINGS CA 92241

ASMT: 721140006, APN: 721140006  
VERNA NUNAN  
26597 JAELENE ST  
SUN CITY CA 92586

ASMT: 721130032, APN: 721130032  
DONNA COOPER, ETAL  
10430 ARNWOOD RD  
SYLMAR CA 91342

ASMT: 721140008, APN: 721140008  
SALOMON ALVAREZ  
7656 PRESERVATION PARK DR  
MONTGOMERY AL 36117

ASMT: 721130033, APN: 721130033  
LYNN CRONE  
2933 SOLEDAD  
ESCONDIDO CA 92027

ASMT: 721140010, APN: 721140010  
GEORGE SCHERBERT, ETAL  
45521 E FLORIDA AVE NO 64  
HEMET CA 92544



ASMT: 721140011, APN: 721140011  
GEORGE SCHERBERT  
45521 E FLORIDA AVE SP 64  
HEMET CA 92544

ASMT: 725010008, APN: 725010008  
PAUMA RANCHES INC  
P O BOX 21845  
LOS ANGELES CA 90021

ASMT: 721140012, APN: 721140012  
JOHN SCHERBERT  
692 MINERAL HILL LN  
HENDERSON NV 89002

ASMT: 725100002, APN: 725100002  
ANTHONY VINEYARDS INC  
C/O PAUL LOEFFEL  
P O BOX 9578  
BAKERSFIELD CA 93389

ASMT: 721140013, APN: 721140013  
GEORGE SCHERBERT, ETAL  
P O BOX 872  
ACTON CA 93510

ASMT: 725100013, APN: 725100013  
USA 725  
US DEPT OF INTERIOR  
WASHINGTON DC 21401

ASMT: 721140014, APN: 721140014  
LIGAYA OBEDICEN, ETAL  
663 W MOUNTAIN VIEW ST  
ALTADENA CA 91001

ASMT: 727320006, APN: 727320006  
CHERYL TUDOR, ETAL  
C/O VLADIMIR TUDOR  
93400 HAMOND RD  
MECCA CA 92254

ASMT: 721150001, APN: 721150001  
JESUS CONTRERAS, ETAL  
C/O JOSE ENRIQUE VELASQUEZ  
78880 SUNBROOK LN  
LA QUINTA CA 92253

ASMT: 729080037, APN: 729080037  
CHERYL TUDOR, ETAL  
C/O VLADIMIR TUDOR  
93400 HAMMOND RD  
MECCA CA 92254

ASMT: 721150013, APN: 721150013  
JESUS CONTRERAS, ETAL  
C/O JOSE ENRIQUE VELASQUEZ  
80744 HIBISCUS LN  
INDIO CA 92202

ASMT: 729080048, APN: 729080048  
GRAPEMAN THERMAL RANCH  
C/O TEAYS RIVER INV  
111 CONGRESSIONAL STE 115  
CARMEL IN 46032

ASMT: 725010004, APN: 725010004  
NEU GOLD  
C/O STEVEN L GILFENBAIN  
9777 WILSHIRE BLV NO 918  
BEVERLY HILLS CA 90212

Applicant:  
Attn: Shayne Ferber  
Imperial Irrigation District  
1653 W. Main Street  
El Centro, CA 92243

Owner:  
Colgreen Energy, LLC  
77-948 Wildcat Drive  
Palm Desert, CA 92211

Attn: Roland Ferrer  
Torres Martinez Desert Cahuilla Indians  
66725 Martinez Street  
Thermal, CA 92274

PUP00919 EXTRA LABELS



# 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.**

**EA42559, PUBLIC USE PERMIT NO. 919**

*Project Title/Case Numbers*

Jay Olivas  
*County Contact Person*

(951) 955-1195  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Imperial Irrigation District  
*Project Applicant*

1653 W. Main Street El Centro, CA 92243  
*Address*

96950 70<sup>th</sup> Avenue, Mecca, CA.  
*Project Location*

Remove approximately 14 existing utility poles to relocate a portion of the existing Imperial Irrigation District 92 kV power transmission line and install approximately 13 utility poles varying in height from approximately 66 feet to 75 feet at the northeast property corner of a 482 acre site.  
*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 19, 2013, 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. (\$2156.25 + \$64)
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 Case Files-Riverside office\PUP00919\NOD Form.docx

Please charge deposit fee case#: ZEA42559 ZCFG05936 .

**FOR COUNTY CLERK'S USE ONLY**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
*Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: PUBLIC USE PERMIT NO. 919

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: April 22, 2013

Applicant/Project Sponsor: Imperial Irrigation District Date Submitted: November 14, 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 Master Forms\CEQA Forms\Mitigated Negative Declaration.doc

Please charge deposit fee case#: ZEA42559

ZCFG05936

**FOR COUNTY CLERK'S USE ONLY**



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

A\* REPRINTED \* R1210405

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: IMPERIAL IRRIGATION DISTRICT \$64.00  
paid by: CK 1036  
CA FISH & GAME FOR EA42559 (PUP00919)  
paid towards: CFG05936 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Nov 14, 2012 15:46  
MGARDNER posting date Nov 14, 2012

\*\*\*\*\*  
\*\*\*\*\*

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

\* REPRINTED \* I1301104

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: COL GREEN NORTH SHORE, LLC \$2,156.25  
paid by: CK 1072  
paid towards: CFG05936 CALIF FISH & GAME: DOC FEE  
CA FISH & GAME FOR EA42559 (PUP00919)  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Apr 29, 2013 10:54  
JCMITCHE posting date Apr 29, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

Additional info at [www.rctlma.org](http://www.rctlma.org)

Agenda Item No.:  
Area Plan: Harvest Valley/Winchester  
Zoning Area: Homeland Area  
Supervisory District: Third/Fifth  
Project Planner: H. P. Kang  
Planning Commission Hearing: June 19, 2013

CHANGE OF ZONE NO. 7793  
PLOT PLAN NO. 25248  
Environmental Assessment No. 42556  
Applicant: Boos Development West, LLC  
Engineer/Representative: Kristi Kandel

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

The plot plan proposes an 8,239 square foot stand alone retail store (Family Dollar) on approximately 1.5 acres with 42 parking spaces. Additionally a change of zone is also being proposed for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio).

The project is located at the northwest corner of Ritter Avenue and Highway 74 in the area of Homeland within the County of Riverside.

**ADDITIONAL INFORMATION:**

On May 9, 2013, Winchester/Homeland Municipal Advisory Council (MAC) reviewed the proposed project and found no objections for the proposal and recommended approval of the project as submitted.

**SUMMARY OF FINDINGS:**

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio)   |
| 2. Surrounding General Plan Land Use: | Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) to the south, east, and west, Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Unit Per Acre) to the north. |
| 3. Proposed Zoning:                   | Scenic Highway Commercial (C-P-S)   |
| 4. Existing Zoning:                   | Rural Residential (R-R)   |
| 5. Surrounding Zoning:                | Rural Residential (R-R) to the north and west<br>Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) to the east and south  |
| 6. Existing Land Use:                 | Vacant  |
| 7. Surrounding Land Use:              | Commercial development to the south; and Vacant and Single Family Residences to the north; and Vacant lot to the west; and Vacant and a post office to the east.  |
| 8. Project Data:                      | Total Acreage: 1.49 acres<br>Project Size: 8,239 Square Feet  |

*D.M.*

9. Environmental Concerns: See Attached Environmental Assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42556**, 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 7793**, amended the zoning classification for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit #3, and 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 **PLOT PLAN NO. 25248**, 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 Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) on the Harvest Valley/Winchester Area Plan which allows for commercial retail development.
2. The Commercial Retail land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses.
3. The proposed zoning for the project site is Scenic Highway Commercial (C-P-S).
4. The Scenic Highway Commercial zone permits a wide variety of commercial retail uses, as well as an array of professional office uses.
5. Based upon the Planning Department's Land Use Designation-Zoning Consistency Matrix, the change of zone's proposed Scenic Highway Commercial classification is identified as being highly consistent with the Commercial Retail (CR) (0.20 – 0.35 FAR) Land Use designation.
6. The proposed Change of Zone will make the zoning consistent with the General Plan. Density allocations for the site are established by the General Plan, and the proposed zoning simply implements the General Plan.
7. The proposed commercial use is surrounded by Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) to the south, east and west; and Community Development: Medium Density Residential (MDR) (2-5 Dwelling Units per Acre) to the north.
8. The proposed commercial retail (Family Dollar) is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S).
9. The proposed commercial retail use is consistent with the lot size, setbacks, building height, parking, and roof mounted equipment screening standards set forth in the Scenic Highway Commercial (C-P-S) zone.

10. The proposed commercial retail use (as identified in the Section 9.50) is permitted in the Scenic Highway Commercial (C-P-S) zone based on County Ordinance No. 348.
11. The surrounding zoning is Scenic Highway Commercial (C-P-S)/Rural Residential (R-R) to the east and south, and Rural Residential (R-R) to the north and west.
12. The project site is a vacant disturbed parcel adjacent to an existing commercial service and retail stores to the south and single family residential development to the north. There is a post office to the east along with a vacant property. Vacant property is also adjacent to the west side of the proposed project site.
13. This project site is not located within a Criteria Area Cell Group. However, the Planning staff has conferred with the Environmental Programs Division staff and determined the project fulfills the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
14. Pursuant to Public Resources Code Division 13, Section 21083.3, Subsection 1, the General Plan has been designated to accommodate a specific density of development and an EIR (EIR No. 441) was approved for that planning action. The subject site does not contain any features that would create environmental impacts that would be peculiar to the subject parcels, beyond what was studied in the General Plan EIR.
15. Environmental Assessment No. 42556 concluded that there are no potentially significant impacts from the project proposal.

**CONCLUSIONS:**

1. The proposed change of zone is in conformance with the Community Development: Commercial Retail (CD:CR), and with all other elements of the Riverside County General Plan.
2. The proposed change of zone is consistent with all applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Scenic Highway Commercial (C-P-S) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed change of zone and project is clearly compatible with the present and future logical development of the area.
6. The proposed change of zone and project was evaluated in Environmental Assessment No. 42556 and found to have less than significant impact with mitigation measures incorporated and General Plan in EIR No. 441 evaluated the commercial density and use for this site.
7. The proposed project will not have a significant effect on the environment.
8. The proposed change of zone and project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, one request for hearing was received.
2. The project site is not located within:
  - a. A County Service Area;
  - b. A City Sphere of Influence;
  - c. A Specific Plan;
  - d. An Agricultural Preserve;
  - e. A Subsidence Area;
  - f. A Fault Zone; or,
  - g. An Airport Influence Area.
3. The project site is located within:
  - a. A Liquefaction area;
  - b. A Flood Zone;
  - c. A High Fire Area;
  - d. The Western TUMF (Transportation Uniform Mitigation Fee Ord. 824);
  - e. The DIF (Development Impact Fee Area Ord. 659) San Jacinto Valley;
  - f. The Stephens Kangaroo Rat Fee Area; and,
  - g. The Boundaries of the Romoland & Perris Union High School District.
4. The subject site is currently designated as Assessor's Parcel Numbers 457-171-020, 457-171-024, and 457-171-025.

HK: hk

Y:\Planning Case Files-Riverside office\PP25248\DH-PC-BOS Hearings\DH-PC\Staff Report.PP25248.docx

Date Prepared: 04/17/13

Date Revised: 04/17/13

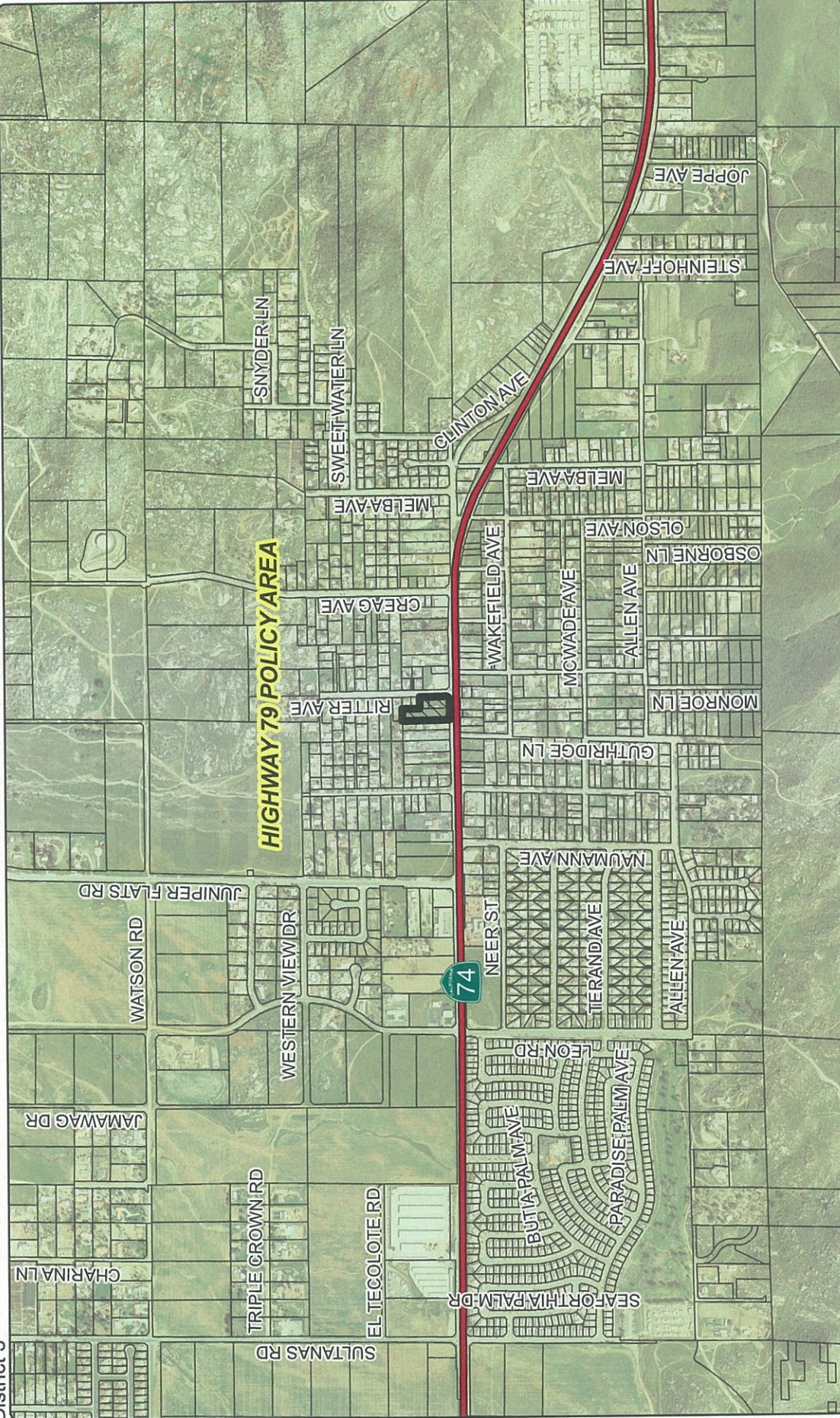
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ07793 PP25248

### VICINITY/POLICY AREAS

Date Drawn: 04/24/2013  
Vicinity Map

Supervisor Stone  
District 3



Zoning Area: Homeland  
Township/Range: T5SR2W  
Section: 8

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 designations than those currently 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 Indio at (760) 883-8277 (Eastern County) or website at <http://www.lflmap.co.riverside.ca.us/ncsp.html>.

Assessors Bk. Pg. 457-171  
Thomas Bros. Pg. 839 C1  
Edition 2011



RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07793 PP25248

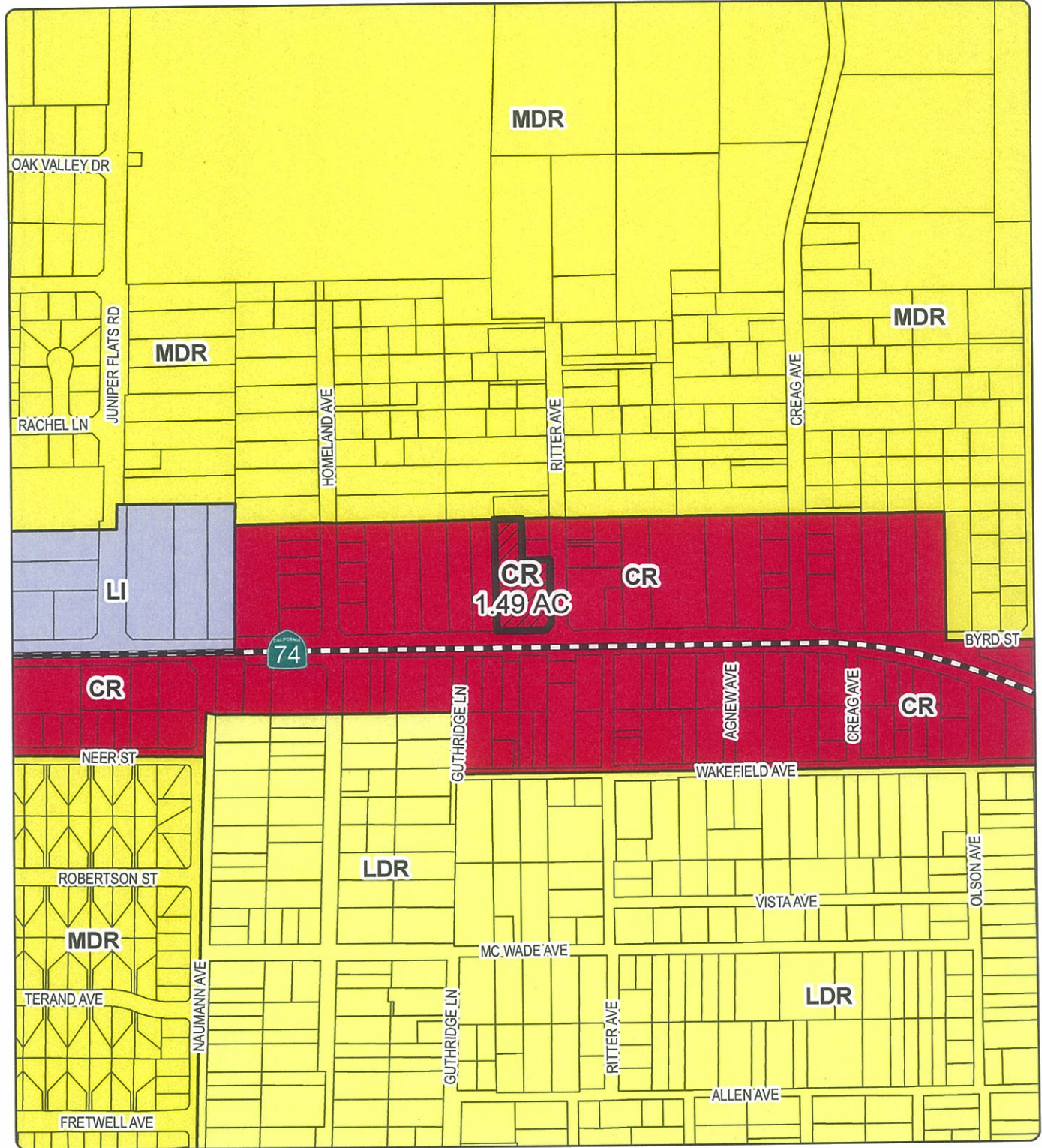
EXISTING GENERAL PLAN

Date Drawn: 04/24/2013

Exhibit 5

Supervisor Stone

District: 3



Zoning Area: Homeland  
Township/Range: T5SR2W  
Section: 8

Assessors Bk. Pg. 457-171  
Thomas Bros. Pg. 839 C1  
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

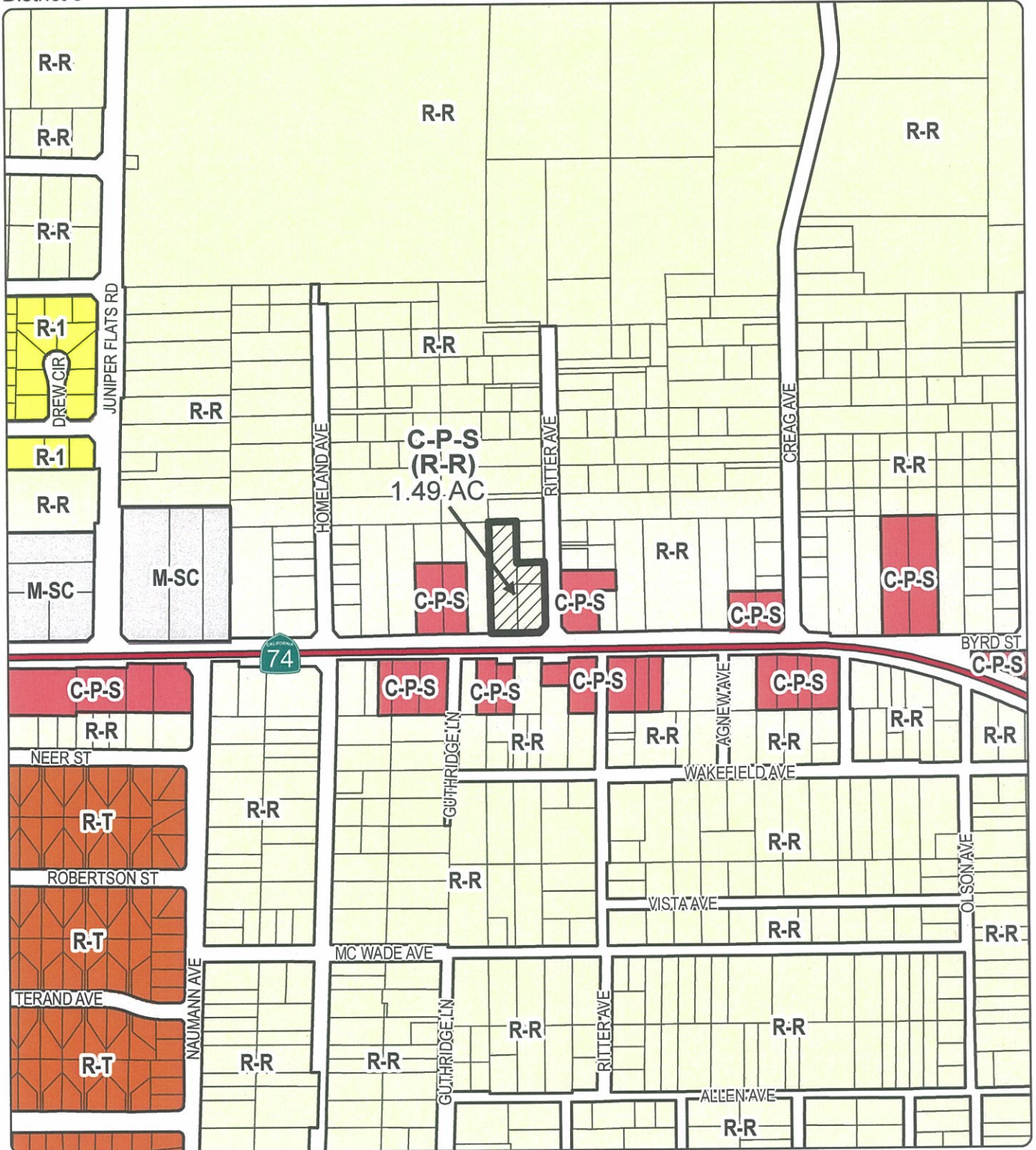
CZ07793 PP25248

PROPOSED ZONING

Date Drawn: 04/24/2013

Exhibit 3

Supervisor Stone  
District 3



Zoning Area: Homeland  
Township/Range: T5SR2W  
Section: 8

Assessors Bk. Pg. 457-171  
Thomas Bros. Pg. 839 C1  
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RIVERSIDE COUNTY PLANNING DEPARTMENT

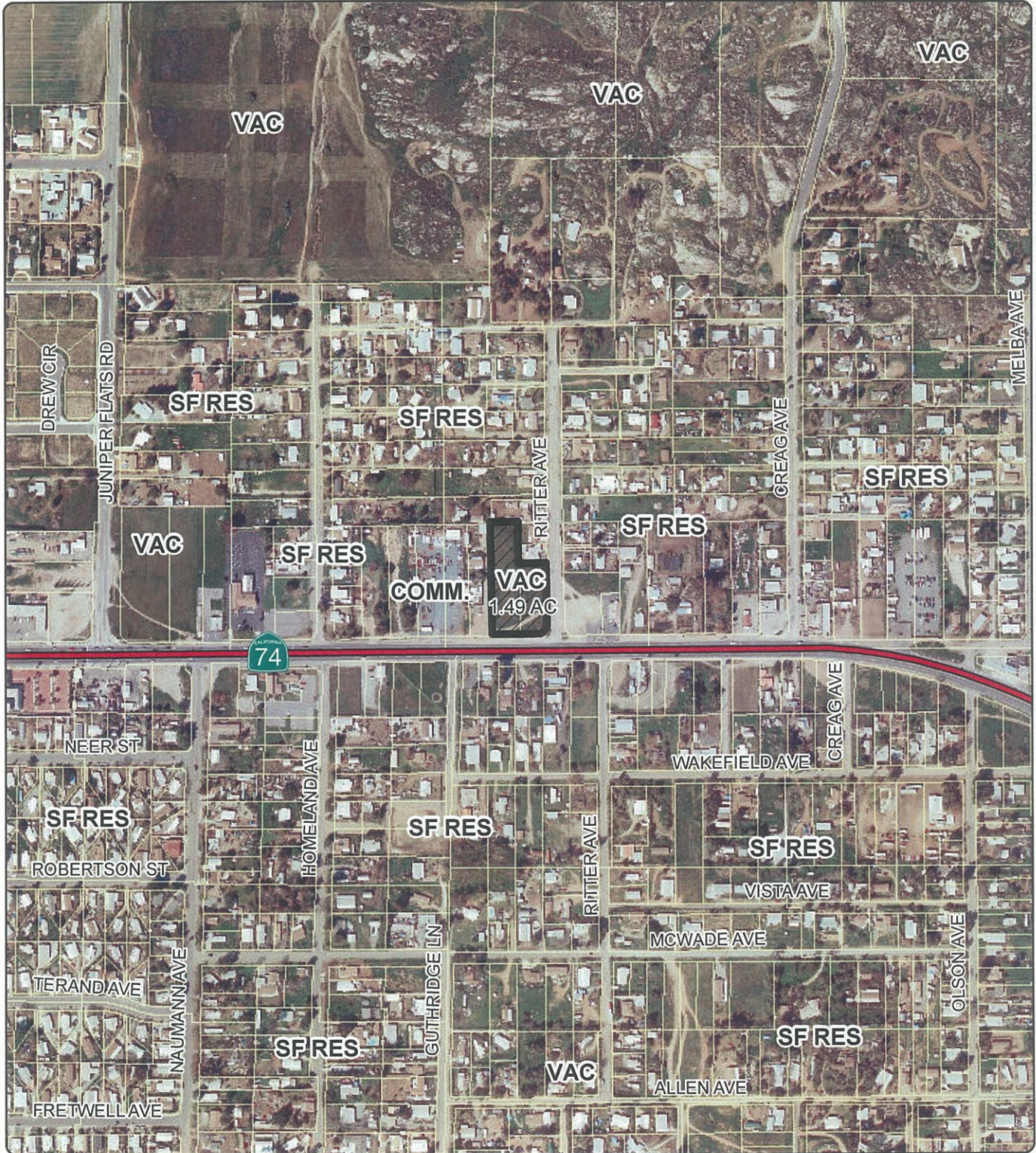
CZ07793 PP25248

LAND USE

Supervisor Stone  
District 3

Date Drawn: 04/24/2013

Exhibit 1



Zoning Area: Homeland  
Township/Range: T5SR2W  
Section: 8

Assessors Bk. Pg. 457-171  
Thomas Bros. Pg. 839 C1  
Edition 2011



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ENTITLEMENT PLANS FOR



N.W.C. Highway 74 & Ritter Avenue  
HOMELAND, CALIFORNIA

LAND USE  
PROJECT # PP25248

THE COUNTY OF  
**RIVERSIDE**  
CALIFORNIA

PREPARED FOR:  
APPLICANT: BOOS DEVELOPMENT WEST, LLC  
701 N. PARKCENTER DRIVE, SUITE 110  
SANTA ANA, CA 92705

CONTACT: KRISTI KANDEL  
PH: (714) 316-8678

CONTACT: DARIO RAMIREZ  
PH: (559) 276-2790 EXT. 116  
FAX: (559) 276-0850

EMAIL: [kkandel@boosdevelopment.com](mailto:kkandel@boosdevelopment.com)  
ENGINEER: LARS ANDERSEN & ASSOCIATES  
4694 WEST JACQUELYN AVE.  
FRESNO, CA 93722

EMAIL: [dramirez@larsandersen.com](mailto:dramirez@larsandersen.com)

**Easements of Record:**

- An easement for utility, water, and overhead powerlines, as shown on the map of said Tract of Park.
- An easement for park, bike, and utility easements, as well as a document recorded December 15, 1943 in Book 443, Page 20.
- An easement for utility and overhead powerlines, as well as a document recorded December 15, 1943 in Book 443, Page 20.
- An easement for utility and overhead powerlines, as well as a document recorded April 25, 1985 in Instrument No. 31139 of Official Records, in favor of California Water and Telephone Company.

**Legal Description:**

**Parcel 1:** The West half of Lot 6 of Homestead No. 4, as shown by map on file in Book 20, Page 9 of Maps, Records of Riverside County.

**Parcel 2:** The East half of Lot 6 of Homestead No. 4, as shown by map on file in Book 20, Page 9 of Maps, Records of Riverside County.

**Mets and Bounds (overall):**

BE BEGINNING at the Southwest corner of said Lot 6, thence North 03°23'00" West, along the West line of said Lot 6, a distance of 306.05 feet to the Northwest corner of said Lot 6, thence North 03°23'00" West, along the North line of said Lot 6, a distance of 65.09 feet to the East line of said Lot 6, thence South 05°52'37" East, along the East line of said Lot 6, a distance of 14.05 feet to the North line of said Lot 6, thence North 89°52'37" East, along the North line of said Lot 6, a distance of 174.05 feet to a line 150 feet South of the North line of said Lot 6, thence North 89°52'37" East, along said line, a distance of 65.09 feet to the East line of said Lot 6, thence South 05°52'37" East, along the East line of said Lot 6, a distance of 31.41 feet to the South line of said Lot 6, thence South 89°52'37" East, along the South line of said Lot 6, a distance of 65.09 feet to the West line of said Lot 6, thence North 03°23'00" West, along the West line of said Lot 6, a distance of 175.09 feet to the POINT OF BEGINNING.

Note: This metes and bounds description describes the same property as involved in the file commitment. However, the metes and bounds description should not be used to convey or transfer title.

**Mets and Bounds (APN 457-171-020):**

The West half of Lot 6 of Homestead No. 4, as shown by map on file in Book 20, Page 9 of Maps, Records of Riverside County.

BE BEGINNING at the Southwest corner of said Lot 6, thence North 03°23'00" West, along the West line of said Lot 6, a distance of 306.05 feet to the Northwest corner of said Lot 6, thence North 03°23'00" West, along the North line of said Lot 6, a distance of 65.09 feet to the East line of said Lot 6, thence South 05°52'37" East, along the East line of said Lot 6, a distance of 14.05 feet to the North line of said Lot 6, thence North 89°52'37" East, along the North line of said Lot 6, a distance of 174.05 feet to a line 150 feet South of the North line of said Lot 6, thence North 89°52'37" East, along said line, a distance of 65.09 feet to the East line of said Lot 6, thence South 05°52'37" East, along the East line of said Lot 6, a distance of 31.41 feet to the South line of said Lot 6, thence South 89°52'37" East, along the South line of said Lot 6, a distance of 65.09 feet to the West line of said Lot 6, thence North 03°23'00" West, along the West line of said Lot 6, a distance of 175.09 feet to the POINT OF BEGINNING.

**Mets and Bounds (APN 457-171-024):**

A portion of the East half of Lot 6 of Homestead No. 4, as shown by map on file in Book 20, Page 9 of Maps, Records of Riverside County.

BE BEGINNING at the Southwest corner of said Lot 6, thence North 03°23'00" East, along the South line of said Lot 6, a distance of 65.09 feet to a point on the West line of said Lot 6, thence North 03°23'00" West, along the West line of said Lot 6, a distance of 174.05 feet to a line 150 feet South of the North line of said Lot 6, thence North 89°52'37" East, along said line, a distance of 65.09 feet to the East line of said Lot 6, thence South 05°52'37" East, along the East line of said Lot 6, a distance of 31.41 feet to the South line of said Lot 6, thence South 89°52'37" East, along the South line of said Lot 6, a distance of 65.09 feet to the West line of said Lot 6, thence North 03°23'00" East, along the North line of said Lot 6, a distance of 175.09 feet to the POINT OF BEGINNING.

**Mets and Bounds (APN 457-171-025):**

A portion of the East half of Lot 6 of Homestead No. 4, as shown by map on file in Book 20, Page 9 of Maps, Records of Riverside County.

BE BEGINNING at the Southwest corner of said Lot 6, thence North 03°23'00" East, along the South line of said Lot 6, a distance of 65.09 feet to a point on the West line of said Lot 6, thence North 03°23'00" West, along the West line of said Lot 6, a distance of 174.05 feet to a line 150 feet South of the North line of said Lot 6, thence North 89°52'37" East, along said line, a distance of 65.09 feet to the East line of said Lot 6, thence South 05°52'37" East, along the East line of said Lot 6, a distance of 31.41 feet to the South line of said Lot 6, thence South 89°52'37" East, along the South line of said Lot 6, a distance of 65.09 feet to the West line of said Lot 6, thence North 03°23'00" East, along the North line of said Lot 6, a distance of 175.09 feet to the POINT OF BEGINNING.

**SHEET INDEX**

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	LAND USE SITE PLAN
3	CONCEPTUAL GRADING PLAN
4	CONCEPTUAL LANDSCAPE PLAN
5	ELEVATIONS
6	FLOOR PLAN



CASE: CZ7793 & PP25248  
EXHIBIT: A  
PLANNER: H. P. KANG  
DATE: 04/17/13



LARS ANDERSEN & ASSOCIATES, INC.  
CIVIL ENGINEERS / LAND SURVEYORS / PLANNERS  
4844 WEST JACQUETTA AVENUE, FRESNO, CALIFORNIA 93722  
TEL: 559.276.2790 FAX: 559.276.0850

**TRANSPORTATION, REMOVAL AND RELOCATION REQUIRE UTILITY**

- HOLDER APPROVAL AND CLEARANCE.
- ALL IMPROVEMENTS WITHIN CALTRANS HIGHWAY 74 ROAD RIGHT-OF-WAY SHALL BE CONFORMANT WITH CALTRANS STREET IMPROVEMENT PLAN. STREET IMPROVEMENT SHALL BE IN ACCORDANCE WITH THE STREET IMPROVEMENT PLAN. STREET IMPROVEMENT SHALL BE SUBJECT TO CALTRANS FOR THEIR REVIEW AND APPROVAL.

**ACCESS:**

- BLAZE RETROREFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED AT THE LOCATION OF ALL ACCESS POINTS. ACCESS POINTS SHALL BE INDICATED ON THE LOCATION OF FIRE HYDRANTS.
- MINIMUM FLOW SHALL BE 1500 GPM FOR A 3 HOUR DURATION AT 20 PSI.
- SUPER FIRE HYDRANTS SHALL BE LOCATED NOT LESS THAN 10 FEET FROM THE PROPERTY LINE AND NOT MORE THAN 10 FEET FROM THE BUILDING. ALL MANHOLES ALONG APPROVED REGULAR TRAVEL WALLS.

**PLANNING:**

- PROVIDE A TRAVEL PLAN FOR EACH TRAVEL ROUTE WITHIN A QUALIFIED PALEONTOLOGIST APPROVED BY THE COUNTY OF RIVERSIDE TO CREATE AND IMPLEMENT A TRAVEL PLAN FOR EACH TRAVEL ROUTE. THE PLAN SHALL BE SUBJECT TO THE COUNTY OF RIVERSIDE PALEONTOLOGIST FOR PREPARE FROM.

**PRIOR TO BUILDING PERMIT ISSUANCE:**

- HEALTH:**
- A TOTAL OF COMPLETE SETS INCLUDING FOOD SERVICE PERMITS AND ALL NECESSARY PERMITS SHALL BE SUBMITTED TO THE COUNTY OF RIVERSIDE HEALTH DEPARTMENT. AFTER PLANS HAVE BEEN APPROVED, THE APPLICANT ON DEVELOPER SHALL SEPARATELY SUBMIT TWO COPIES OF THE WATER SYSTEM PLAN TO THE COUNTY OF RIVERSIDE HEALTH DEPARTMENT. CALCULATED VELOCITIES SHALL NOT EXCEED 10 FEET PER SECOND. PLANS SHALL CONFORM TO THE WATER SYSTEM PLAN AND THE LOCAL WATER COMPANY (SEE CONDITIONS FOR APPROVAL FOR CERTIFICATION STATEMENT).

**FIRE DEPARTMENT:**

- BUILDING DEPOSIT FEE OF \$1,000.00 SHALL BE PAID TO THE COUNTY OF RIVERSIDE FIRE DEPARTMENT AFTER PLANS HAVE BEEN APPROVED.
- THE APPLICANT ON DEVELOPER SHALL SEPARATELY SUBMIT TWO COPIES OF THE WATER SYSTEM PLAN TO THE COUNTY OF RIVERSIDE FIRE DEPARTMENT. CALCULATED VELOCITIES SHALL NOT EXCEED 10 FEET PER SECOND. PLANS SHALL CONFORM TO THE WATER SYSTEM PLAN AND THE LOCAL WATER COMPANY (SEE CONDITIONS FOR APPROVAL FOR CERTIFICATION STATEMENT).

**PRIOR TO BUILDING FINAL INSPECTION:**

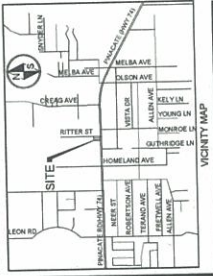
- APPLICANT SHALL PREPARE AND SUBMIT TO THE FIRE DEPARTMENT REQUIRED FIRE LINES WITH APPROPRIATE LANE PAINTING AND/OR SIGNS.
- A COMPLETE FIRE SPRINKLER SYSTEM IS REQUIRED.

**FAMILY DOLLAR**  
my family my family dollar  
N.W.C. HIGHWAY 74 & RITTER AVENUE  
HOMELAND, RIVERSIDE COUNTY, STATE OF CA.  
DATE: 4/4/2013  
LA PROJECT NO.: 13088.00  
COUNTY OF RIVERSIDE PROJECT NO.: PP25248



COVER SHEET  
SHEET 1 OF 6

**LARS ANDERSEN & ASSOCIATES, INC.**  
 CIVIL ENGINEERS - LAND SURVEYORS  
 2550 GARDEN AVENUE, SUITE 200  
 COSTA MESA, CALIFORNIA 92626  
 TEL: 562-261-2700 FAX: 562-261-2700 WWW.LARSANDERSEN.COM



PROJECT # PP25246

**PROJECT DESCRIPTION**

APN 457-171-020, 457-171-021, 457-171-025

**SITE AREA**  
 FAMILY DOLLAR SITE NET AREA: 1.48 ACRES  
 BUILDING COVERAGE: 7.79% (3,903.24 SF/AC)  
**PROPOSED**  
 FAMILY DOLLAR PROTS:  
 44 TOTAL PARKING SPACES  
 42 SPACES PROVIDED  
 2 SPACES RESERVED  
 TOTAL PARKING PROVIDED: 44 SPACES  
 RATIO PROVIDED: 5.33:1,000 SPACES

**PROVIDED**  
 STANDARD SPACES: 42 SPACES  
 ADA ACCESSIBLE: 2 SPACES  
 PROPOSED: 2 SPACES  
 TOTAL PARKING PROVIDED: 44 SPACES  
 RATIO PROVIDED: 5.33:1,000 SPACES  
 PARKING REQUIRED: 1,200

**PROVIDED**  
 STANDARD SPACES: 42 SPACES  
 ADA ACCESSIBLE: 2 SPACES  
 PROPOSED: 2 SPACES  
 TOTAL PARKING PROVIDED: 44 SPACES  
 RATIO PROVIDED: 5.33:1,000 SPACES  
 PARKING REQUIRED: 1,200

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 STANDARD SPACES: 42 SPACES  
 ADA ACCESSIBLE: 2 SPACES  
 PROPOSED: 2 SPACES  
 TOTAL PARKING PROVIDED: 44 SPACES  
 RATIO PROVIDED: 5.33:1,000 SPACES  
 PARKING REQUIRED: 1,200

**PROVIDED**  
 STANDARD SPACES: 42 SPACES  
 ADA ACCESSIBLE: 2 SPACES  
 PROPOSED: 2 SPACES  
 TOTAL PARKING PROVIDED: 44 SPACES  
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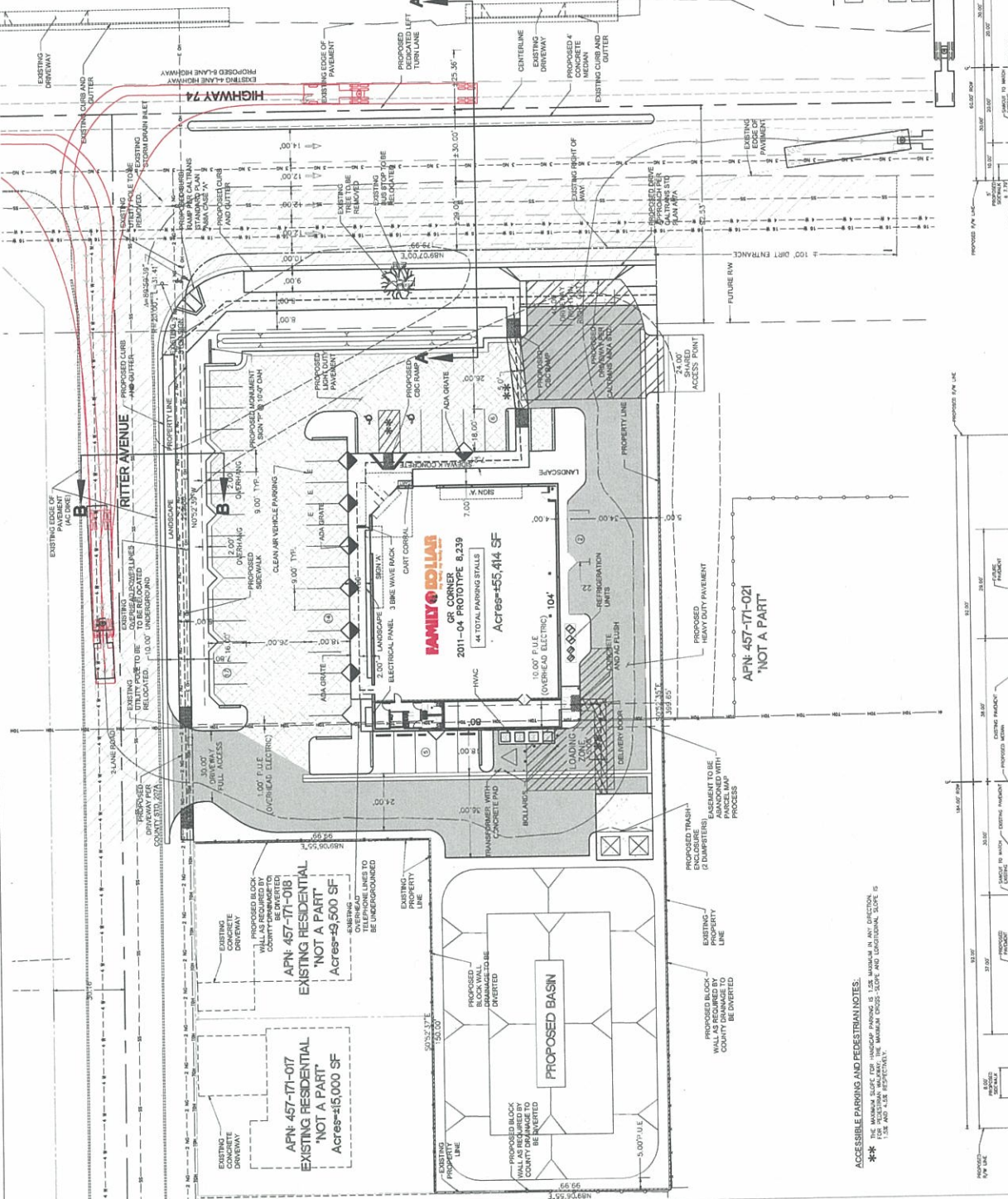
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 ADA ACCESSIBLE: 2 SPACES  
 PROPOSED: 2 SPACES  
 TOTAL PARKING PROVIDED: 44 SPACES  
 RATIO PROVIDED: 5.33:1,000 SPACES  
 PARKING REQUIRED: 1,200

**Project data:**

1. Applicant Name: Basis Development West, LLC  
 Address: 2611 N. Ave, Costa Mesa, CA 92626  
 Telephone: (714) 316-8779
2. Landowner: Basis Development West, LLC  
 Address: 2611 N. Ave, Costa Mesa, CA 92626  
 Telephone: (714) 316-8779
3. Civil Engineer: Lars Andersen & Associates, Inc.  
 Address: 2550 Garden Avenue, Suite 200, Costa Mesa, CA 92626  
 Telephone: (562) 261-2700
4. Assessor's Parcel Number: 457-171-020 and 457-171-025
5. Site Area: 1.48 ACRES
6. See bottom right
7. See bottom right
8. See bottom right
9. See bottom right
10. Legal Description: The land referred to herein is situated in the state of California, County of Riverside, Riverside County, and is more particularly described as follows:  
 Parcel 2, 457-171-020 and 457-171-025  
 The east half of Lot 10 of the 9th Principal Meridian, in the above described Section 34, Township 35 N., Range 15 E., of Riverside County.  
 Parcel 1, 457-171-020  
 The west half of Lot 10 of the 9th Principal Meridian, in the above described Section 34, Township 35 N., Range 15 E., of Riverside County.
11. See upper right
12. See upper right
13. N/A
14. N/A
15. N/A
16. N/A
17. N/A
18. N/A
19. N/A
20. N/A
21. N/A
22. Utility Turnover: Southern California Edison
23. Utility Turnover: Southern California Edison
24. Utility Turnover: Southern California Edison
25. Utility Turnover: Southern California Edison
26. Utility Turnover: Southern California Edison
27. Utility Turnover: Southern California Edison
28. Utility Turnover: Southern California Edison
29. Utility Turnover: Southern California Edison
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59. Utility Turnover: Southern California Edison
60. Utility Turnover: Southern California Edison

**Legend:**

- 1. ACCESSIBLE PARKING SPACES
- 2. ADA PATH
- 3. CONCRETE
- 4. HEAVY DUTY PAVEMENT
- 5. LIGHT DUTY PAVEMENT
- 6. SITE PAVEMENT RECONSTRUCTION OVERLAY OR NEW AC REQUIRED
- 7. WEIGHT DELIVERY TRUCK



**ACCESSIBLE PARKING AND PEDESTRIAN NOTES:**  
 \*\* THE MAXIMUM SLOPE FOR SIDEWALK PARKING IS 1:50. MAXIMUM SLOPE FOR PEDESTRIAN SLOPE IS 1:50 AND 1:50 RESPECTIVELY.

HWY 74 CROSS-SECTION

RITTER AVENUE CROSS-SECTION

LARS ANDERSEN & ASSOCIATES, INC.  
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
 10000 RIVERWAY, SUITE 200, RIVERSIDE, CA 92504  
 TEL: 951-781-7300 FAX: 951-781-4222 WWW.LAAENGINEERS.COM



PROJECT # PP25246  
 PROJECT DESCRIPTION  
 APN# 457-171-001, 457-171-004, 457-171-005  
 SITE AREA  
 FAMILY DOLLAR SITE NET AREA: 1.48 ACRES  
 -BUILDING COVERAGE: 7.79% (0.36024 SF)  
 BUILDING AREA  
 PROPOSED  
 FAMILY DOLLAR PHOTO: 8,239 SF

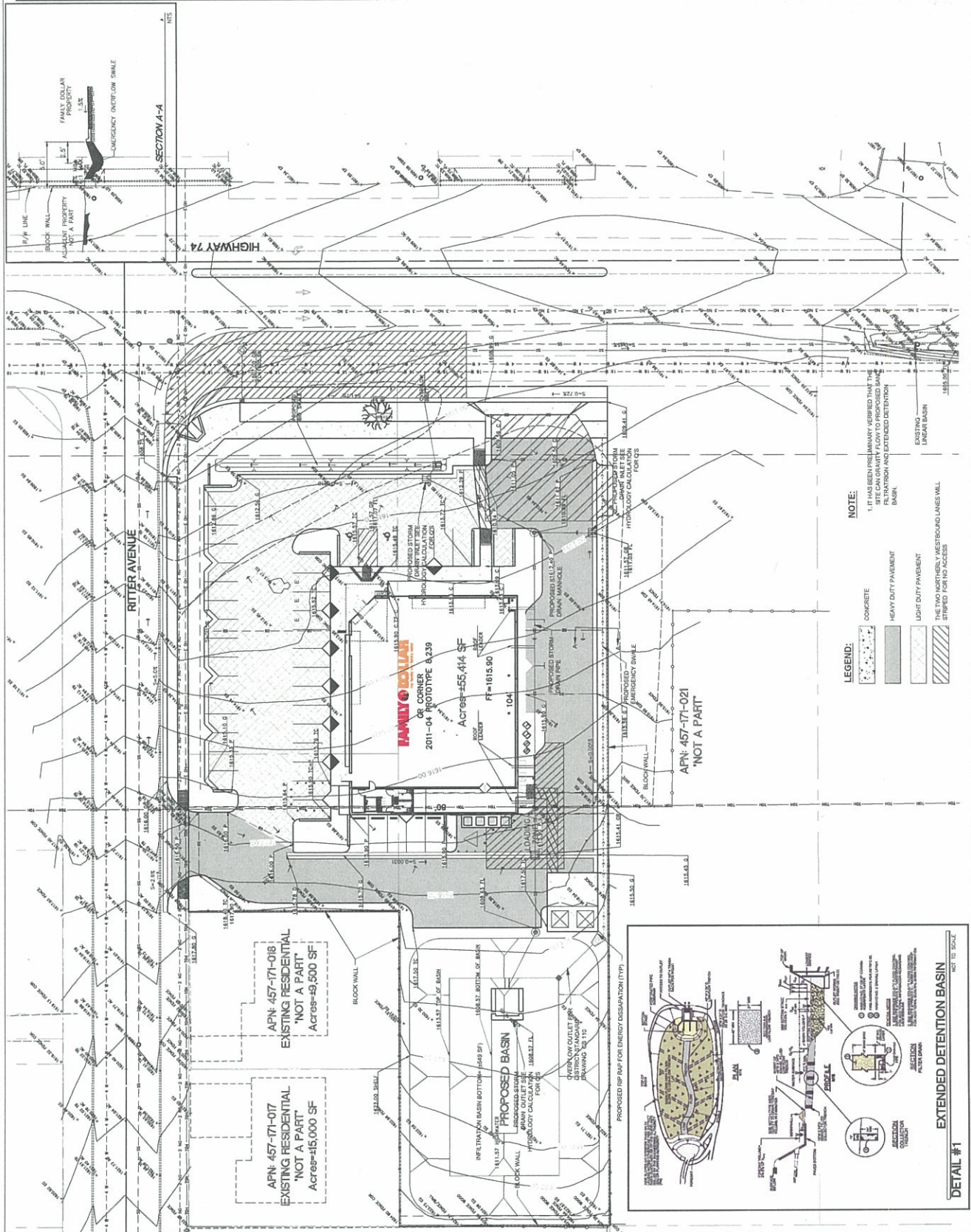
DATE: 4/22/2013  
 L.A. PROJECT NO.: 12066.00  
 COUNTY OF RIVERSIDE PROJECT NO.: PP25246

**FAMILY DOLLAR**  
*my family my family my family*

1000 RIVERWAY 74 AND RITTER AVENUE  
 HOMELAND, CA.

**BOOS**  
 DEVELOPMENT WEST

CONCEPTUAL GRADING  
 PLAN  
 SHEET 3 OF 6



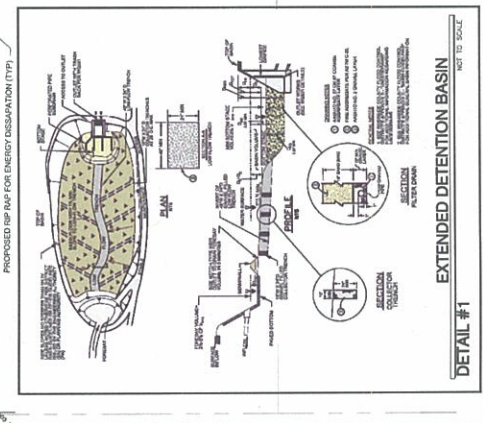
**LEGEND:**

- CONCRETE
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- THE TWO NORTHERLY WESTBOUND LANES WILL STRIPED FOR NO ACCESS

**NOTE:**

1. IT HAS BEEN PRELIMINARY VERIFIED THAT THE SITE CAN GRAVITY FLOW TO PROPOSED BASIN FOR DETENTION AND EXTENDED DETENTION

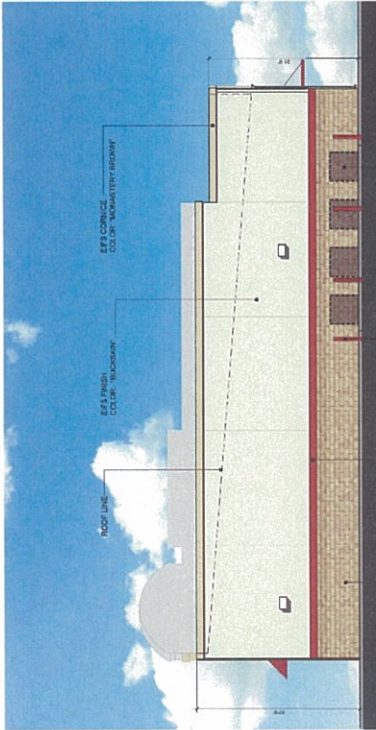
EXISTING LINEAR BASIN



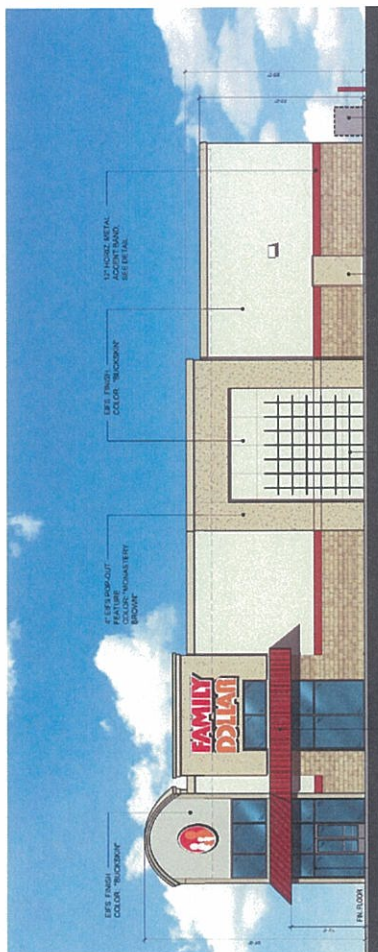




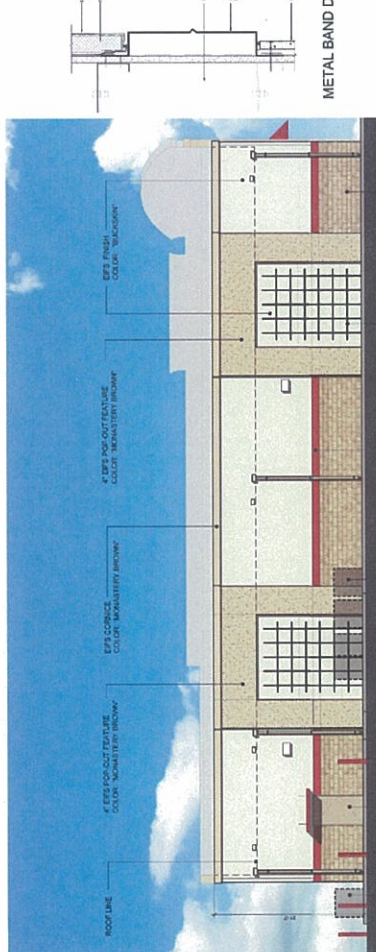
**SOUTH ELEVATION**



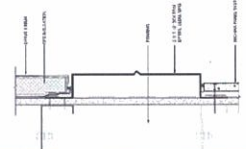
**NORTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**



**METAL BAND DETAIL**

DATE: April 10, 2013  
 MCO JOB #: 12597.10  
 DATE: 04-15-2013  
 REVISIONS: 1  
 Scale: 1/8" = 1'-0"  
 0 4 8 16

**EXTERIOR ELEVATIONS**

**FAMILY DOLLAR STORE**  
**HIGHWAY 74 & RITTER AVE**  
**HOMELAND, CA**

**Project data:**  
 1. Applicant Name: Boos Development West, LLC  
 Address: 12500 University Avenue, Suite 110  
 Santa Ana, CA 92705  
 Telephone: (714) 315-8678  
 2. Lessor: Boos Development West, LLC  
 Address: 12500 University Avenue  
 Santa Ana, CA 92705  
 Telephone: (714) 315-8678  
 3. Exhibit Preparer: Lars Andersen & Associates, Inc.  
 Address: 10000 University Avenue  
 York, PA 17402  
 Telephone: (717) 711-2211 and 487-171-625  
 4. Assessor's Parcel Number:  
 5. Scale: 1/8" = 1'-0"  
 6. See bottom right  
 7. 4/17/2013

**FAMILY DOLLAR**  
 The Family Dollar Store  
 HOME LAND, CA.  
 4172013  
 12068.00  
 COUNTY OF RIVERSIDE PROJECT NO: PP25248

**BOOS**  
 DEVELOPMENT WEST

PROJECT # PP25248  
**ELEVATIONS PLAN**



LARS ANDERSEN & ASSOCIATES, INC.  
 CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS  
 3841 WEST JACOBSON AVENUE, FRESNO, CALIFORNIA 93722  
 TEL: 559.239.0300 FAX: 559.239.0303 WWW.LARSANDERSEN.COM

**Project data:**

1. Applicant Name: Boost Development West, LLC  
 Address: 701 N. Pleasanton Drive Suite 110  
 Pleasanton, CA 94566  
 Telephone: 925.434.7205  
 Fax: 925.434.7205
2. Landowner: Esquivel & Maris Kipouzis  
 Address: 6585 Green Drive Drive  
 Fremont, CA 94555  
 457-171-5200 457-171-424 and 457-171-525
3. Exhibit Preparer: Lars Andersen & Associates, Inc.  
 Address: 4894 W. Jacobson Avenue  
 Fresno, CA 93722  
 559-239-0300
4. Assessor's Parcel Number:  
 017-001-000-000-000-000
5. Site Information:  
 7. 3/27/2013

**FAMILY DOLLAR**  
*my family my family store*

1700 HIGHWAY 74 AND RITTER AVENUE  
 HOMELAND, CA.

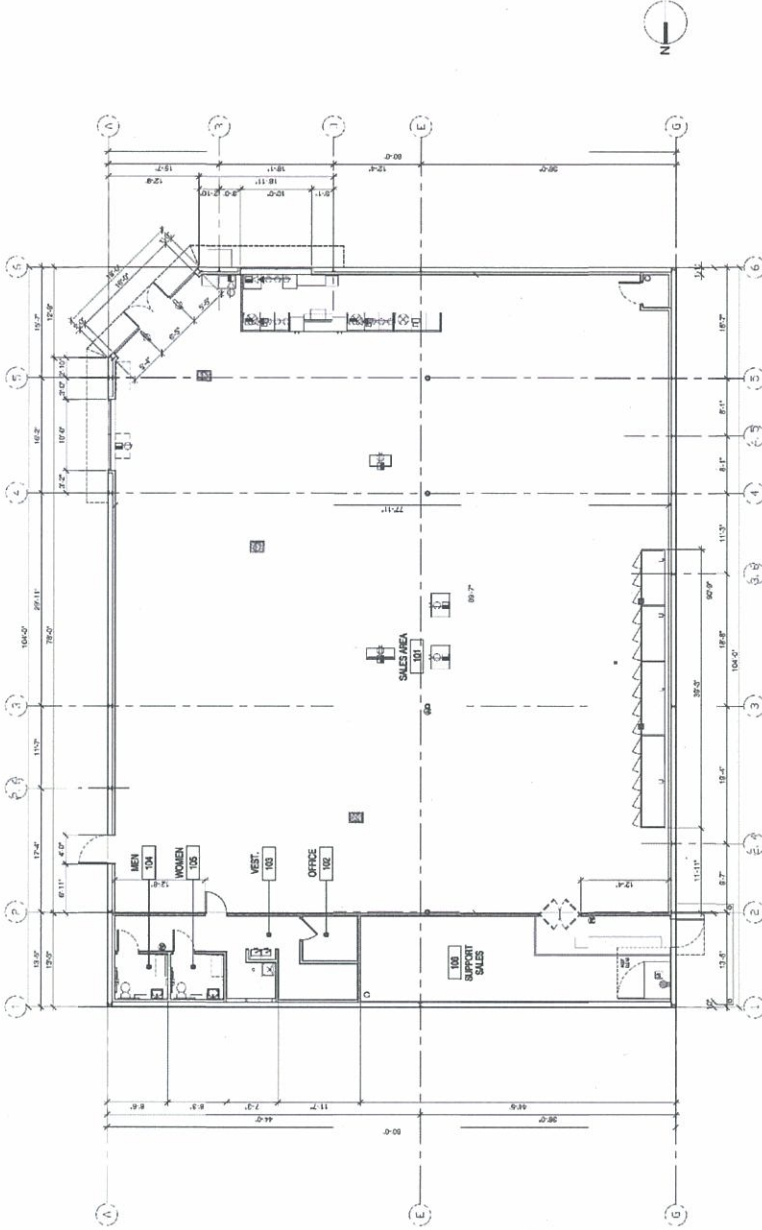
DATE: 3/27/2013  
 L.A. PROJECT NO: 12086.00  
 COUNTY OF RIVERSIDE PROJECT NO: PP252-48



PROJECT # PP252-48

**FLOOR PLAN**

SHEET 6 OF 6



**FAMILY DOLLAR STORE**  
 HOMELAND, CA

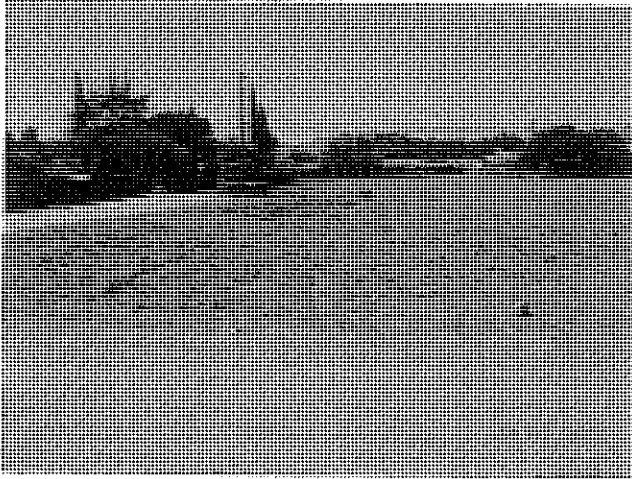
**FLOOR PLAN**

Scale: 1/8"=1'-0"  
 0 4 8 16

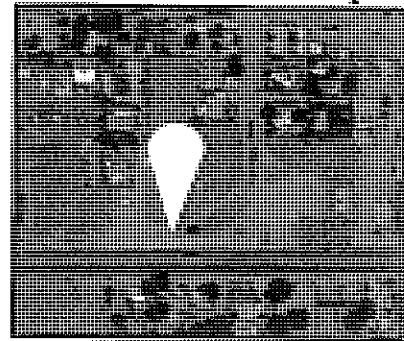
111 Pacific, Suite 280  
 Irvine, CA 92618  
 ☎ 949.553.1117 ✉ 949.474.7056  
 moarchitecture.com



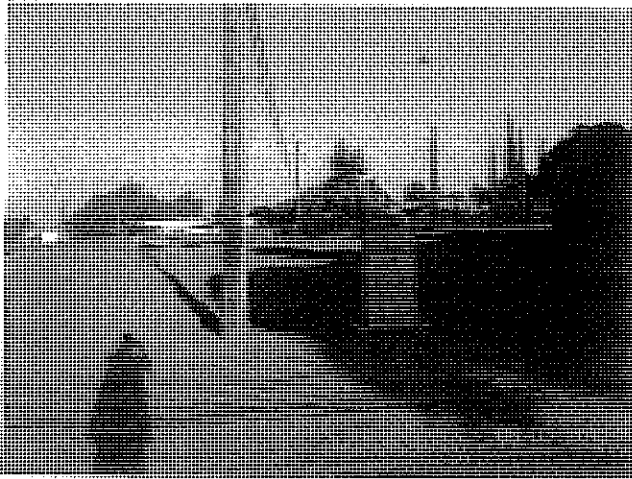
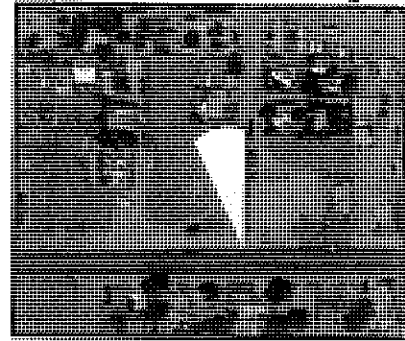
# Panoramic Photographs



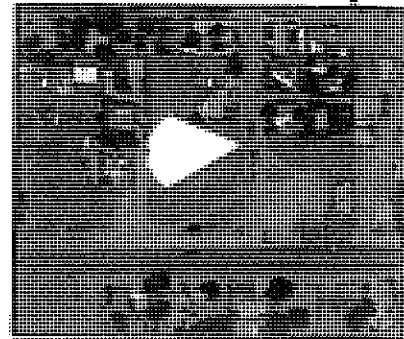
Location map



Location map



Location map



LARS ANDERSEN & ASSOCIATES, INC  
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS

WWW.LARSANDERSEN.COM 559-276-2790 FAX 559-276-0850

JOB NO: 12098.00  
DR. BY: DR  
CH. BY: DZ  
DATE: 08-06-12  
SCALE: \_\_\_\_\_

SHEET NO. 1

OF 1 SHEET

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42556  
**Project Case Type (s) and Number(s):** Change of Zone No. 7793 and Plot Plan No. 25248  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** H. P. Kang  
**Telephone Number:** (951) 955-1888  
**Applicant's Name:** Boos Development West, LLC.  
**Applicant's Address:** 701 North Parkcenter Drive Suite No. 110, Santa Ana, CA 92705  
**Engineer's Name:** Lars Andersen & Assoc., Inc., c/o Scott Mommer  
**Engineer's Address:** 4694 W. Jacquelyn Avenue, Fresno, CA 93722

### I. PROJECT INFORMATION

**A. Project Description:** The plot plan proposes an 8,239 square foot stand alone retail store (Family Dollar) on approximately 1.5 acres with 42 parking spaces. Additionally a change of zone is also being proposed for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio).

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

**C. Total Project Area:** 1.49 acre parcel

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> 900 square foot lease area			

**D. Assessor's Parcel No(s):** 457-171-020, 457-171-024, and 457-171-025

**E. Street References:** At the northwest corner of Ritter Avenue and Highway 74 in the community of Homeland within the County of Riverside.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 5 South, Range 2 West, Section 8

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is located in the community of Homeland, located along State Highway 74 and west of the City of Hemet. This area has historically included larger lot rural community and scattered agricultural uses. The site currently contains no structures and is unimproved vacant land. The site is surrounded by single family residential to the north, commercial development to the east, west and south.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

- 1. Land Use:** The proposed project meets the requirements for the Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) land use designation. The

proposed project meets the Highway 79 Policy Area requirements of the General Plan and all applicable land use policies.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with 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 located within a high fire hazard area and a subsidence susceptible area. The proposed project is not located within any other special hazard zone (including FEMA flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the 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 meets 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 Area Plan

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

**D. Land Use Designation(s):** Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio)

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

**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:** The project site is surrounded by properties which are designated Community Development: Commercial Retail (CD:CR) to the south, east, and west, Community Development: Medium Density Residential (CD:MDR) to the north.

**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:** Scenic Highway Commercial (C-P-S)

**K. Adjacent and Surrounding Zoning:** The project site is surrounded by mixture of Rural Residential (R-R) and Scenic Highway Commercial (C-P-S) along Highway 74 but not contiguous. The general vicinity of the project site is zoned Rural Residential (R-R) as it moves away from Highway 74.

**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

H. P. Kang

Printed Name

April 9, 2013

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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 on the northerly side of SH-74 which is designated by the General Plan as a State Eligible Scenic Highway. Through this area of the corridor, the scenic resources would include the view of the hills to the north and south of the highway. The proposed Family Dollar building would be subject to the latest adopted building code and through design the visual impact is minimal in preserving and protecting the scenic highway corridor. The project is setback approximately 80 feet from the new right-of-way and provides ample landscaping that will minimize the impact to the scenic highway corridor. Additionally, the maximum height of the building is proposed at 31 vertical feet and minimum of 21 feet.

The change of zone is also being proposed from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR). The change of zone will not substantially affect the 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.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

---

**2. Mt. Palomar Observatory**

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

---

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

Findings of Fact:

a) According to the GENERAL PLAN, the project site is located 30.28 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 contains approved materials and methods of installation, definition, general requirements, 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. (COA 10.PLANNING.31) This is a standard condition of approval and therefore 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 project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. Adjacent residential properties will not be exposed to unacceptable light levels. Any lighting on site is required to be shielded and directed away from any residential properties. Light created from potential increased traffic to the site may increase as well as interior lighting associated with the proposed retail use. This lighting will be shielded from the neighboring residential properties per building code and Mt. Palomar Observatory Ordinance No. 655. The ordinance contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of the standard conditions of approval for 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. (COA 10.PLANNING.3 and 10.PLANNING.42) and is therefore not considered mitigation pursuant to CEQA.

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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**AGRICULTURE & FOREST RESOURCES** Would the project

<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: GIS database, and Project Application Materials.

Findings of Fact:

a) According to GIS database, the project is located in an area designated as "Urban Built Up Land". Therefore, the project will not convert a Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Additionally, the change of zone from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR) will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). The project will have no significant impact.

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

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D & C/V) and changing the zone from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore, the project site, 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
<b>5. Forest</b>	<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.

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

<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 and Greenhouse Gas Review Study dated April 15, 2013

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) 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's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and 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 Harvest Valley/Winchester 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 as identified in the Greenhouse Gas Review Study dated April 15, 2013. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 manufacturing uses or generate significant odors.

e) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An 8,239 square foot retail building is not considered a substantial point source emitter or a sensitive receptor.

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"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in	<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
local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<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, WRCMSHCP

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. The project site is a vacant parcel in an urbanized area. The area shows signs of periodic disturbance of weed abatement through the process of disking. The proposal will disturb approximately 1.5 acres for the construction of the retail building and associated parking areas. Based on periodical disturbance, the site is not anticipated to have biological impacts. Therefore, project will have less than significant impact.

b-c) The proposal will disturb approximately 1.5 acres for the construction of the retail building and associated parking areas. Based on periodical disturbance, the site is not anticipated to have 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). The project will have a less than significant impact.

d) The project will not result in the adverse impacts on MSHCP-listed plant or animal species. Natural watercourses are not present on the site. U.S. Army Corps of Engineers and CDFG jurisdictional waters of the US wetlands and streambeds are not present. 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 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) The proposed site has been previously disturbed for weed abatement by disking. The project does not propose to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. The project will have no significant impact.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

Findings of Fact:

a-b) Site disturbance has already occurred from weed abatement by disking. The project is not anticipated to alter or destroy an archaeological site. If, however, during 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, the project will not alter or destroy an archaeological site or cause a substantive adverse change in the significance of an archaeological resource.

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. This is a standard condition and not considered mitigation for CEQA purposes. 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.

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

**10. Paleontological Resources**

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

Source: GIS database

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. There may be a possibility that ground disturbing activities will expose fossil specimens. Therefore, a Paleontological Monitoring Report shall be submitted to the County Geologist for site grading operation. 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?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database

Findings of Fact:

a-b) No active faults are known to traverse the subject site. The project site does not lie within a State of California Earthquake Fault Hazard Zone (formerly called an Alquist-Priolo Special Studies Zone). Additionally, the project is subject to the California Building Code (CBC) requirements pertaining to commercial development and thereby mitigating any potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered 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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**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

Findings of Fact:

a) The project is located within an area of low potential for liquefaction. Liquefaction on the site is unlikely due to the shallow bedrock, high to very high density of the soil, and lack of groundwater in the surrounding area. Adherence to the California Building Code (CBC) will mitigate any potential liquefaction that exists on the site to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes.

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)

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. The project is located within a very high ground shaking risk area. 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 commercial 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"

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 site is located on generally flat land with minimal possibilities of resulting in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. In addition, no further information is provided to suggest that the project would be located on unstable soil. The project will have less than 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" and Geotechnical Investigation performed by Southern California Soil & testing, Inc. out of San Diego California (Dated: August 21, 2012).

Findings of Fact:

a) According to GIS database, the project site is located in an area with potential subsidence, and the Geotechnical Investigation performed by Southern California Soil & testing, Inc. out of San Diego California indicated that the area subject to potentially compressible alluvial material within four (4) feet of the existing grade. The report also suggests that the existing grade should be excavated and recommends that the material can be placed as compacted fill. This process will minimize the potential for subsidence. Additionally, the grading and foundation recommendations may need to be updated once final grading and foundation plans are developed. Adherence to the California Building Code (CBC) will mitigate any subsidence potential that exists on the site to less than significant. As CBC requirements are applicable to all commercial 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**

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

Source: Project Application Materials

a) The project site is not located near any 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.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Slopes</b>				
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: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The project site is generally flat land with no slope present on the site. The proposed commercial retail facility will not change topography or ground surface relief features. Therefore, the project will not have an impact.
- 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.

<b>18. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

- 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

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

c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have no significant impact.

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 proposed project is not located in the vicinity of a stream or lake, will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. The project will have no significant impact.

b) The proposed project is not likely to increase in water erosion either on or off site; therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 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 California 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 less than significant impact.

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.

**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, Air Study Dated April 15, 2013.

Findings of Fact:

a) The project is a construction of 8,239 square foot commercial retail building with a change of zone from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR). Based on the air Study submitted by the applicant dated April 15, 2013, the proposed project does not exceed the threshold set by South Coast Air Basin (SCAB) and Southeast Desert Air Basin (SEDAB). The construction activities will involve heavy duty equipment and labor. However, the construction of this size (under 10,000 square foot) will not have a significant impact on the air quality of the area. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the commercial retail store will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may 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. The project will have less than 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?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project site is not located within one-quarter mile of an existing school. The proposed change of zone and construction of retail commercial facility does not emit and/or handle hazardous or acutely hazardous materials, substances, or waste. Therefore, there is no impact.
- 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 it 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. The closest airport is Hemet-Ryan Airport which is located approximately 5 miles west of the project site.

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. The closest airport is Hemet-Ryan Airport which is located approximately 5 miles west of the project site.

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. The closest airport is Hemet-Ryan Airport which is located approximately 5 miles west of the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Hazardous Fire Area**

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

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

Findings of Fact:

a) The project is located in a high fire hazard area. The project shall adhere to all Fire Department requirements for projects located within high fire hazard areas. This is a standard condition of approval and is not considered mitigation under CEQA.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 checked="" type="checkbox"/>	<input 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)-b) The proposed project will develop approximately 1.5 acre of land area from vacant undeveloped to 8,239 square foot commercial retail building with 42 parking spaces. Through this process, the site will alter the drainage from its current natural flow to Highway 74. By altering the flow, the project will have to meet the latest Water Quality Management Plan (WQMP) standards and Best Management Practices (BMP) standards. With such regulations in place, it will not violate any water quality standards or waste discharge requirements.

The project will incorporate a detention/retention basin to capture and treat the water before it leave the site onto a public maintained system. Additionally, the site does not contain nor alter the course a stream or river in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, there is less than significant impact anticipated.

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) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.

e) The project site is not located within a 100 year flood zone. And no housing is proposed with this project. Therefore, the project shall not place housing within a 100-year flood hazard area, as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

f) The project site is not located within a 100 year flood zone. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

g-h) The project will not substantially degrade water quality or 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). 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 <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"/>
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"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," GIS database, FEMA Issued Flood Map

Findings of Fact:

a) Because of the small size and limited development of the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Additionally, the property is located in Zone X, and it is determined to be outside the 0.2% annual chance floodplain [FEMA Flood Insurance Rate Map (FIRM) with effective date of August 28, 2008, Map No. 06065C2080G, Panel 2080 of 3805]. Therefore, the project will have less than significant impact.

b) Because of the small size and limited development of the project site, the project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, 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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c) The project will 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. Therefore, the project will have less than significant impact.

d) Because of the small size and limited development of the project site, the project will not cause changes in the amount of surface water in any water body. Therefore, the project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

<b>27. Land Use</b>	<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: General Plan, GIS database, Project Application Materials (City of Hemet General Plan Map)

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio) in the Harvest Valley/Winchester Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

b) The project is not adjacent to a city boundary and not in a sphere of influence. Therefore, the project will not have significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>28. Planning</b>	<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 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	<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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community)?

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

Findings of Fact:

a-b) With the approval of the Change of Zone application request from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR), the project will be consistent with the site's zoning for the proposed commercial retail development. The project site is surrounded by properties which are zoned Rural Residential (R-R) with sporadic Scenic Highway Commercial (C-P-S) zoning along Highway 74. The General Plan designation for all properties along Highway 74 is Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio). It is the future plan for this area along Highway 74 to be developed as commercial retail developments. Therefore, the project will have no significant impact.

c) The proposed commercial development will be consistent with existing commercial developments along Highway 74 including but not limited to tire shop, bar and grill, convenient market, barber, automobile repair, driving school, and post office. As a result, the project will be compatible with existing surrounding zoning and with existing and planned surrounding land uses. Impacts are less than significant.

d-e) The project is consistent with the land use designations and policies of the General Plan. In addition, the project will not disrupt or divide the physical arrangement of an established community. The project will have no significant impact.

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 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

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

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. The closest airport (Hemet Ryan Airport) is located approximately 5 miles east from the project site. Therefore, there is no impact anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels. The closest airport (Hemet Ryan Airport) is located approximately 5 miles east from the project site. Therefore, there is no impact anticipated.

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. The project has no significant 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 project site is located adjacent to a highway. The closest highway is Highway 74 which fronts the project site. The next closest freeway is 215 Freeways is approximately 4.5 miles west from the project site.

The project prepared a noise study of the site. The existing noise on the project site and surrounding areas is primarily created by the amount of traffic on adjacent SH-74 as well as truck circulation, unloading, and rooftop mechanical equipment operations. The analysis concluded that the noise level would be within the County of Riverside Noise Element standards. In addition, the noise generated by Highway 74 is predicted to be within acceptable limits for commercial uses within the proposed commercial retail use. The acoustic study recommended mitigation that can be incorporated on the site to further limit the amount of noise created by the project on the surrounding neighborhood.

Therefore, the unmanned wireless communication facility will not be affected by the highway noise from the identified highways and does not create a noise sensitive use with occasional site visits for maintenance. There will be no significant impact.

Mitigation: Rooftop mechanical equipment shall be shielded from view of the nearest noise sensitive receivers by intervening rooftop parapets. Also, the heavy truck deliveries to the project shall be limited to daytime (7 AM – 10 PM) hours.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** The conditions of approval will be monitored by the Planning Department, Department of Building and Safety Permit Review Process, the Department of Public Health – Industrial Hygiene Division, and the Riverside County Sherriff.

**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

**Findings of Fact:**

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase after project completion, the impacts are not considered significant within the commercial zoning areas.

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. These may include but are not limited to hours of construction, hours of operation, hours of delivery, use of noise reducing equipments (e.g.: mufflers and engine shrouds), orientation of the main entrance, wing-walls around equipments, setbacks, and berms. The operation of the store will occur all within the enclosed structure and will not have excess noise beyond the normal vehicular noise added by the Family Dollar patrons. Therefore, the project will have a less than significant impact with mitigation measures in place as identified in Chapter 7 Noise Element – Building Design

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the County of Riverside General Plan. These are standard conditions of approval and therefore is not considered mitigation pursuant to CEQA.

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 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 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 project is a request to change the zone to be consistent with the General Plan designations and construction of a commercial retail stand alone store. The project will be constructed on a vacant lot and will not displace any existing homes to necessitate any replacement housing elsewhere. Therefore, the project will have no significant impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no significant impact.

c) The project will not displace any number of people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is located within a Redevelopment Area. However, the State of California (Governor Brown) has dissolved the Redevelopment Agencies of all funding and responsibility. Therefore, the County of Riverside has no mechanism to provide any assistance for funding for the projects that are within the redevelopment areas. As a result, the project will not affect a County Redevelopment Project Area. The project will have no significant impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no significant impact.

f) The project could potentially encourage additional residential development in the area since there will be commercial retail service, but the development would have to be consistent with the land uses designated by the General Plan. The project will have less than significant impact.

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 an incremental 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 No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659, impact to fire services will be 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will have an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659 and the mitigation measures, impact to sheriff services will be 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Romoland & Perris Union High School District, 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 Romoland Union School District and the 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. 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.

<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

The proposed project will have an incremental impact on the demand for library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance No. 659, which require payment of the appropriate fees set forth in the Ordinance. Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. With compliance to Ordinance No. 659, impact to library services will be 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. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

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.

**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 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 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"/>
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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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

a) The plot plan proposes an 8,239 square foot stand alone retail store (Family Dollar) on approximately 1.5 acre land with 42 parking spaces at the northwest corner of Ritter Avenue and Highway 74 in the area of Homeland within the County of Riverside. Additionally a change of zone is also being proposed from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio). The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no significant impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no significant impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is located within a County Service Area No. 80 (Street Lighting District). The project will have no significant impact on recreation and park district with a Community Parks and Recreation Plan.

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 project (a request to change the zoning and construction of commercial retail store) does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant 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 type="checkbox"/>	<input checked="" 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

<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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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: Riverside County General Plan

Findings of Fact:

a) The project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not 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. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

e-f) The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. The project will have no impact.

g) The project site will cause an effect upon circulation during the project's construction; however, impacts are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project will have no impact.

i) The project site will not 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. The project will have 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 project incorporates bike racks to encourage non-motorized vehicle access to the site. The number of bike racks incorporated is three (3) and will not impact a bike trail in the vicinity of the project. The project will have no significant impact.

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.

**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-b) The project is currently served by Eastern Municipal Water District (EMWD). The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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.

**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 is located within the Eastern Municipal Water District (EMWD) sewer services area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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.

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 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) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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.

**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 type="checkbox"/>	<input checked="" 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-g) 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. Each of the utility systems, including collection of solid waste, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a less than significant level. Note street lighting must conform with the Palomar lighting standards (see discussion under Aesthetics). Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways within their existing rights-of-way.

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, Project Application Materials

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

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

File: EA.PP25248  
Revised: 5/15/2013 9:59 AM

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for the plot plan of 8,239 square foot stand alone retail store (Family Dollar) on approximately 1.5 acre land with 42 parking spaces at the northwest corner of Ritter Avenue and Highway 74 in the area of Homeland within the County of Riverside. Additionally a change of zone is also being proposed from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio).

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 PLOT PLAN; 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 PLOT PLAN, 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

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10. GENERAL CONDITIONS

10. EVERY. 2 USE - HOLD HARMLESS (cont.) RECOMMND

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 Plot Plan No. 25248 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25248, Exhibit A, Amended No. 1, dated 04/17/13.

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

The project developer 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 this project.

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, or any top soil disturbances related to construction grading.



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10. GENERAL CONDITIONS

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 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                   USE - 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                   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. 20                   USE - 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. 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 & SAFETY PLNCK                   RECOMMND

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property. The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

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10. GENERAL CONDITIONS

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK (cont.)

RECOMMND

At no time shall the approval of the planning case exhibit allow for the construction or use of any building or structure.

In non- residential applications, separate building permits may include a permit for the structure (Shell building), tenant improvements, accessory structures and/or equipment, which may include trash enclosures, light standards, block walls/fencing etcà

The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

Included within the building plan submittal to the building department, the applicant shall provide a site plan to reflect all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

1. Connection to the public R.O.W.
2. Connection to areas of public accommodation
3. Connection to accessible designed trash enclosures.
4. Connection to accessible parking loading/unloading areas.

The details shall include:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE

RECOMMND

Plot Plan#25248 is proposing to obtain potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of this facility

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10. GENERAL CONDITIONS

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE (cont.) RECOMMND

to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies. Please note that if a grease interceptor is required, the size and specifications of the grease interceptor shall be determined by EMWD.

10.E HEALTH. 2 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Bollard Acoustical Consultants  
3551 Bankhead Road  
Loomis, CA 95650

Noise Study: "Environmental Noise Assessment, Family Dollar Store, Homeland, California (Riverside County)" dated September 26, 2012 BAC Job#2012-054

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Plot Plan 25248 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated April 3, 2013 c/o Steve Hinde, REHS CIH (RivCo Industrial Hygienist).

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

10.E HEALTH. 3 ENV CLEANUP PROGRAM - COMMENTS RECOMMND

Based on the information provided and with the provision that the information was accurate and representative of site conditions, Riverside County Department of Environmental Health, Environmental Cleanup Program (RCDEH-ECP) concludes no further environmental assessment is required for this project. As with any real property, if previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate

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10. GENERAL CONDITIONS

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR (cont.) RECOMMND

location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 1500 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located ot less than 25 feet or more than 250 feet from any portion of the building as measured along approved vehicular travel ways.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Plot Plan 25248 is a proposed for 8,239 square feet Family Dollar Retail Store with 50 parking spaces. The 1.49 acre property is located in the Homeland Community, within a rural residential area north of Highway 74, east of Homeland Avenue and west of Ritter Avenue.

The site is located within an X-unshaded zone floodplain limits as delineated on Map No. 06065C2080G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The site is subject to sheet flow flooding. The building shall be floodproofed by elevating the finished floor a minimum of 18-inches about the highest adjacent ground. Development of the site shall not block or divert offsite flows.

This development will have an impact on water quality therefore a preliminary Water Quality Management Plan (WQMP) will be required. In addition to mitigating for water quality impacts, this development shall be required to mitigate for increased runoff. A preliminary WQMP was submitted to the District on February 11, 2013. The developer is proposing an extended detention basin and a bio swale to mitigate for water quality. It appears that

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                   USE FLOOD HAZARD REPORT (cont.)                   RECOMMND

half the site drains to the basin which ultimately overflows onto shrubs and mulch along the western boundary. This proposed basin will mitigate for increased run off as well as water quality. The bio swale is proposed along the southern boundary that mitigates the remaining site for water quality. Conceptually this is acceptable to the District but in final plan check the developer will need more information and a detailed design for the bio swale as an infiltration trench in order to fulfill the increased runoff obligation of the remaining site.

The site is located within the Line A sub-watershed of the Homeland/Romoland Area Drainage Plans (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fee will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fees for this ADP is \$12,636 per acre, the fees due will be based on the fees in effect at the time of payment. The fees are payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

10.FLOOD RI. 3                   USE ELEVATE FINISH FLOOR                   RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

10.FLOOD RI. 5                   USE 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.rcflood.org/NPDES](http://www.rcflood.org/NPDES) under Programs

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10. GENERAL CONDITIONS

10.FLOOD RI. 5

USE SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions 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. 6

USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner 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



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10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE WQMP ESTABL MAINT ENTITY (cont.)

RECOMMND

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.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, 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:

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

2.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 County Archaeologist, 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 mitigation measures.

\* 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.

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10. GENERAL CONDITIONS

10.PLANNING. 1 USE - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

10.PLANNING. 2 USE - 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:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted 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 property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3 USE - GEO02317 RECOMMND

County Geologic Report (GEO) No. 2317, submitted for this project (PP25248) was prepared by Southern California Soil & Testing, Inc. and is entitled: "Geotechnical Investigation, Family dollar - Homeland, Highway 74 and Ritter Avenue, Homeland, California", dated September 7, 2012. In addition, Southern California Soil & Testing, Inc. prepared "Response to County Comments, Family Dollar - Homeland, Highway 74 and Ritter Avenue, Homeland, California", dated April 11, 2013. This document is herein incorporated as a part of GEO02317.

GEO02317 concluded:

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02317 (cont.)

RECOMMND

- 1.No active or potential faults are present at the subject site.
- 2.The site is not susceptible to surface rupture.
- 3.The potential for liquefaction and associated adverse effects of within the site is low.
- 4.The potential for areal subsidence or ground fissure is deemed low.
- 5.The potential for gross, deep-seated slope failure to affect the site is negligible.
- 6.The potential for seiche to affect the site is negligible.
- 7.Soil below this site is not expected to be susceptible to hydro-consolidation.

GEO02317 recommended:

- 1.Site preparation should begin with the removal of existing improvements, debris, vegetation and deleterious matter.
- 2.The existing alluvium within 4 feet of the planned final grade elevation and 3 feet below the planned bottom of footing elevation should be excavated.
- 3.The exiting fill, if any, should be excavated in its entirety.

GEO No. 2317 satisfies the requirement for a fault study for Planning/CEQA purposes. GEO No. 2317 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by Building & Safety upon application for grading and/or building permits.

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10. GENERAL CONDITIONS

10.PLANNING. 4 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. 5 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.

10.PLANNING. 6 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. 7 USE - COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT A.

10.PLANNING. 9 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this plot plan shall be limited to the hours of 8:00 a.m. to 10:00 p.m., Sunday through Saturday (7-days a week) in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 10 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), and a total of 42 parking spaces are required. The applicant is providing 42 regular and 2 handicap spaces for a total of 44 parking spaces for the project.

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10. GENERAL CONDITIONS

10.PLANNING. 11 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the two (2) wall-mounted signs and one (1) logo as shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 12 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 18 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 19 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

10.PLANNING. 22 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

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10. GENERAL CONDITIONS

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

Ordinance No. 847.

10.PLANNING. 23 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. 25 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 26 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 27 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

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10. GENERAL CONDITIONS

10.PLANNING. 30 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 35 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](http://www.rctlma.org.buslic).

10.PLANNING. 36 USE - 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

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10. GENERAL CONDITIONS

10.PLANNING. 36 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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.

TRANS DEPARTMENT

10.TRANS. 1 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. 2 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. 3 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

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

To enter into an agreement, please contact our Funding



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10. GENERAL CONDITIONS

10.TRANS. 3 USE-CREDIT/REIMBURSEMENT 4 IMP (cont.) RECOMMND

Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

10.TRANS. 4 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation Please contact (951) 955-6800 for additional information.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP RECOMMND

This approval shall be used within two (2) years of 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 a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 3 USE - REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to consider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the Family Dollar operation may be further restricted.

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 construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

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. 3 USE - 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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 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. 8 USE - NOTARIZED 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.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP

RECOMMND

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

60.FLOOD RI. 4 USE HOMELAND/ROMOLAND ADP

RECOMMND

The County Board of Supervisors has adopted the Homeland/Romoland Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. To mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP 25248 is located within the limits of Line A sub-watershed of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.13 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

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

60.PLANNING. 2 USE - PLNTLOGST RETAINED (1) RECOMMND

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. 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, the paleontologist or representative shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2                   USE - PLNTLOGST RETAINED (1) (cont.)                   RECOMMND

telephone number and address of the retained paleontologist to the Planning Department.

The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

60.PLANNING. 4                   USE - PARCEL MERGR REQD (1)                   RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 457-171-020, 457-171-024 and 457-171-025. The proposed parcel shall comply with the development standards of the Scenic Highway Commercial (C-P-S) zone.

60.PLANNING. 8                   USE - SKR FEE CONDITION                   RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.49 acres (gross) in accordance with APPROVED EXHIBIT NO. A. 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. 10                  USE - REQD APPLICATIONS (1)                  RECOMMND

No grading permits shall be issued until Change of Zone No. 7793 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - REQD APPLICATIONS (1) (cont.) RECOMMND

conform with the development standards of the zone ultimately applied to the property.

60.PLANNING. 11 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 25248, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 1 USE-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

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

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

For more information regarding the public work bidding requirements please visit the following link:  
[http://www.rctlma.org/trans/rbbd\\_contractbidding.html](http://www.rctlma.org/trans/rbbd_contractbidding.html).

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.

60.TRANS. 3 USE - FILE L&LMD APPLICATION RECOMMND

File an application from the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside,

05/15/13  
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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3 USE - FILE L&LMD APPLICATION (cont.) RECOMMND

CA, to submit application for required annexation per condition of approval 80.TRANS.4 and 90.TRANS.8.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

60.TRANS. 4 USE - PRIOR TO ROAD CONSTRUCT RECOMMND

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 USE - PALEO MOTORING REPORT RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

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80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP - BUILD & SAFETY PLNCK

RECOMMND

The applicant shall obtain the required building permit(s) from the Building Department for any proposed building, structure, equipment or utility prior to construction or installation on the property.

This shall include but not be limited to building permits for the building, trash enclosure(s), light standards, and block walls.

All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

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.

80.BS GRADE. 2 USE - 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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 - FOOD PLANS REQD                   RECOMMND

A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

FIRE DEPARTMENT

80.FIRE. 1                   USE-#17A-BLDG PLAN CHECK \$                   RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2                   USE-#4-WATER PLANS                   RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

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80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of 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 USE SUBMIT FINAL WQMP RECOMMND

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

80.FLOOD RI. 4 USE HOMELAND/ROMOLAND ADP RECOMMND

The County Board of Supervisors has adopted the Homeland/Romoland Area Drainage Plan (ADP) for the purpose of collecting drainage fees. This project may require earlier construction of downstream ADP facilities. to mitigate this effect, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee should be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

PP 25248 is located within the limits of Line A sub-watershed of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted to help mitigate the impacts of this development. The mitigation charge for this proposal shall equal the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 1.13 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 3 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. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT A.

80.PLANNING. 9 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 11 USE - PLANS SHOWING BIKE RACKS RECOMMND

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

80.PLANNING. 16 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 contained in their letter, summarized as follows:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE - LIGHTING PLANS (cont.)

RECOMMND

Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 19 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;

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

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. 20 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 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:



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

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.

TRANS DEPARTMENT

80.TRANS. 1 USE - CALTRANS ENCRCHMNT PRMT RECOMMND

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

80.TRANS. 2 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along SH-74 shall be conveyed for public use to provide for a 92 foot half-width right-of-way per County Standard No. 87, Ordinance 461.

80.TRANS. 3 USE - CORNER CUT-BACK I RECOMMND

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

80.TRANS. 4 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (1) Landscaping along Ritter Avenue and SH-74.
- (2) Streetlights.
- (3) Street sweeping.

For street lighting, 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.

80.TRANS. 5 USE - LIGHTING PLAN RECOMMND

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

NOTE: For streetlight along SH-74, submit streetlight plan to Caltrans.

80.TRANS. 6 USE - LANDSCAPING RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department and Caltrans.

Landscaping plans shall be designed within Ritter Avenue and SH-74 and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6                      USE - LANDSCAPING (cont.)                      RECOMMND

NOTE: For landscaping improvement along SH-74, submit the landscaping plan to Caltrans.

80.TRANS. 7                      USE - TUMF CREDIT AGREEMENT                      RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

80.TRANS. 8                      USE - 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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                      USE - 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1                   USE - WQMP BMP INSPECTION (cont.)                   RECOMMND

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                   USE - 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                   USE - 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                   USE - 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 commercial and/or industrial facility shall register such facility for annual inspections.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#12A-SPRINKLER SYSTEM RECOMMND

Install a complete fire sprinkler system per NFPA 13 2010 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 3 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.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 USE BMP - EDUCATION (cont.)

RECOMMND

initial users. 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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto: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.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3 USE 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 project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT

RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT (cont.) RECOMMND

the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 2 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the eparment of Enviornmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study.

The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 44 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. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of two (2) accessible parking spaces 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



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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.

90.PLANNING. 6 USE - LOADING SPACES RECOMMND

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

90.PLANNING. 11 USE - UTILITIES UNDERGROUND RECOMMND

In accordance with General Plan Policy LU 13.5 all new or relocated electric and communication distribution lines shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - TRASH ENCLOSURES (cont.) RECOMMND

enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 19 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with the approved fencing plan.

90.PLANNING. 23 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 1.49 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 27 USE - ORD 810 O S FEE RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE - ORD 810 O S FEE (cont.)

RECOMMND

the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No. 25248 is calculated to be 1.49 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 28 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 Plot Plan No. 25248 has been calculated to be 1.49 net acres.

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.

90.PLANNING. 29 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

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

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. 30 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 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.

TRANS DEPARTMENT

90.TRANS. 1 USE - SIGNING & STRIPING RECOMMND

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

NOTE: Signing and striping plan along SH-74 right-of-way shall be submitted to Caltrans.

90.TRANS. 2 USE - 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.

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 USE STREETLIGHT AUTHORIZATION RECOMMND

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

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 4 USE - STREETLIGHTS INSTALL RECOMMND

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

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 5 USE - EXISTING MAINTAINED RECOMMND

SH-74 along project boundary is a paved Caltrans maintained road designated as an EXPRESSWAY and shall be improved with 8" concrete curb and gutter located 67 feet from centerline to curb line, 8" curbed landscape median and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by Caltrans with the 92 foot half-width dedicated right-of-way in accordance with County Standard No. 87.

- NOTE:
1. An 8' sidewalk shall be constructed 9' from curb line to the right-of-way line within the 25' parkway.
  2. Submit improvement plan to Caltrans.
  3. Per this project's design, the driveway will be located entirely on the project proponent's property. However, if the adjacent property to the west develops, the driveway shall be relocated and centered on the property line

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - EXISTING MAINTAINED (cont.) RECOMMND

between the two properties. Both properties shall share this future driveway. This note serves as a notice to the project proponent that the proposed driveway on SR-74 is considered interim to the future shared driveway described above.

90.TRANS. 6 USE - PART-WIDTH RECOMMND

Ritter Avenue along project boundary is a paved County maintained road designated as a LOCAL ROAD and shall be improved with 32' part-width AC pavement (20' on project side and 12' on opposite side of centerline), 6" concrete curb and gutter; and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60 foot full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. A driveway shall be constructed per County Standard No. 207A, Ordinance 461.

90.TRANS. 7 USE - 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. 8 USE - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90: PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Ritter Avenue and SH-74.
- (2) Streetlights.
- (3) Street sweeping.

90.TRANS. 9 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.

NOTE: 1) 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](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

- 2) For SH-74 improvements, please submit to Caltrans.

90.TRANS. 10 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 Ritter Avenue and SH-74.

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.

05/15/13  
08:25

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 50

PLOT PLAN:TRANSMITTED Case #: PP25248

Parcel: 457-171-025

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11                   USE - CONSTRUCT RAMP                   RECOMMND

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

90.TRANS. 12                   USE - R-O-W DEDICATION 1                   RECOMMND

Sufficient public street right-of-way along SH-74 shall be conveyed for public use to provide for a 92 foot half-width right-of-way per County Standard No. 87, Ordinance 461.

90.TRANS. 13                   USE - LANDSCAPING                   RECOMMND

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

Landscaping will be improved within Ritter Avenue and SH-74.



LAN. DEVELOPMENT COMM. /TEE/  
DEVELOPMENT REVIEW TEAM  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409

FILE COPY

DATE: November 19, 2012

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District  
Riv. Co. Environmental Programs Division  
P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section

Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
3rd District Supervisor  
3rd District Planning Commissioner  
Caltrans District #8

**PLOT PLAN NO. 25248 and CHANGE OF ZONE NO. 7793 – EA42556 – Applicant:** Kristi Kandel, Boos Development West, LLC, Engineer/Representative: Scott Mommer, Lars Andersen & Associates – Fifth/Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Rural Community: Rural Residential (R-R) – Location: Northerly of Hwy 74, southerly of Ritter Street, easterly of Homeland Avenue, and westerly of Ritter Avenue – 1.49 Gross Acres - Zoning: Rural Residential (RR) - **REQUEST:** The **Plot Plan** proposes to develop a 8,239 square foot stand alone retail store (Family Dollar) with 34 parking spaces and a 132 feet by 90 feet detention basin to the north of the property. The **Change of Zone** proposes to rezone the property from R-R to C-P-S – APN: 457-171-020, 457-171-024, and 457-171-025 Related Cases: PAR01338

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on December 20, 2012**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **H.P. Kang**, Project Planner, at (951) 955-1888 or email at [hpkang@rctlma.org](mailto:hpkang@rctlma.org) / MAILSTOP# 1070.

Public Hearing Path: DH:  PC:  BOS:

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.*

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

*Flex your power!  
Be energy efficient!*

January 8, 2013

H. P. Kang  
Project Planner  
Land Development Committee  
Development Review Team  
P.O. Box 1409  
Riverside, CA 92502-1409



Family Dollar SR-74 and Ritter Avenue Intersection

Mr. Kang,

We have completed our review for the above project located on 1.49 acres inside an 8,320 square feet building on the northwest corner of Highway-74 and Ritter Avenue in the Community of Homeland.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act (CEQA), it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

**Traffic Study**

- Why does the project provide for four lanes in the westbound direction? If it is the County requirement, please provide the striping detail.
- The raised curb at the left turn pocket to Ritter Avenue will be constructed by Caltrans project (Raised median project). This project needs to provide setback for right of way for raised median in the future.

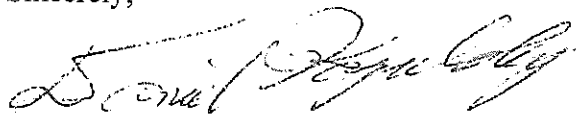
**ADA**

- A 5ft left shoulder shall be provided per Caltrans HDM, topic 302.1.
- Please specify what type of 4" concrete median curb is proposed.
- Per HDM 105.5, dual curb ramps should be provided.

Mr. Kang  
January 8, 2013  
Page 2

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 383-6908 or myself at (909) 383-4557 for assistance.

Sincerely,



DANIEL KOPULSKY  
Office Chief  
Community Planning/IGR-CEQA



**Riverside County**  
**Waste Management Department**

*Hans W. Kernkamp, General Manager-Chief Engineer*

December 17, 2012

H.P. Kang, Project Planner  
Riverside County Planning Department  
P. O. Box No. 1409  
Riverside, CA 92502-1409

**RE: Plot Plan (PP) No. 25248**

**Proposal: The PP proposes to develop a 8,239 square foot retail store**

**APNs: 457-171-020;-024;-025**

Dear Mr. Kang:

The Riverside County Waste Management Department (Department) has reviewed the proposed project located north of Highway 74, south of Ritter Street, and east of Homeland Avenue, in the Harvest Valley/Winchester 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 building permit**, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to ***Design Guidelines for Recyclables Collection and Loading Areas***, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.
2. **Prior to final building inspection**, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department.
3. **Prior to issuance of a 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., concrete, asphalt, wood, etc.) that will be generated by demolition, construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

4. **Prior to issuance of an occupancy permit**, 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 in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.
5. 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.
6. 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.
7. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

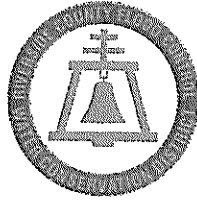
Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,



Ryan Ross  
Principal Planner

WARREN D. WILLIAMS  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org  
150520

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

December 10, 2012

Riverside County  
Planning Department  
County Administrative Center  
Riverside, California

DEC 12 2012

Attention: H. P. Kang

Ladies and Gentlemen:

Re: Change of Zone 7793  
Area: Homeland/Romoland

We have reviewed this case and have the following comments:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Shaheen Mooman of this office at 951.955.1318.

Very truly yours,

  
HENRY OLIVO  
Engineering Project Manager

SM:blj



**Boos  
Development  
West, LLC**

April 23<sup>rd</sup> 2013

Operational Statement  
Family Dollar  
Ritter & HWY 74, Homeland, CA

Boos Development West, LLC. is working with Family Dollar to build an 8320 square foot retail store in Riverside County. Family Dollar provides their customers with a mix of quality name brand products from consumable products such as household paper products and expanded food assortment, to treasures for every home and even quality apparel for men, woman and children. They also offer a mix of seasonal products, greeting cards, & gift-wrap, with an emphasis on convenience to the customer.

The Family Dollar facilities are designed to provide a safe environment for patrons and employees. To that end, the following design elements are incorporated into the security plan: Adequate lighting levels both on the interior and exterior of the store, employee supervision of the facility, closed circuit video monitoring system, with camera located strategically throughout the property, and careful window sign and landscaping placement to avoid obstruction of visibility into and out of the facility.

Family Dollar is expanding to the California market & this location will be one of the first ground up stores constructed in Riverside County. Family Dollar will receive regular weekly deliveries, typically loading and unloading from a WB-67 type delivery truck. There will be one weekly delivery to the store during normal operating hours. The standard hours of operation are Monday through Sunday 8am – 10pm. Each Family Dollar store employs one manager, 1-2 assistant managers, & 5-7 additional employees depending on location.

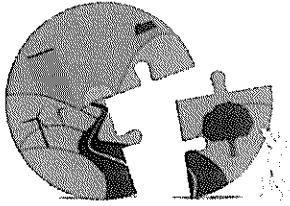
No hazardous material or waste will be produced during the construction of this project or during the normal operation of the Family Dollar store.

Boos Development West, LLC believes that a new retailer such as Family Dollar would be a welcome use to this area of the County. Should staff have any questions or concerns regarding this application, please do not hesitate to contact Kristi Kandel (714-316-8678) at any time.

Sincerely,

*Kristi L Kandel*

Kristi Kandel  
Development Project Manager  
Boos Development West, LLC



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> PLOT PLAN | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> TEMPORARY USE PERMIT |
| <input type="checkbox"/> REVISED PERMIT       | <input type="checkbox"/> PUBLIC USE PERMIT      | <input type="checkbox"/> VARIANCE             |

PROPOSED LAND USE: \_\_\_\_\_

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: \_\_\_\_\_

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PP25248 DATE SUBMITTED: 11/10/12

### APPLICATION INFORMATION

Applicant's Name: Boos Development West, LLC - Kristi Kandel E-Mail: kkandel@boosdevelopment.com

Mailing Address: 701 N. Parkcenter Drive, Suite 110  

	<i>Street</i>		
Santa Ana	CA		92705
<i>City</i>	<i>State</i>		<i>ZIP</i>

Daytime Phone No: ( 714 ) 316-8678 Fax No: (        ) \_\_\_\_\_

Engineer/Representative's Name: Lars Andersen & Assoc., Inc. - Scott Mommer E-Mail: smommer@larsandersen.com

Mailing Address: 4694 W. Jacquelyn Avenue  

	<i>Street</i>		
Fresno	CA		93722
<i>City</i>	<i>State</i>		<i>ZIP</i>

Daytime Phone No: ( 559 ) 978-1000 Fax No: ( 559 ) 276-0850

Property Owner's Name: Evangelos & Maria Karpouzis E-Mail: \_\_\_\_\_

Mailing Address: 4885 Green Crest Drive  

	<i>Street</i>		
Yorba Linda	CA		92887
<i>City</i>	<i>State</i>		<i>ZIP</i>

Daytime Phone No: ( 714 ) 692-2730 Fax No: ( 714 ) 692-2984

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



**APPLICATION FOR LAND USE PROJECT**

If the property is owned by more than one person, attach a separate page that references 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.

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.

David Morse

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.

X  
Evangelos Karpouzis

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

X  
Maria Karpouzis

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): 457-171-20, 24 & 25

Section: 8 Township: 5 S Range: 2 W

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 1.49 AC

General location (nearby or cross streets): North of Highway 74, South of Snyder Lane, East of Homeland Avenue, West of Ritter Street.

Thomas Brothers map, edition year, page number, and coordinates: \_\_\_\_\_

Project Description: (describe the proposed project in detail)

The project is to develop a retail store (Family Dollar).  
\_\_\_\_\_  
\_\_\_\_\_

Related cases filed in conjunction with this application:

Change of Zone, Environmental Assessment, and Plot Plan (included in Land Use Application)  
\_\_\_\_\_  
\_\_\_\_\_

Is there a previous 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: Noise study

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 project 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) 120'

Will the project 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: 3300

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards 600

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

Import \_\_\_\_\_ Export 2700 Neither \_\_\_\_\_

What is the anticipated source/destination of the import/export?  
Depends on sources available at time of construction. Entitlements anticipated to take 6 mos.

What is the anticipated route of travel for transport of the soil material?  
Depends on sources available at time of construction. Entitlements anticipated to take 6 mos.

How many anticipated truckloads? (25 cubic feet) 54 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

Is the project 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

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

Is the 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.htm>)) for watershed location)?

Santa Ana River       Santa Margarita River       San Jacinto River       Whitewater River

**APPLICATION FOR LAND USE PROJECT**

**HAZARDOUS WASTE AND SUBSTANCES 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 and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant:

Address:

Phone number:

Address of site (street name and number if available, and ZIP Code):

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number:

Specify any list pursuant to Section 65962.5 of the Government Code:

Regulatory Identification number:

Date of list:

Applicant (1) David Morse  Date \_\_\_\_\_

Applicant (2) \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

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

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.

Yes  No



PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/24/2013,

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

APN (s) or case numbers CZ07793/PP25248 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

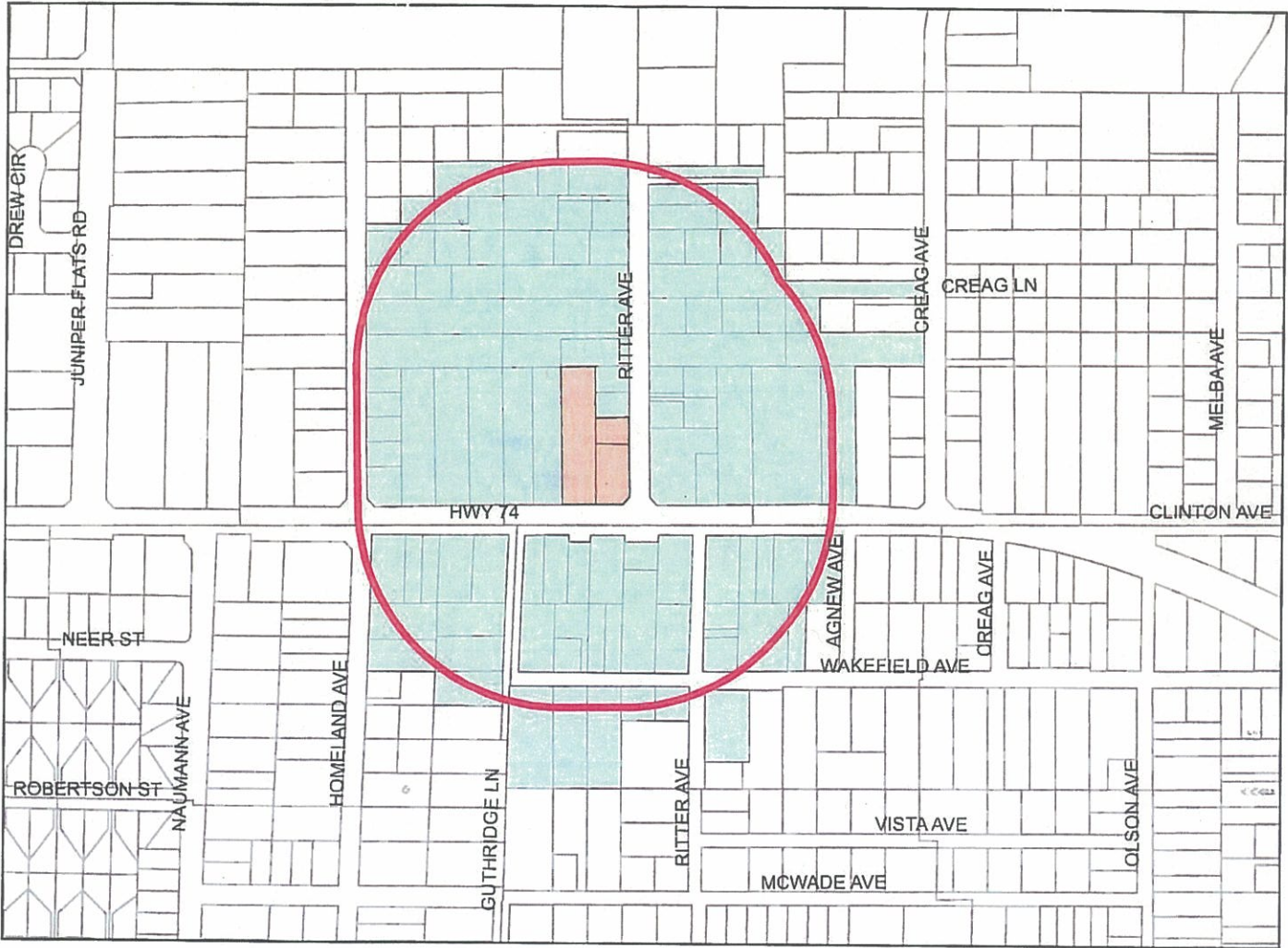
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

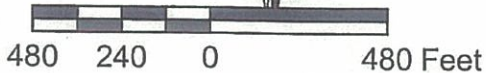
TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

**CZ07793/PP25248 (600 feet buffer)**



**Selected Parcels**

459-162-007	459-162-008	459-162-010	459-094-004	457-152-013	457-172-018	459-165-001	457-172-011	457-171-005	459-161-017
457-152-009	459-165-002	457-172-013	459-162-005	459-094-017	459-094-018	459-161-016	459-161-010	457-152-018	459-164-011
459-161-014	457-152-026	459-094-016	457-171-010	457-171-018	457-171-020	457-171-024	457-171-025	457-172-022	457-172-014
457-152-027	457-172-012	459-162-011	457-171-029	457-171-009	457-172-017	457-172-019	457-172-008	457-171-013	457-152-021
459-161-018	457-172-025	459-161-013	457-172-010	459-165-003	459-162-009	457-171-008	457-171-023	457-171-028	457-152-028
457-152-030	457-152-017	457-171-021	457-172-006	457-172-024	457-172-005	459-094-001	459-161-001	459-161-002	459-161-011
457-152-020	457-152-029	459-094-002	459-094-003	459-161-004	459-165-011	457-181-010	457-172-004	457-171-016	457-152-032
459-094-014	457-181-013	459-161-015	457-152-015	457-172-039	459-162-001	459-162-002	459-162-003	459-162-004	457-172-021
459-161-007	459-161-008	457-171-017	457-171-011	457-171-004	457-152-014	457-172-009	457-152-022	457-171-012	457-171-014
459-165-009	457-172-020	459-094-015	457-181-015	457-152-024	457-152-031	457-152-023	457-172-026	457-172-016	457-152-025
457-171-022	457-181-009	457-172-028	457-172-029	457-152-019	457-171-006	457-152-016	457-171-015	459-094-005	457-172-023
457-181-032									



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: 457152009, APN: 457152009  
HEIDI MITTRICK, ETAL  
4414 HANSHAW RD  
OCEAN SPRINGS MS 39564

ASMT: 457152019, APN: 457152019  
UZZIE PACHECO  
25826 HOMELAND AVE  
HOMELAND, CA. 92548

ASMT: 457152013, APN: 457152013  
VICENTA MERAZ, ETAL  
25816 HOMELAND AVE  
HOMELAND, CA. 92548

ASMT: 457152020, APN: 457152020  
MARIA CISNEROS  
25838 HOMELAND AVE  
HOMELAND, CA. 92548

ASMT: 457152014, APN: 457152014  
MONICA SIMS, ETAL  
12452 BRYANT ST  
YUCAIPA CA 92399

ASMT: 457152021, APN: 457152021  
LUCILA IBARRA, ETAL  
29555 NOGUES RD  
NUEVO CA 92567

ASMT: 457152015, APN: 457152015  
SUZANNE MARTIN, ETAL  
P O BOX 21086  
RIVERSIDE CA 92516

ASMT: 457152022, APN: 457152022  
DEBRA HESTER, ETAL  
25870 HOMELAND AVE  
HOMELAND, CA. 92548

ASMT: 457152016, APN: 457152016  
VIOLET DARR OVERWATER  
P O BOX 786  
HOMELAND CA 92548

ASMT: 457152023, APN: 457152023  
SCHEEL WILLIAM L ESTATE OF  
C/O PATRICK O SCHEEL  
28589 GOETZ RD  
MNEIFEE CA 92587

ASMT: 457152017, APN: 457152017  
ROSA VARGAS, ETAL  
25830 HOMELAND AVE  
HOMELAND, CA. 92548

ASMT: 457152024, APN: 457152024  
ROSEMARY BARBETTA  
7525 LITTLE OAKS DR  
OFALLON MO 63368

ASMT: 457152018, APN: 457152018  
MABEL YOUNG, ETAL  
823 WOODGROVE RD  
FILLMORE CA 93015

ASMT: 457152026, APN: 457152026  
EDWARD PIERCE  
P O BOX 798  
SUN CITY CA 92586







ASMT: 457152027, APN: 457152027  
MATILDE HERNANDEZ, ETAL  
609 N GIRARD ST  
HEMET CA 92544

ASMT: 457171005, APN: 457171005  
MARIA CONCEBIDA, ETAL  
1146 SOUTH A ST  
PERRIS CA 92571

ASMT: 457152028, APN: 457152028  
JUAN MORA  
25906 HOMELAND AVE  
HOMELAND, CA. 92548

ASMT: 457171006, APN: 457171006  
VICTORIA DURAN  
25801 RITTER AVE  
HOMELAND, CA. 92548

ASMT: 457152029, APN: 457152029  
MARIA GALLEGOS  
25924 HOMELAND AVE  
HOMELAND, CA. 92548

ASMT: 457171009, APN: 457171009  
IGNACIO CORONA  
12686 VALLEY MEADOWS DR  
MORENO VALLEY CA 92553

ASMT: 457152030, APN: 457152030  
BERNARD VRABEL, ETAL  
1919 W CORONET NO 228  
ANAHEIM CA 92801

ASMT: 457171010, APN: 457171010  
ELVIS MENDOZA  
25845 RITTER AVE  
HOMELAND, CA. 92548

ASMT: 457152031, APN: 457152031  
RUSSELL STIGALL  
25952 HOMELAND AVE  
HOMELAND, CA. 92548

ASMT: 457171011, APN: 457171011  
PEDRO GOMEZ  
5256 E BEVERLY BLV  
LOS ANGELES CA 90022

ASMT: 457152032, APN: 457152032  
MARIA LARA, ETAL  
30480 AVENIDA CAYLEE  
HOMELAND CA 92548

ASMT: 457171012, APN: 457171012  
RENE LOPEZ  
25841 RITTER AVE  
HOMELAND, CA. 92548

ASMT: 457171004, APN: 457171004  
PRIMITIVO VILLASENOR  
25805 RITTER AVE  
HOMELAND, CA. 92548

ASMT: 457171013, APN: 457171013  
ANGELICA GONZALES, ETAL  
P O BOX 462  
HOMELAND CA 92548





ASMT: 457171014, APN: 457171014  
JEAN MADUENO, ETAL  
25875 RITTER AVE  
HOMELAND, CA. 92548

ASMT: 457171028, APN: 457171028  
NORMA NEVAREZ, ETAL  
P O BOX 673  
HOMELAND CA 92548

ASMT: 457171015, APN: 457171015  
VIRGINIA SHAY  
P O BOX 36  
HOMELAND CA 92548

ASMT: 457171029, APN: 457171029  
GRACIELA ACOSTA  
25829 RITTER AVE  
HOMELAND, CA. 92548

ASMT: 457171016, APN: 457171016  
MIGUEL DURAN  
P O BOX 767  
HOMELAND CA 92548

ASMT: 457172004, APN: 457172004  
MARY MORRILL  
P O BOX 713  
HOMELAND CA 92548

ASMT: 457171017, APN: 457171017  
PATRICIA ROMAN  
25921 RITTER AVE  
HOMELAND, CA. 92548

ASMT: 457172005, APN: 457172005  
MAGDALENA JIMENEZ, ETAL  
25844 RITTER AVE  
HOMELAND, CA. 92548

ASMT: 457171018, APN: 457171018  
RICARDO MARTINEZ, ETAL  
P O BOX 404  
HOMELAND CA 92548

ASMT: 457172008, APN: 457172008  
CHRISTINE DRENNING, ETAL  
25868 RITTER AVE  
HOMELAND, CA. 92548

ASMT: 457171021, APN: 457171021  
K MILLER FAMILY LTD PARTNERSHIP  
C/O KRIS MILLER  
33756 KEITH AVE  
HEMET CA 92545

ASMT: 457172009, APN: 457172009  
ESPERANZA BELTRAN, ETAL  
25882 RITTER AVE  
HOMELAND, CA. 92548

ASMT: 457171022, APN: 457171022  
TERRY POPE  
P O BOX 1800  
HOMELAND CA 92548

ASMT: 457172010, APN: 457172010  
LIDIA RINCON, ETAL  
13429 VARSITY LN  
MORENO VALLEY CA 92555





ASMT: 457172011, APN: 457172011  
BRIAN AVAKIAN  
P O BOX 662  
HOMELAND CA 92548

ASMT: 457172020, APN: 457172020  
ROBERT DAHL  
834 MORNINGSIDE DR  
FULLERTON CA 92835

ASMT: 457172012, APN: 457172012  
FRANCISCO MENDOZA  
25870 RITTER AVE  
HOMELAND, CA. 92548

ASMT: 457172021, APN: 457172021  
MARIA CORTEZ, ETAL  
4615 SHASTA BLUE LN  
HEMET CA 92545

ASMT: 457172013, APN: 457172013  
MARIA DEMONTES, ETAL  
25980 CRAIG ST  
ESPARTO CA 95627

ASMT: 457172022, APN: 457172022  
MARIA KARPOUZIS, ETAL  
4885 GREEN CREST DR  
YORBA LINDA CA 92887

ASMT: 457172014, APN: 457172014  
ROSALVA VILLASENOR, ETAL  
P O BOX 624  
MURRIETA CA 92562

ASMT: 457172023, APN: 457172023  
EMMA ROBSON, ETAL  
1634 CAMINO CRESTA  
HEMET CA 92545

ASMT: 457172016, APN: 457172016  
STEPHEN HENNESSEE  
P O BOX 183  
LAYTON UT 84041

ASMT: 457172024, APN: 457172024  
INGRID JOHNSEN, ETAL  
3430 SWEET RD  
BLAINE WA 98230

ASMT: 457172018, APN: 457172018  
TERESA FLORES, ETAL  
25914 RITTER AVE  
HOMELAND, CA. 92548

ASMT: 457172025, APN: 457172025  
JOHNNY RODRIGUEZ  
P O BOX 511  
HOMELAND CA 92548

ASMT: 457172019, APN: 457172019  
JOY ROBINSON, ETAL  
P O BOX 969  
HOMELAND CA 92548

ASMT: 457172026, APN: 457172026  
SERAFIN ALEMAN  
31231 HWY 74  
HOMELAND CA 92548





ASMT: 457172029, APN: 457172029  
TODD GUSS  
31090 OAK VALLEY DR  
HOMELAND CA 92548

ASMT: 459094001, APN: 459094001  
ROSARIO ACEVEDO, ETAL  
1221 W ACACIA AVE  
HEMET CA 92545

ASMT: 457172039, APN: 457172039  
JOSEPH HART, ETAL  
1236 E 61ST ST  
LONG BEACH CA 90805

ASMT: 459094003, APN: 459094003  
PATRICIA JEGLIN, ETAL  
P O BOX 409  
HOMELAND CA 92548

ASMT: 457181009, APN: 457181009  
ROSEMARIE COUCH, ETAL  
146 C XIMENO  
LONG BEACH CA 90803

ASMT: 459094004, APN: 459094004  
ALBERTO DIAZ  
31389 ALLEN AVE  
HOMELAND CA 92548

ASMT: 457181010, APN: 457181010  
MARY HUNT  
P O BOX 161  
HOMELAND CA 92548

ASMT: 459094005, APN: 459094005  
WILLIAM GRAY  
66055 5TH ST  
DSRT HOT SPG CA 92240

ASMT: 457181013, APN: 457181013  
MOISES DESANTIAGO  
25887 CREAG AVE  
HOMELAND, CA. 92548

ASMT: 459094014, APN: 459094014  
MILDRED CHAMBERS  
26093 GUTHRIDGE LN  
HOMELAND, CA. 92548

ASMT: 457181015, APN: 457181015  
ROGELIO TARANGO  
C/O RAY TARANGO  
468 W PAISLEY AVE  
HEMET CA 92543

ASMT: 459094015, APN: 459094015  
SOLEDAD GALLEGOS, ETAL  
26460 CYNTHIA ST  
HEMET CA 92544

ASMT: 457181032, APN: 457181032  
KAZUKO TAKAHASHI, ETAL  
31638 HIGHWAY 74  
HOMELAND, CA. 92548

ASMT: 459094016, APN: 459094016  
MARIA MORENO, ETAL  
26045 GUTHRIDGE LN  
HOMELAND, CA. 92548





ASMT: 459094018, APN: 459094018  
TOMMY YUN, ETAL  
C/O TOMMY YUN  
18588 CALLE VISTA CIR  
NORTHRIDGE CA 91326

ASMT: 459161014, APN: 459161014  
NICOLE CADELL, ETAL  
25771 CREAG AVE  
HOMELAND CA 92548

ASMT: 459161002, APN: 459161002  
ROSARIO ACEVEDO, ETAL  
1221 W ACACIA  
HEMET CA 92543

ASMT: 459161015, APN: 459161015  
MONIQUE PEGG  
5002 ROCKLEDGE DR  
RIVERSIDE CA 92506

ASMT: 459161004, APN: 459161004  
JOYCE PALMATEER, ETAL  
5709 SUNNINGDALE CT  
LAS VEGAS NV 89122

ASMT: 459161016, APN: 459161016  
DENNIS PARKIN  
31570 WAKEFIELD AVE  
HOMELAND, CA. 92548

ASMT: 459161008, APN: 459161008  
OMEGA 2000 GROUP CORP  
314 E KIMBALL AVE  
HEMET CA 92548

ASMT: 459161017, APN: 459161017  
MARIA PEREZ, ETAL  
P O BOX 486  
HOMELAND CA 92548

ASMT: 459161010, APN: 459161010  
DINAH SOUZA  
C/O GERALDINE A PALMER  
P O BOX 33  
HOMELAND CA 92548

ASMT: 459161018, APN: 459161018  
JOHN KING  
17000 WEDGE PKY NO 122  
RENO NV 89511

ASMT: 459161011, APN: 459161011  
MARIA BENITEZ  
31544 WAKEFIELD AVE  
HOMELAND, CA. 92548

ASMT: 459162004, APN: 459162004  
NELSON NAZARIO  
31393 ALLEN AVE  
HOMELAND CA 92548

ASMT: 459161013, APN: 459161013  
JOHNNY ZHANG  
31510 WAKEFIELD AVE  
HOMELAND, CA. 92548

ASMT: 459162005, APN: 459162005  
DANNEY BALL  
PMB 333  
140 E STETSON  
HEMET CA 92543





ASMT: 459162008, APN: 459162008  
SARA ROCHA, ETAL  
31636 WAKEFIELD AVE  
HOMELAND, CA. 92548

ASMT: 459165009, APN: 459165009  
RICHARD DOWNER  
31595 WAKEFIELD AVE  
HOMELAND, CA. 92548

ASMT: 459162009, APN: 459162009  
MARIA MEJIA, ETAL  
176 PRADO DR  
HEMET CA 92545

ASMT: 459165011, APN: 459165011  
MARVIN THOMPSON  
P O BOX 532  
HOMELAND CA 92548

ASMT: 459162011, APN: 459162011  
FRESH START HOMES  
P O BOX 245  
HEMET CA 92545

ASMT: 459164011, APN: 459164011  
K BAKER, ETAL  
4551 EMERSON ST  
RIVERSIDE CA 92506

ASMT: 459165001, APN: 459165001  
BENNIE LUNSTRUM  
P O BOX 211  
HOMELAND CA 92548

ASMT: 459165002, APN: 459165002  
CHARLES SORIA  
31547 WAKEFIELD  
HOMELAND, CA. 92548

ASMT: 459165003, APN: 459165003  
JOSE AMBRIZ  
31555 WAKEFIELD AVE  
HOMELAND, CA. 92548



4/24/2013 7:52:55 AM

3rd Supervisor District  
Jeff Stone, Supervisor  
Board of Supervisors, Riverside County  
Mail Stop 1003

ATTN: John Petty  
c/o Mary Stark, Planning Commission  
Secretary  
Planning Commission, Riverside County  
Mail Stop 1070

Winchester Town Association  
P.O. Box 122  
Winchester, CA 92596

ATTN: Representative Mary Bono  
California State Representatives  
45th District  
1600 E. Florida Ave., Suite 301  
Hemet, CA 92544

ATTN: Assemblyman Paul Cook  
California State Assembly  
65th District  
34932 Yucaipa Blvd.  
Yucaipa, CA 92399

ATTN: Mark Knorringa  
Building Industry Assoc.  
3891 11th St.  
Riverside, CA 92501-2973

Romoland School District  
25900 Leon Rd.  
Homeland, CA 92548

Perris Valley Chamber of Commerce  
11 S. D St.  
Perris, CA 92570-2126

Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581

ATTN: Emmanuelle Reynolds  
Perris Union High School District  
155 E. 4th St.  
Perris, CA 92570-2124

Eastern Information Center  
Dept. of Anthropology  
1334 Watkins Hall, University of  
California, Riverside  
Riverside, CA 92521-0418

ATTN: Project Manager - Franklin A.  
Dancy  
Morongo Band of Mission Indians  
Dept. of Planning & Building Services  
49750 Seminole Dr.  
Cabazon, CA 92230

Natural Resources Conservation Services  
950 N. Ramona Blvd., Suite 6  
San Jacinto, CA 92582-2567

Valley-Wide Recreation & Park District  
901 W. Esplanade  
P.O. Box 907  
San Jacinto, CA 92582

ATTN: Susan Pangell  
Morongo Tribal Council  
11581 Potrero Rd.  
Banning, CA 92220

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

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

Cultural Resources Committee, Pechanga  
Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

ATTN: Nadell Gayou  
California State  
Water Resources Control Board  
1001 I St.  
Sacramento, CA 95814-2828

Centralized Correspondence,  
Southern California Gas Company  
P.O. Box 3150  
San Dimas, CA 91773

Pechanga Indian Reservation Council  
P.O. Box 1477  
Temecula, CA 92593

Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

Ramona Band of Mission Indians  
3940 Cary Rd.  
P.O. Box 391670  
Anza, CA 92539

ATTN: Michael McCoy  
Riverside Transit Agency  
1825 3rd St.  
P.O. Box 59968  
Riverside, CA 92517-1968

ATTN: Tim Pearce, Region Planner  
Southern California Gas Transmission  
251 E. 1st St.  
Beaumont, CA 92223-2903

ATTN: Michael McCann / David Barker  
Reg. Water Quality Control Board #9  
San Diego  
9174 Sky Park Court, Suite 100  
San Diego, CA 92123-4340

Applicant:  
Kristi Kandel  
Boos Development West, LLC.  
701 N. Parkcenter Drive, Suite 110  
Santa Ana, CA 92705

Engineer:  
Scott Mommer  
Lars Andersen & Associates, Inc.  
4694 W. Jacquelyn Avenue  
Fresno, CA 93722

Owner:  
Evangelos & Mria Karpouzis  
4885 Green Crest Drive  
Yorba Linda, CA 92887



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Carolyn Syms Luna*  
Director

## NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7793 and Plot Plan No. 25248

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment No. 42556).

COMPLETED/REVIEWED BY:

By: H. P. Kang Title: Project Planner Date: May 19, 2013

Applicant/Project Sponsor: Boos Development West, LLC Date Submitted: November 6, 2012

ADOPTED BY: Planning Commission

Person Verifying Adoption: H. P. Kang Date: \_\_\_\_\_

The 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.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PP25248\DH-PC-BOS Hearings\DH-PC\Negative Declaration.PP25248.docx

Please charge deposit fee case#: ZEA42556 ZCFG5933 \$2,156.25 +\$50

**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.**

EA42556/Change of Zone No. 7793/Plot Plan No. 25248

*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)*

Boos Development West, LLC (Kristi Kandel)  
*Project Applicant*

701 N. Parkcenter Drive, Suite 110, Santa Ana, CA 92705  
*Address*

The project is located at the northwest corner of Ritter Avenue and Highway 74 in the community of Homeland.

*Project Location*

The plot plan proposes an 8,239 square foot stand alone retail store (Family Dollar) on approximately 1.5 acres with 42 parking spaces. Additionally a change of zone is also being proposed for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) to be consistent with existing General Plan designation of Community Development: Commercial Retail (CD:CR) (0.2 to 0.35 Floor Area Ratio).

*Project Description*

This is to advise that the Riverside County Planning Director, 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 Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,156.25 + \$50.00).
3. Mitigation measures WERE NOT 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*

Project Planner  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

HK/hk  
Revised 8/25/2009  
Y:\Planning Case Files-Riverside office\PP25248\DH-PC-BOS Hearings\DH-PC\NOD Form.PP25248.docx

Please charge deposit fee case#: ZEA42556 ZCFG5933 . \$2,165.50

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1210077

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: BOOS DEVELOPMENT WEST LLC \$64.00  
paid by: CK 127  
CA FISH & GAME FOR PP24248  
paid towards: CFG05933 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Nov 06, 2012 11:02  
MGARDNER posting date Nov 06, 2012

\*\*\*\*\*  
\*\*\*\*\*

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

M\* REPRINTED \* R1303519

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: BOOS DEVELOPMENT WEST LLC \$2,156.25  
paid by: CK 1100  
CA FISH & GAME FOR PP24248  
paid towards: CFG05933 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Apr 22, 2013 15:06  
MGARDNER posting date Apr 22, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

Agenda Item No.: 3.5  
Area Plan: Eastern Coachella Valley  
Zoning District: Mecca  
Supervisorial District: Fourth/Fourth  
Project Planner: Paul Rull  
Planning Commission: June 19, 2013

PUBLIC USE PERMIT NO. 575R1  
Environmental Assessment No. 42541  
Applicant: Roman Catholic Bishop of San Bernardino  
Engineer/Representative: William McKeever

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Expansion to the existing church facility with a new 16,043 square foot church building that will replace the existing 13,000 square foot church building located on 14.3 gross acres. Also existing on the church site is a permitted 6,865 square foot classroom stucco building that is currently being used for religious studies. The project will have 485 parking spaces that will adequately serve the new church building, and will have driveway access on Dale Kiler Road and Seventh Street. The eastern portion of the project will remain vacant and is not part of the project. The proposed church building will be constructed only after the existing church building is removed.

The church facility has regular daily activities throughout the week, usually commencing after 5:00 p.m. Such activities include mass and services, religious classes, bible study, youth group, women's group, prayer group, choir practice and religious ceremonies. The proposed 16,043 square foot church building will include a main worship area, bathrooms, storage areas, and will have a seating capacity of 1,100 people.

The project site is located on the northerly side of 6<sup>th</sup> Street, easterly of Dale Kiler Road, southerly of Seventh Street, and westerly of Home Avenue.

The project was heard at the Mecca Community Council on October 17, 2012. No objections were raised for the project.

### ISSUES OF POTENTIAL CONCERN:

#### Parking

Parking for this project was determined on the basis of County Ordinance No. 348. Section 18.12.a.(2).b) Religious Institutions of 1 parking space for every 3 fixed seats within the church building. There are currently 169 parking spaces on site, and the proposed project will add 309 parking spaces, resulting in a total of 478 parking spaces. This amount is sufficient to serve the new building. As indicated by the applicant, classroom activities will not occur at the same time as functions are being held at the main church building. This has been added as a condition of approval and will ensure sufficient parking spaces for either activity.

### SUMMARY OF FINDINGS:

- |  |   |  |                            |
|--|---|--|----------------------------|
| 1. Existing General Plan Land Use (Ex. #6):    | Community Residential   | Development:                                       | Medium Density Residential |
| 2. Surrounding General Plan Land Use (Ex. #6): | Community Residential, High Density Residential, Development: | Medium Density Residential, Community Development: | High Density Residential   |
| 3. Existing Zoning (Ex. #3):                   | One Family Dwellings  |  |                            |
| 4. Surrounding Zoning (Ex. #3):                | Residential Incentive, One Family Dwelling,                   |  |                            |

- |                                   |   |
|-----------------------------------|---|
| 5. Existing Land Use (Ex. #1):    | Multiple-Family Dwellings<br>Church facility                  |
| 6. Surrounding Land Use (Ex. #1): | Single-family residences, Multiple-family residences,         |
| 7. Project Data:                  | Total Acreage: 11.2<br>Total Parcels: 2 (to be merged into 1) |
| 8. Environmental Concerns:        | See attached environmental assessment                         |

**RECOMMENDATIONS:**

**ADOPTION** of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42541**, 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

**APPROVE PUBLIC USE PERMIT NO. 575R1**, to subject to the attached conditions 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 Community Development: Medium Density Residential in the Eastern Coachella Valley Area Plan.
  - a. The Medium Density Residential land use designation allows for single-family attached and detached residences with a density range of 2 to 5 dwelling units per acre, with lot sizes ranging from 5,500 to 20,000 square feet.
  - b. The proposed use is permitted in Ordinance No. 348, Section 6.1.e.(1) One Family Dwelling zoning classification, with a public use permit application.
2. The proposed use, a church facility, is consistent with the Medium Density Residential land use designation.
3. The project site is surrounded by properties which are designated similarly such as Community Development: Medium Density Residential, Community Development: Medium High Density Residential, Community Development: High Density Residential.
4. The zoning for the subject site is One Family Dwelling.
  - a. Ordinance No. 348, Section 6.1.e(1) permits churches, temples, and other places of religious worship with a public use permit application.
5. The proposed use, a church facility, is a permitted use subject to approval of the public use permit in the One Family Dwelling zone.
6. The project site is adjacent to properties which are zoned Residential Incentive, One Family Dwelling, and Multiple-Family Dwellings.

7. The proposed use, a church facility, is consistent with the development standards set forth in the One Family Dwelling zone (R-1).
  - a. 7,200 square feet minimum lot requirements.
  - b. 40-foot minimum structural height requirements.
  - c. 20 feet front setback, side 5 and/or 10 feet side setback, 10 feet rear setback.
  - d. A minimum 10% of the site proposed for development will be landscaped and irrigated
  - e. Section 18.12.a.(2).b) Religious Institutions of Ordinance No. 348.
  - f. Trash collection areas will be appropriately screened
  - g. Utilities will be installed underground.
  - h. Lighting fixtures will be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining properties.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Pursuant to CEQA Guidelines 15162, the Riverside County Planning Department has determined that the proposed project would not have a significant effect on the environment because all potentially significant effects have been adequately analyzed in the negative declaration Environmental Assessment No. 42541 pursuant to applicable legal standards.
10. Environmental Assessment No. 42541 identified no potentially significant impacts.
11. This land is not located within a California State Responsibility area or a very high fire hazard severity zone.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Medium Density Residential Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One Family Dwelling 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 clearly compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP).

**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 Airport Influence Area.
  - b. A fault zone.
  - c. A Very High Fire Hazard Severity Zone.
  - d. A Tribal Land.
  - e. The Mt. Palomar Observatory Area.
  - f. A City sphere of influence.
  - g. A CVMSHCP Conservation Area.
  - h. The Stephen's Kangaroo Rat Fee Area.
  - i. A 100-year flood plain, an area drainage plan, or dam inundation area.
  - j. California Gnatcatcher, Quino Checkerspot Butterfly habitat; or,
  - k. An Agriculture Preserve.
  
3. The project site is located within:
  - a. The boundaries of the Coachella Valley Unified School District.
  - b. The Coachella Valley Water District.
  
4. The subject site is currently designated as Assessor's Parcel Numbers 727-112-017 and 727-112-018

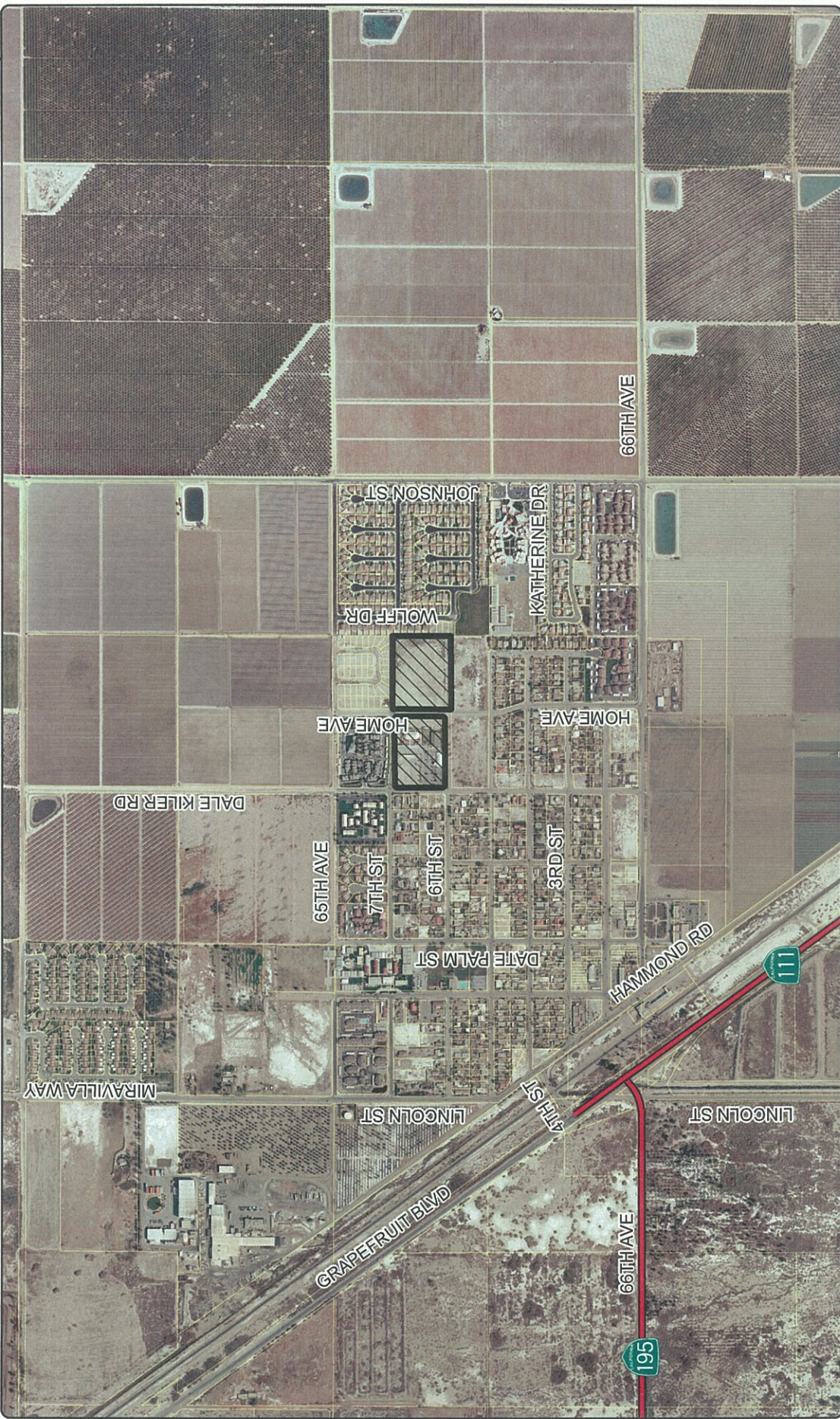
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00575R1

VICINITY/POLICY AREAS

Supervisor Benoit  
District 4

Date Drawn: 04/11/2013  
Vicinity Map



Zoning District: Mecca  
Township/Range: T7SR9E  
Section: 7

Assessors Bk. Pg. 727-11  
Thomas Bros. Pg. 5592 G6  
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) 935-3200 (Western County), or Ingo at (760) 863-8277 (Eastern County) or website at <http://www.plm.ca.gov/riverside>.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

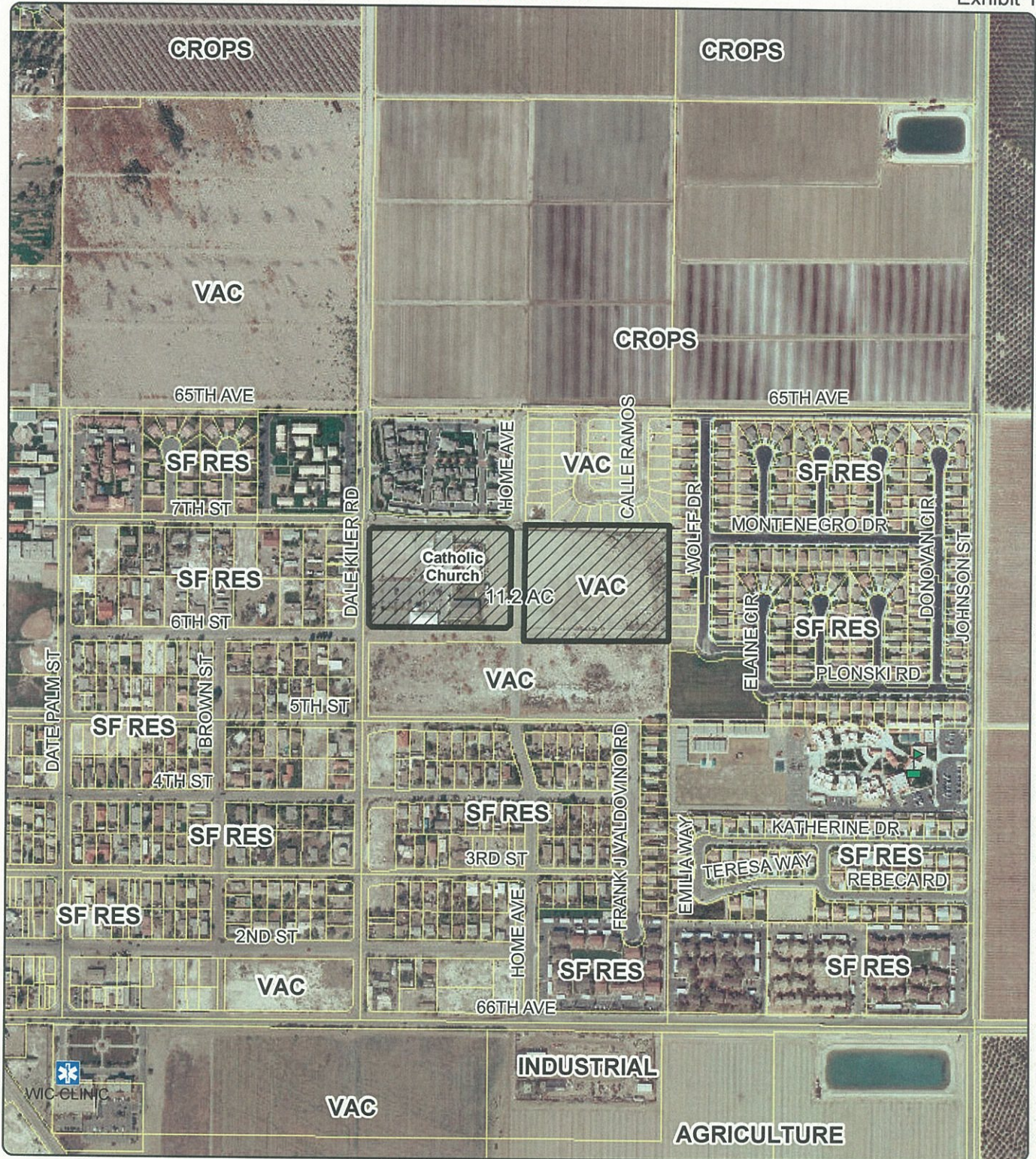
## PUP00575R1

### LAND USE

Supervisor Benoit  
District 4

Date Drawn: 04/11/2013

Exhibit 1



Zoning District: Mecca  
Township/Range: T7SR9E  
Section: 7

Assessors Bk. Pg. 727-11  
Thomas Bros. Pg. 5592 G6  
Edition 2011

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RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00575R1

PROPOSED ZONING

Supervisor Benoit  
District 4

Date Drawn: 04/11/2013

Exhibit 2



Zoning District: Mecca  
Township/Range: T7SR9E  
Section: 7

Assessors Bk. Pg. 727-11  
Thomas Bros. Pg. 5592 G6  
Edition 2011



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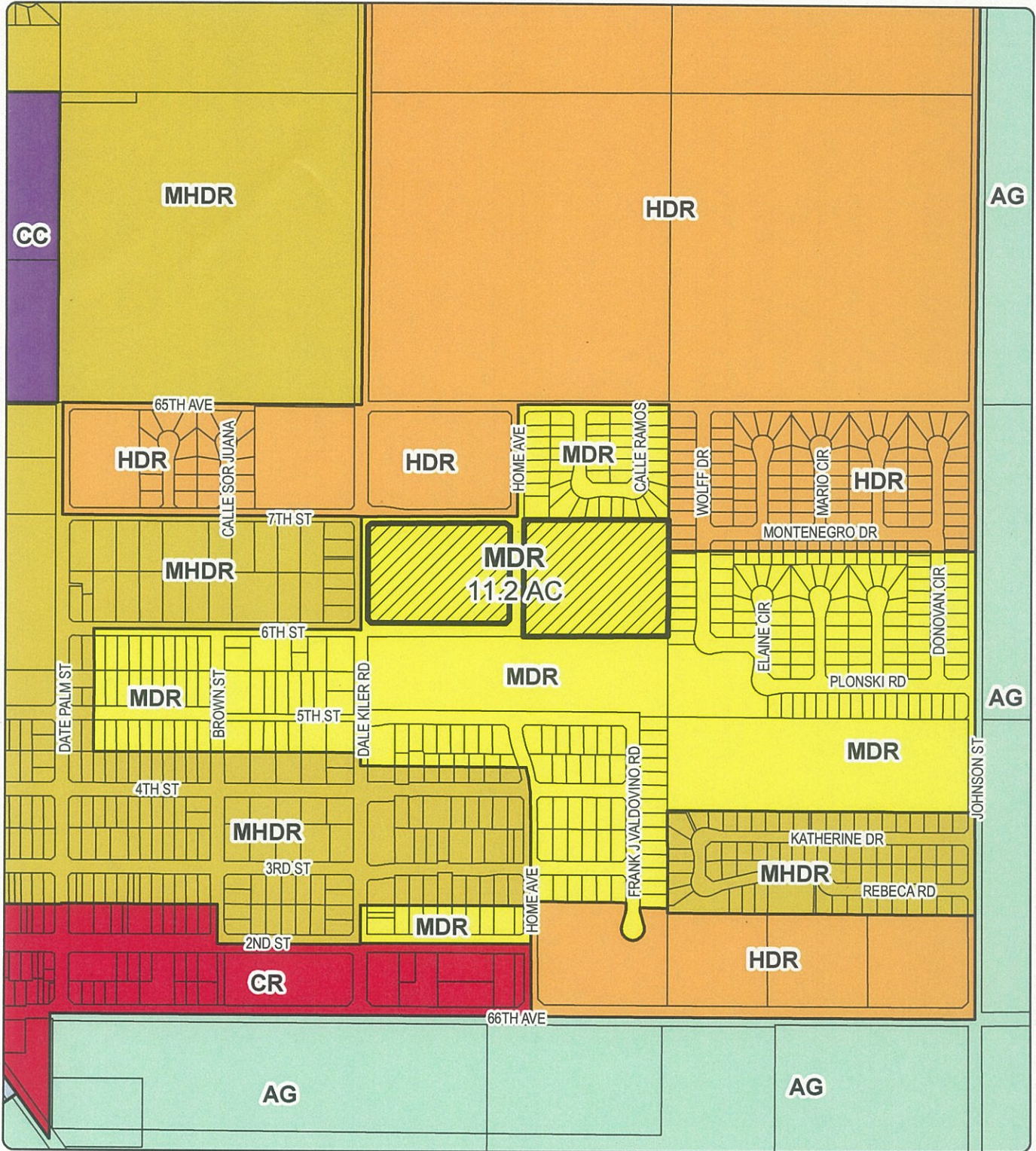
RIVERSIDE COUNTY PLANNING DEPARTMENT

PUP00575R1

EXISTING GENERAL PLAN

Supervisor Benoit  
District: 4

Date Drawn: 04/11/2013  
Exhibit 5



Zoning District: Mecca  
Township/Range: T7SR9E  
Section: 7

Assessors Bk. Pg. 727-11  
Thomas Bros. Pg. 5592 G6  
Edition 2011



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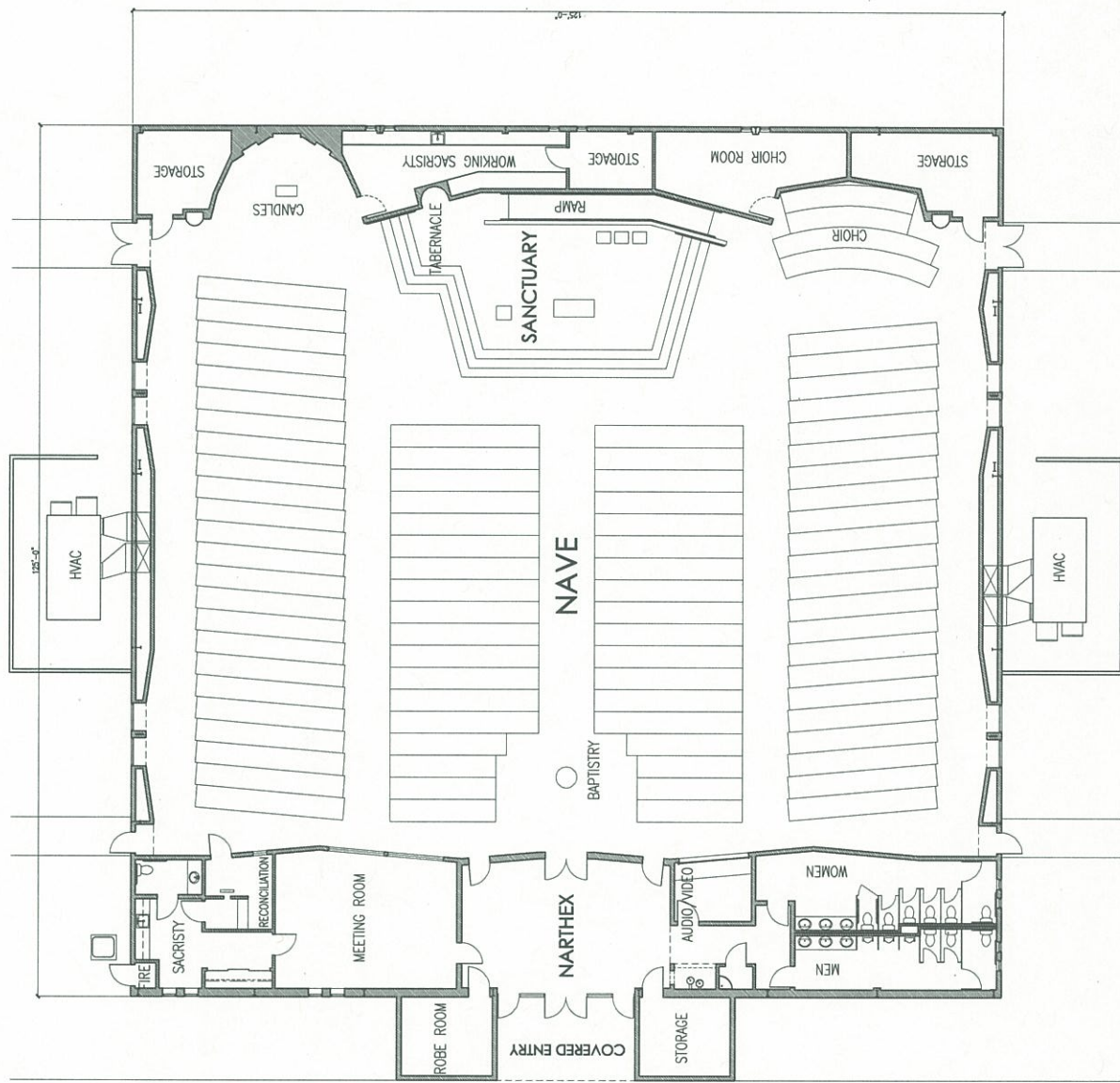
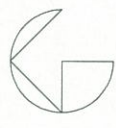






**LAND OWNER / REPRESENTATIVE:**  
 REV. JAVIER FELIX, PASTOR  
 65100 DALE KILMER ROAD, MECCA, CA 92254  
 PHONE: (951) 683-6222 FAX: (951) 683-8578  
 EMAIL: jfelix@ladyofguadalupe.org

**APPLICANT / EXHIBIT PREPARER:**  
 CHARLES BROWN ARCHITECT  
 4049 ALMOND ST. STE. 201, RIVERSIDE, CA 92501  
 PHONE: (951) 683-6222 FAX: (951) 683-8578  
 A.P.N. / SITE ADDRESS  
 65100 DALE KILMER ROAD, MECCA, CA 92254



**FLOOR PLAN**

**CASE #: PUP575R1**  
**EXHIBIT: C**  
**DATED: 3/5/13**  
**PLANNER: P. RULL**

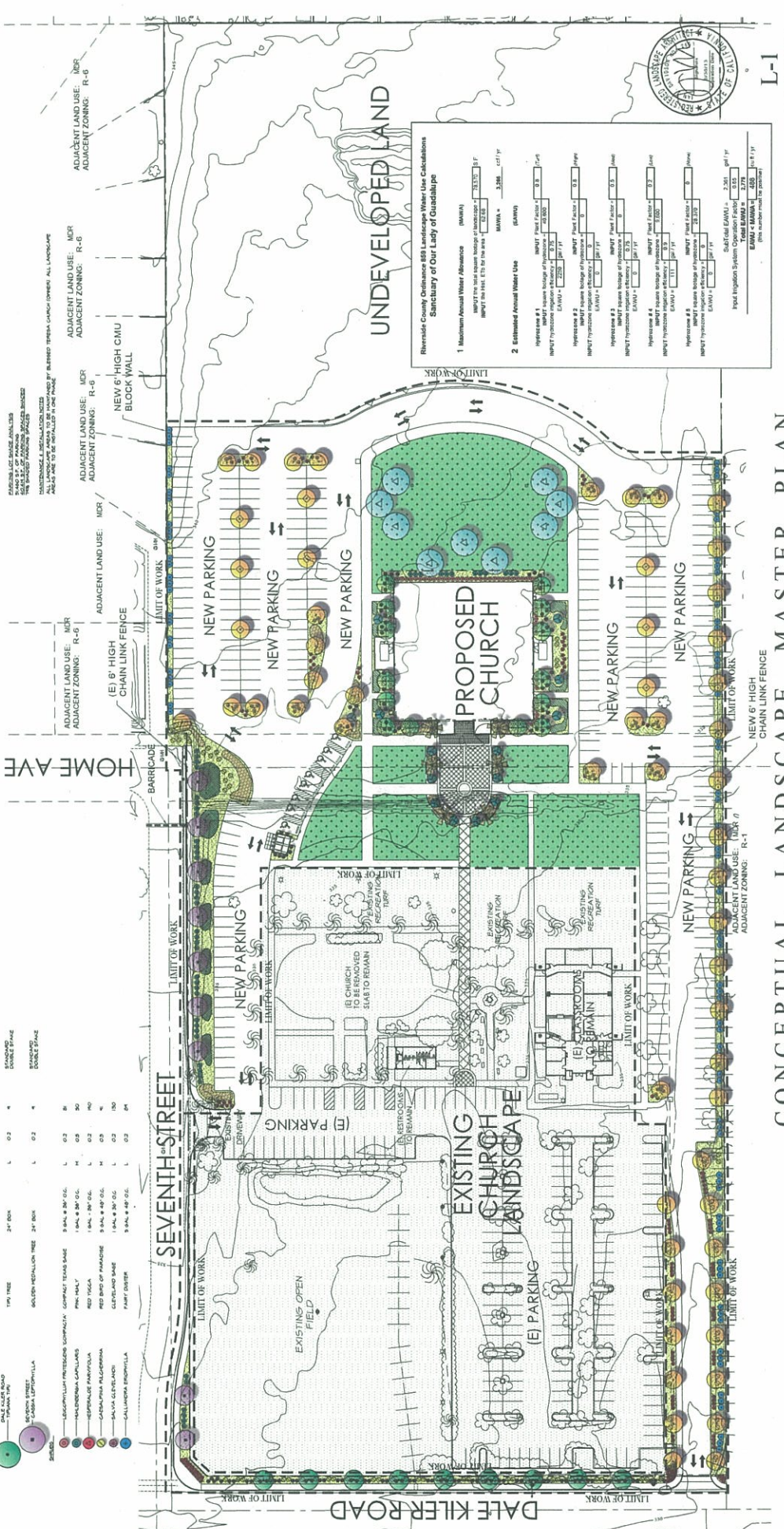
**PLANTING LEGEND**

PLANTING CODE	COMMON NAME	SIZE & SPACING	QUANTITIES	LOCATIONS
1	GRAPPA	8 GAL	14	STANDARD DOUBLE STRIKE
2	DATE PALM	20 B.T.A.	6	STANDARD
3	GRAND PINE	8 GAL	28	STANDARD
4	WESTERN RED CEDAR	8 GAL	14	MULTI-TIER
5	GRAND PINE	8 GAL	14	STANDARD
6	YUCCA	24" DIA.	4	STANDARD
7	WILLOW WEEDER	NEE 24" DIA.	4	STANDARD
8	LEUCOSPILUM PRINCEPS	CONPACT TEAS BASE	30	
9	HALENDERA CAPILLARIS	PPH-HAL"	30	
10	HEPHERALIA PARVIFLORA	1 GAL 8" 30" CC.	10	
11	TRICHA	1 GAL 8" 30" CC.	10	
12	RED BUD OF PARADISE	1 GAL 8" 40" CC.	10	
13	LEVELAND BIRD	1 GAL 8" 30" CC.	10	
14	PAINT BRUSH	3 GAL 8" 40" CC.	10	
15	SALICARIA ERIOGONIA			

PLANTING CODE	COMMON NAME	SIZE & SPACING	QUANTITIES	LOCATIONS
16	LAGUNA CANNA	1 GAL 8" 30" CC.	1	3000 SQ FT.
17	THOMPSON BAGGAGES	1 GAL 8" 30" CC.	1	2000 SQ FT.
18	DIAPYCNIS	1 GAL 8" 30" CC.	1	1400 SQ FT.
19	REGISTRAL SPY	100	1	42000 SQ FT.
20	SCISSOR GRASS	100	1	36000 SQ FT.

**NOTES:**

- LANDSCAPE PLANTING TO BE INSTALLED FOR ANY TREES WITH R.O.P. ANY LANDSCAPE.
- ALL LANDSCAPE AREAS TO BE MAINTAINED BY OWNER.
- IRRIGATION SYSTEM TO BE INSTALLED BY OWNER.
- CONTRACTOR TO VERIFY ALL PLANTING MATERIALS ARE OF THE BEST QUALITY AND TO BE REPLACED IF ANY PLANTING MATERIALS ARE FOUND TO BE DEFECTIVE.
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- CONTRACTOR TO VERIFY ALL PLANTING MATERIALS ARE OF THE BEST QUALITY AND TO BE REPLACED IF ANY PLANTING MATERIALS ARE FOUND TO BE DEFECTIVE.



**Riverside County Ordinance 888 Landscape Water Use Calculations**  
Sanctuary of Our Lady of Guadalupe

**1 Maximum Annual Water Allowance (MAWA)**

AWWA = (MAD * 100) / (100 - 10)	AWWA = (1000 * 100) / (100 - 10)	AWWA = 1111.11 GPD
AWWA = (MAD * 100) / (100 - 10)	AWWA = (1000 * 100) / (100 - 10)	AWWA = 1111.11 GPD

**2 Estimated Annual Water Use (EAU)**

Hydrozone #1	EAU = (MAD * 100) / (100 - 10)	EAU = 1000 GPD
Hydrozone #2	EAU = (MAD * 100) / (100 - 10)	EAU = 1000 GPD
Hydrozone #3	EAU = (MAD * 100) / (100 - 10)	EAU = 1000 GPD
Hydrozone #4	EAU = (MAD * 100) / (100 - 10)	EAU = 1000 GPD
Hydrozone #5	EAU = (MAD * 100) / (100 - 10)	EAU = 1000 GPD
<b>Total EAU</b>		<b>5000 GPD</b>



SCALE 1"=40'

**CONCEPTUAL LANDSCAPE MASTER PLAN**

**SANCTUARY OF OUR LADY OF GUADALUPE**  
ROMAN CATHOLIC CHURCH

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

3.5.47 MARKET STREET RIVERSIDE, CALIFORNIA 92501 9.51-6.83-1.28.3



MECCA  
PUP#575R1

347 MARKET STREET  
RIVERSIDE, CA 92501  
P.O. BOX 1000  
RIVERSIDE, CA 92501

JANUARY 2013

PUP00575R1

## PROJECT DESCRIPTION AND BUSINESS PLAN

As early as the 1940's, the Diocese of San Diego looked to establish the presence of the Catholic Church in the community of Mecca. Using a surplus military building, the Diocese opened a small religious education program in Mecca.

In 1964, the Diocese of San Diego established a church in Mecca when it built a multi-purpose building located at the Northwest corner of 4<sup>th</sup> Street & Coahuilla Street in Mecca that served as a church and the first Mass was celebrated there. The mission was named Our Lady of Guadalupe, and assigned to Our Lady of Soledad Parish in Coachella. In 1976, the name change to Our Lady of Guadalupe of Mecca mission. The mission became part of the Diocese of San Bernardino in 1978.

In 1978, the mission was raised to the status of a full parish, and the first pastor was Rev. Pedro Ruiz. It was renamed the Sanctuary of Our Lady of Guadalupe Parish. Groundbreaking occurred for the new multi purpose building/church. In 1989, the new multi purpose building/church was dedicated; it could hold 400 persons. This building consisted of a 60' x 80' (4800 SF) clear span building that had the capability of being modified to suite various purposes. This building was located on the property at 65100 Dale Kiler Road.

The old church, on 4<sup>th</sup> Street, was to be used as a parish hall and was renovated in 1991.

The parish boundaries were established in 2001: North to I10; South to the Riverside County Line; East to Desert Center; and West to Lincoln Avenue.

In 2006 the roof on the 4,800 SF building failed, forcing the parishioners to move into a tent located in the parking lot for masses and other functions.

In 2008, the parish erected a sprung structure to replace the church building. This structure was erected under a temporary use permit issued by the County of Riverside. This permit expires in 2015.



## PARISH FUNCTIONS

The parish currently houses all of its functions within the 1989 church/multipurpose building, the 2008 temporary sprung structure and the grounds located at Dale Kiler Road.

### Regular Activities at the parish consist of the following:

Daily Mass	6:00 pm Mon-Fri
Saturday Mass	6:00 pm, 7:00 pm
Sunday Masses	7:00 am, 9:00 am, 11:00 am, 1:00 pm
Catechism Classes	5:30 pm – 7:00 pm Mon-Fri
Bible Study	7:00 pm – 9:00 pm Mon, Tues, Fri, Sat
Youth Group	7:00 pm – 9:00 pm Thurs
Women's Group	7:00 pm – 9:00 pm Mon
Prayer Group	7:00 pm – 9:00 pm Tues
Barrios Unidos	7:00 pm – 9:00 pm Wed
Choir Practice	7:00 pm – 9:00 pm Fri
Baptism	2 <sup>nd</sup> Wed of Month 6:00 pm – 9:00 pm

### Annual Events

Three Wisemen	January
Festival of Grapes	Last Week of May
Mecatón (Fundraiser)	October
Our Lady of Guadalupe Celebration	December 11, 12 & 13

### Attendance at these events is as follows:

Daily Mass	Maximum 60 People
Saturday Mass 6:00 pm	Maximum 20 People
Saturday Mass 7:00 pm	Maximum 290 People
Sunday Mass 7:00 am	Maximum 350 People
Sunday Mass 9:00 am	Maximum 910 People
Sunday Mass 11:00 am	Maximum 960 People
Sunday Mass 1:00 pm	Maximum 450 People
Catechism Classes	(no numbers available)
Bible Study	Maximum 30 People
Youth Group	Maximum 30 People
Women's Group	Maximum 30 People
Prayer Group	Maximum 20 People
Barrios Unidos	Maximum 50 People
Choir Practice	Maximum 15 People
Baptism	Maximum 100 People
Three Wisemen	Maximum 1,000+/- People

Festival of Grapes	Maximum 1,000+/- People
Mecatón (Fundraiser)	Maximum 1,000+/- People
Our Lady of Guadalupe Celebration	2,000 People over 3 days

From a traffic standpoint, the most activity that will occur on a regular basis will be on Sunday mornings. A mass will last from 1 hour to 1 ¼ hour. The masses are scheduled at 2-hour intervals to allow time for the parishioners from one mass to exit the site prior to the parishioners from the next mass entering the site.

The annual events consist of functions that last all day or a numbers of days. During these events people will come and go all during the day.

The current application (PUP575R1) consists of the construction of a 16,043 S.F. Church Building and the addition of required parking. The proposed church building will include, in addition to the main worship area, bathrooms and storage areas. It will seat 1,100 people.

There are currently existing 169 parking spaces onsite. The proposed project will add 309 spaces for a total of 478 parking spaces. 14 of these spaces will be handicap accessible.

The proposed project and existing facilities will occupy approximately 10.3 acres of the 14.36-acre site. Land coverage consists of the following:

Site Area:	625,526.61 SF	
Building Tabulation:		
Existing Classrooms	6,865.00 SF	1.10% of Lot Coverage
Proposed Church	16,043.00 SF	2.56% of Lot Coverage
Existing Restrooms	715.00 SF	0.11% of Lot Coverage
Total Building Tabulation	26,623.00 SF	3.78% of Lot Coverage
Hardscape Paving:		
Parking Lot Paving	203,664.61 SF	33% of Lot Coverage
Walks, Ramps, Enclosure Paving:	31,466.00 SF	5% of Lot Coverage
Landscaping:	190,343.00 SF	30% of Lot Coverage
Undeveloped Area:	176,430.00 SF	28% of Lot Coverage

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42541  
**Project Case Type (s) and Number(s):** Public Use Permit No. 575R1  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Paul Rull, Project Manager  
**Telephone Number:** 951-955-0972  
**Applicant's Name:** Roman Catholic Bishop of San Bernardino  
**Applicant's Address:** 1201 E. Highland Avenue, San Bernardino CA 92404

### I. PROJECT INFORMATION

#### A. Project Description:

The Public Use Permit proposes an expansion to the existing church facility with a new 16,043 square foot church building.

**B. Project Location:** The project site is located in the Community of Mecca in the Eastern Coachella Valley Area Plan in Western Riverside County; more specifically, northerly of 6<sup>th</sup> Street, southerly of 7<sup>th</sup> Street, easterly of Dale Kiler Road, westerly of Home Avenue.

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

**D. Total Project Area:** 14.3 gross acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area: 16,043	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

**E. Assessor's Parcel No(s):** 727-112-017 and 727-112-018

**F. Street References:** Southeast corner of Seventh Street and Dale Kiler Road

**G. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 7 South, Range 9 East, Section 8

**H. Brief description of the existing environmental setting of the project site and its surroundings:** The project is located in the downtown area of Mecca in the Eastern Coachella Valley Area Plan on the southeast corner of 7<sup>th</sup> Avenue and Dale Kiler Road. The Mecca downtown area is developed with a mixture of single and multi-family residences, neighborhood commercial businesses and institutional uses. The downtown area itself is surrounded by agricultural farming uses. The topography of the area is relatively flat with no well-defined ridges or watercourses. The project site is currently developed with an existing 13,000 square foot church building and 6,865 square foot classroom. The existing church building will be removed prior to the construction of the new proposed church building and the existing classroom building will remain. The immediate surrounding properties consist of multi-family apartments to the north, vacant land to the east and south, and single-family residences to the west.

### 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: Medium Density Residential (5-8 dwelling units per acre) General Plan land use designation. The proposed use is permitted in any zone with a Public Use Permit. The proposed project meets all other applicable land use policies.
2. **Circulation:** The proposed project has been reviewed by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the project. All potential impacts to the General Plan Circulation Element will be analyzed in this initial study.
3. **Multipurpose Open Space:** The site is within the Coachella Valley Multi Species Habitat Conservation Plan. All potential impacts will be analyzed in this initial study.
4. **Safety:** The proposed project is within an area that has a very high susceptibility to liquefaction. The proposed project is not located within a fault zone or any other special hazard zone (including high fire hazard area, dam inundation zone etc). The proposed project has allowed for sufficient provision of emergency response to the current and future users of this project through project design and payment of development impacts fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed use is a church facility surrounded by residential commercial uses to the north and west. Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the project. All potential noise impacts will be analyzed in this initial study.
6. **Housing:** The proposed project is in conformance with the Housing Element of the General Plan.
7. **Air Quality:** The project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project is in conformance with the Air Quality Element of the General Plan.

**B. General Plan Area Plan(s):** Eastern Coachella Valley

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

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

**E. Overlay(s), if any:** None

**F. Policy Area(s), if any:** None

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Lake Eastern Coachella Valley

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

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

4. **Overlay(s), if any:** None

5. Policy Area(s), if any: None

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: None

2. Specific Plan Planning Area, and Policies, if any: None

I. Existing Zoning: One Family Dwellings (R-1)

J. Proposed Zoning, if any: None

K. Adjacent and Surrounding Zoning: Residential Incentive (R-6) to the north and east, One Family Dwelling (R-1) to the south, Multiple-Family Dwellings (R-2) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                          |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input checked="" 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

3/27/13

Date

Paul Rull, Project Manager

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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Eastern Coachella Valley Area Plan Local Circulation Policies, Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The proposed project is not located within or near a county eligible, state designated or state eligible scenic highway corridor, and therefore will have no impact on scenic highway corridors.

b) The proposed church expansion 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. The proposed project is an infill development located in the center of downtown Mecca, and is surrounded by existing residential uses. No impact will occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

<b>2. Mt. Palomar Observatory</b>				
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)

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 approximately 48.2 miles from Mt. Palomar Observatory and not within Zone B of Ordinance 655. No impacts will occur.

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 commercial related development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Therefore, the impact is considered less than significant.

b) Surrounding land uses include a variety of single family and multi-family residences. The project proposes constructing a 16,043 square foot church building to replace the existing 13,000 square foot church building on 14.3 gross acres. The amount of light that will be created is consistent with existing levels of surrounding existing uses and is not considered substantial. In addition, the project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. 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



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**AGRICULTURE & FOREST RESOURCES** Would the project

<b>4. Agriculture</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) The proposed project is located on land designated as Local Importance and Urban-Built up land. There are no lands on or surrounding the project that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, no impact will occur.
- b) The project site is surrounded by in-fill single and multi-family residences. The site is not located within an Agricultural Preserve, nor would it conflict with existing agricultural zoning, use or land subject to a Williamson Act contract. Therefore, no impact will occur.
- c) The proposed project is not located within 300 feet of agriculturally zoned property. The nearest agriculturally zoned property is approximately 550 feet north which is zoned Light Agriculture 5 acre minimum (A-1-5). Therefore, no impact will occur.
- d) The project site will not involve other changes in the existing environment which due to their location or nature, could result in conversion of Farmland to non-agricultural use. Therefore, no impact would occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

<b>5. Forest</b>	<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))?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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, and will have no impact.

b & c) The site has been utilized as a church facility for many years and there are no forest areas or non-made groves. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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 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.

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 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 designation and surrounding residences, and population estimates. The proposed church building is increasing in size by approximately 3,000 square feet and there are no planned changes in congregation membership. The increase in building area is considered insignificant and does not have a direct correlation in congregation size, and that increasing the building size does not result in an increase in generated vehicle trips. In addition, the Transportation Department has reviewed this project and determined that the potential increase in traffic is not significant and does not warrant a traffic study. The increase in vehicle trips and potential increase in air quality emissions generated by the property will be less than significant and within an acceptable threshold. The population proposed by this project will not obstruct the implementation of the 2003 AQMP.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust, as well as during project operation through vehicle trips emissions. 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. The project is consistent with the Riverside County General Plan EIR, prepared in 2003, which previously analyzed the air impacts. There is the potential that vehicle trips may increase due to the project, however the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the extent of the project.

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 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 within 1 mile of the project include single and multi-family 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, manufacturing uses, or generate significant odors. The project is consistent with the Riverside County General Plan EIR, prepared in 2003, which previously analyzed the air impacts generated by development. The proposed project is compatible with surrounding existing land use designations, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size of the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 to replace an existing 13,000 square foot church building with a 16,042 square foot church building on 14.3 gross acres. The proposed church uses are not anticipated to create objectionable odors affecting a substantial number of people. The proposed project is compatible with its surrounding uses consisting of single and multi-family residences in that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

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 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, EPD review

a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. A review 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.

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). 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 utilized as a church facility 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 developed and utilized with commercial and residential uses. Therefore, less than significant impacts to wildfire corridors are anticipated.

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 and therefore no impacts will occur.

Findings of Fact:

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) A records search conducted at the Eastern Information Center (EIC) indicated that no historical resources existed on the project site. Therefore the proposed project will not alter or destroy an historic site. Therefore, no impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Development of the proposed project will have a less than significant impact on a historical resource as defined in California Code of Regulations, Section 15064.5. If during ground disturbance activities, unique cultural resources are discovered 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.

- 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.
- 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. Conditions of Approval are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) This project site has been disturbed with existing church facilities. It is not identified as an area of Relative Archaeological Sensitivity of Diverse Landscapes map of the Riverside County General Plan, Multipurpose Open Space Element (Figure OS-06). Therefore, this project will have less than significant impact on archaeological resources.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 as no known previously identified archaeological resource exists on site.

c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of is not considered a unique mitigation measure pursuant to CEQA. No additional mitigation is identified or required.

d) This project will not restrict existing or religious or sacred uses within the potential impact area.

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

Findings of Fact:

a) According to the Riverside County General Plan, the project site is located within an area of Undetermined Potential for Paleontological resources. This category indicates lands for which there an undetermined 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, if paleontological resources are discovered during site development, the project will be required to follow the steps outlined in the conditions of approval (Condition of Approval 10.PLANNING.3). Therefore, this project will have a less than significant 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, Geologist Comments

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) 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. 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**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

a) According to RCLIS (GIS database), there is a very high potential for this project site to be affected by seismically induced liquefaction. Based on the high potential of soil liquefaction, standard conditions are attached to this project that will require new structures to be on foundations that are designed to specifications for stability and safety reasons (Conditions of Approval 10.PLANNING.3). Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Ground-shaking Zone**

a) 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:

a) According to General Plan Figure S-4, 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.



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.

**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:

a) According to Figure S-5, the proposed project is located within an area which has less than 15 percent slope. 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: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The project site is located in an area with 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**

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

Source: On-site Inspection, 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) 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**

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: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) The project proposes minimal grading which may alter the sites natural topography although it is anticipated that it will have a less than significant impact change to 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) 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) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems	<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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where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. (COA 10.BS GRADE.04)
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining all structures will mitigate the potential impact to less than significant. As IBC requirements are applicable to all structures they are not considered mitigation for CEQA implementation purposes.
- c) This project will connect to existing sewer service provided by the Coachella Valley Water district. No septic tanks will be utilized on-site, and therefore no impacts to soils would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**19. Erosion**

- a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?
- 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"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

- a) The project site is not located near the channel of a river, or stream, or the bed of a lake. Thus the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or stream or the bed of a lake. No impact will occur.
- b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are managed to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (Conditions of Approval 10.BS GRADE.04)

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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**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:

The project site lies within a high area of wind erosion. The project is located in an infill lot in downtown Mecca, surrounded by existing development. 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.8). 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?

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

Source: Application Materials, Greenhouse Gas Impact Analysis, prepared by Hans Giroux & Associates on March 8, 2013.

Findings of Fact:

a) A Greenhouse Gas Impact Analysis, dated March 8, 2013, prepared for the subject property indicates the project's total annual GHG emissions would be 332.5 metric tons per year (MTY) of CO<sub>2</sub>-equivalents (CO<sub>2</sub>e). This total is well below the threshold of 3,000 MTY CO<sub>2</sub>e for small projects established by the South Coast Air Quality Management District (SCAQMD).

The project annual total of 332.5 MTY CO<sub>2</sub>e includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, natural gas, solid waste and water usage) GHG emissions. Hence, the project would not result in significant generation of greenhouse gases, either directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is consistent with the Riverside County General Plan's land use designation (Community Development: Commercial Retail) for the site with the proposed General Plan Amendment associated with the project. Hence the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project would be subject to a variety of measures that would reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.

b. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.

As a result of implementation of, and compliance with, the above measures, the project would further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is 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 checked="" type="checkbox"/>	<input 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

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

a) Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed project is to be used for religious church purposes consistent with the One Family Dwellings (R-1) zoning. This zone permits for certain land uses which might use hazardous materials. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project will not involve the transport, use or disposal of hazardous materials as it consists of a church facility. Therefore, the impact is considered less than significant.

b) The proposed project is not anticipated to create significant hazard to the public or the environment through reasonably foreseeable upset and accidents conditions involving the release of hazardous materials into the environment. The project consists of a church facility which limits the extent of handling hazardous materials as found in the One Family Dwellings (R-1) zone. The management of hazardous materials are subject to the Department of Environmental Health policies. Therefore, the impact is considered less than significant.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel as developed in consultation with the County's Fire Department. The project site has two points of paved access for emergency response vehicles to utilize; one driveway on Dale Kiler Road and another driveway on Seventh Street. Therefore, the project will have less than significant impact.

d) Mecca Elementary School is located directly west and just over one-quarter mile of the project site. The proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, no impact would occur.

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?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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people residing or working in the project area?

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.
- 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**

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 not 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 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 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 or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition,

Findings of Fact:

a) The project is located on relatively flat and previously disturbed terrain. The project is also surrounded by existing residential development. The project is located within the area of the Eastern Coachella Valley Master Stormwater Planning. Coachella Valley Water District has determined that stormwater issues regarding this project are considered local drainage, and CVWD does not need to review drainage design further.

The project proposes two elongated shallow basins in the northwest portion of the site that will manage on-site drainage. Runoff from the new construction will be directed to these basins. The existing parking area located south of the proposed basins will remain unaltered and runoff from this area will flow to Dale Kiler Road, and the flow pattern will remain unchanged. The basins size is adequate to manage the water quality impacts of the project and there is sufficient room to increase the size of the basins if necessary. If the basins are full, excess flows from the basins would flow into a large landscaped area, which subsequently runoff flows would flow on to Dale Kiler Road. 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.



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. 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 (Condition of Approval 10.FLOOD.7). 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) Water service will be supplied by Coachella Valley Water District. A will serve letter has been issued indicating adequate water availability to service the project. 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 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) There are no significant planned stormwater drainage systems in this area of the County. The project will not be altering the drainage in any significant way. Therefore, 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 will occur.

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 impact will occur.

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge (see 25b). 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, impacts are considered less than significant.

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	<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
rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
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 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 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) There are no streams or water features on-site. The project is not anticipated to 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. 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 project includes small amounts of grading to create the new church building as well as parking areas and drive aisles. The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site. The project proposes two elongated shallow basins in the northwest portion of the site that will manage on-site drainage. Runoff from the new construction will be directed to these basins. The existing parking area located south of the proposed basins will remain unaltered and runoff from this area will flow to Dale Kiler Road, and the flow pattern will remain unchanged. The basins size is adequate to manage the water quality impacts of the project and there is sufficient room to increase the size of the basins if necessary. If the basins are full, excess flows from the basins would flow into a large landscaped area, which subsequently runoff flows would flow on to Dale Kiler Road. The project is required to provide all necessary drainage infrastructure as indicated in the project's hydrology study (Condition of Approval 10.FLOOD.1). 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.

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.

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.

**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 type="checkbox"/>	<input checked="" 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, City of Riverside webpage

Findings of Fact:

a) The proposed project seeks to remove the existing church, and replace it with a slightly bigger church on an existing church facility. This addition of the new church building is consistent with the Community Development: Medium Density Residential (CD: MDR) (5-8 du/ac) as churches and other religious uses are permitted in any zoning with a public use permit application, which this project has applied for. This project is consistent with the policies of the General Plan, and the proposed project will not result in an alteration of the present or planned land use of this area.

b) According to RCLIS (GIS Database), the proposed project is not located within a city sphere of influence or adjacent to a city or county, therefore, there will be no 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is consistent with the standards for the zoning. No impacts related to zoning will occur.

b) The site is surrounded by land which is zoned Residential Incentive (R-6) to the north and east, One Family Dwelling (R-1) to the south, Multiple-Family Dwellings (R-2) to the west. The proposed project is compatible with the existing surrounding zoning, and therefore, no impact will occur.

c) The proposed project is surrounded by single-family and multi-family homes. The project is proposing to replace an existing church building with a new church building on an existing church facility. This proposed use is compatible with existing and future land uses in the area.

d) The proposed project seeks to remove the existing church building, and replace it with a slightly bigger church building on an existing church facility. This addition of the new church building is consistent with the Community Development: Medium Density Residential (CD: MDR) (5-8 du/ac) as churches and other religious uses are permitted in any zoning with a public use permit application, which this project has applied for. This project is consistent with the requirements of the General Plan and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 proposed project is located within an area that is unstudied with the significance of the deposits are undetermined. The project area has not been used for mining. The project area has not been used for mining, and was an existing church for years. Therefore, the project would not result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, the impact is considered less than significant.

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 residential homes on large lots and vacant land. 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.

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 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.

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.

**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 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, GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Noise Effects on or by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Noise Impact materials submitted by the applicant

Findings of Fact:

a) Noise impact materials submitted by the applicant that examined off-site traffic noise impacts, operational noise impacts, and temporary construction noise impacts were submitted and reviewed by the County's Industrial Hygiene Department and has been found that a noise study is not required. In addition to this finding, the Industrial Hygiene specialist has provided several conditions that will ensure that noise created by the project is kept consistent with the code:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) – 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
2. Whenever a construction site is within one-quarter of a mile of an occupied residence or residences, 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. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging are as far as practicable from existing residential dwellings.
5. A five foot high barrier should be constructed around the condenser units of the church building.

These are standard conditions of approval and not considered mitigation measures. The development of the proposed project will not substantially increase ambient noise levels. Therefore, the 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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occupied residences. This is a standard condition of approval and is, 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) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project; however, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

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?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

d) Affect a County Redevelopment Project Area?

e) Cumulatively exceed official regional or local population projections?

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

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

Findings of Fact:

a & c) The project will not necessitate the construction or replacement of housing elsewhere. There are no existing residences on site. Therefore, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, and no impact would occur.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

d) The project is not located within or near a County Redevelopment Project Area.

e) The project will not contribute to the amount of residential homes to the area. Therefore, this project will have no impact on cumulatively exceeding official regional or local population projections.

f) This project will not contribute to the amount of residential homes to the area. Therefore, this project will have no impact on inducing 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).

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 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 (Condition of Approval 90.PLANNING.30). 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**

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:

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 (Condition of Approval 90.PLANNING.30). 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.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The Riverside 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 (Conditions of Approval 80.PLANNING.19). 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 less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

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 90.PLANNING.30). This is a standard condition of approval and is not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Riverside County General Plan

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.

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

Findings of Fact:

a-b) The proposed commercial project will not require the construction or expansion of recreational facilities. Therefore, no impact will occur.

c) The project is within Community Service Area (CSA) 152. All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (Condition of Approval

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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90.PLANNING.12). Since this is not a unique mitigation, impacts are determined to be 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: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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 checked="" type="checkbox"/>	<input 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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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Transportation Department review,

Findings of Fact:

a) The proposed project will increase vehicular traffic; however, the Riverside County Transportation Department did not require a traffic study for the proposed project. The project will not cause a significant increase in traffic in relation to the existing traffic loads and capacity of the street system. Although there is a net increase in building size of the church, the applicant has indicated that the congregation membership will stay about the same, and therefore not significantly increasing the amount of trips generated by the project. Nor will the project conflict with any County policy regarding mass transit. Therefore, the impact is considered less than significant.

b) See item a) above. The Transportation Department has determined that the project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. Therefore, impacts are determined to be less than significant with mitigation measures incorporated.

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). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs etc. Therefore, there is no impact.

f) The proposed project will create a slight increase in vehicle trips to this area, thus creating an increase in road maintenance. The project has been conditioned to provide street improvements (Conditions of Approval 80.TRANS.3, 90.TRANS.4, 90.TRANS.13) that will help improve and maintain the roads condition in a safe and working manner. The impacts are considered less than significant.

g) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The impacts are considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. The project has one driveway each on Dale Kiler Road and Seventh Street, providing multiple entrances and exits for emergency vehicles to access and exit the project. The roads leading up to the project are both

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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paved and with some street improvements, providing a secure and safe paved route for emergency vehicles to access the site. The impacts are considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation. The project is consistent with alternative transportation policies by providing bike racks which will help promote non-motorized transportation and reduce motorized vehicle trips and negative air quality emissions. Therefore, no impact will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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

Findings of Fact:

The proposed project has not incorporated any trails into its design. The GIS database shows no bike trails in the vicinity. The project will not have any impacts to any planned 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project is served by the Coachella Valley Water District 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. Therefore, the impact is considered less than significant.

b) The proposed project is served by the Coachella Valley Water District. Therefore, 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.

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.

**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 project is conditioned to obtain potable water and sanitary sewer service from the Coachella Valley Water District (Conditions of Approval 10. EHS.2), and is responsible to meet all their requirements. This project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. In the interim, a temporary holding tank will be used pending imminent sewer availability (Conditions of Approval 10.EHS.2) and shall comply with the provisions set forth in County Ordinance 650.5. This project will not require or result in the construction of new waste water treatment facilities or expansion of existing facilities, nor will it have an impact on the service supply serve the project. Therefore, impacts are less than significant.

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) 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 development will comply with federal, state, and local statutes and regulations related to solid wastes. 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will use existing electricity service provided by Imperial Irrigation district. Extensions will have to be made to the proposed structure. Since service already exists for the project site, the provision of extending electricity service to the proposed project will be considered less than significant impact.

b) The project will use existing natural gas service provided by The Gas Company. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending natural gas service to the proposed project will be considered less than significant impact.

c) The project will use existing communications services provided by Verizon. Extensions will have to be made to the proposed structure. Since service already exists for the project site, extending communication service to the proposed project will be considered less than significant impact.

d) Storm water drainage will perpetuate the natural drainage patterns of the area, off the project site. Storm water drainage on-site will not require the expansion of existing Count Flood Control facilities, nor require new facilities and potential impacts related to the construction of storm water facilities are considered less than significant.

e) The proposed project will require new street lighting along the project's frontage. However, the amount of new street lighting construction needed would be considered environmentally insignificant. Therefore, street lighting construction for the project is considered less than a significant impact.



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

f) Based on data available at this time, no offsite utility improvements or the need for increased roads will be required to support this project. Therefore, impacts are considered to be less than significant.

g) No governmental services are expected to be required for the project, there no impact will occur.

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:

The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. The proposed project will meet all requirements of Title 24 California Code of Regulations construction for energy savings. There is no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**OTHER**

**50. Other:**

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

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

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.

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

Source: Staff review, Project Application Materials

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

53. 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:

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**

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 an expansion to the existing church facility with a new 16,043 sq.ft. church building on 14.3 gross acres. The existing classrooms for religious studies and other similar activities will remain onsite.

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 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 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Public Use Permit No. 575R1 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Public Use Permit No. 575R1,

Exhibit A, Amended No.1, dated 3/18/13.

Exhibit B, dated 2/7/13.

Exhibit C, dated 2/7/13.

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

The project developer 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 this project.

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, or any top soil disturbances related to construction grading.

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10. GENERAL CONDITIONS

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 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                   USE - 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                   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.

E HEALTH DEPARTMENT

10.E HEALTH. 1                   INDUSTRIAL HYGIENE - COMMENTS                   RECOMMND

A noise study shall not be required based upon the submitted diagram for PUP 575 R1, due to the distance to the sensitive receptors to the proposed church and roadways. However, the Project shall meet the following requirements:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. and 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 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. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.



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10. GENERAL CONDITIONS

10.E HEALTH. 1 INDUSTRIAL HYGIENE - COMMENTS (cont.) RECOMMND

4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the north (rear) of the site.

Please contact the Office of Industrial Hygiene for any questions at (951) 955-8980.

10.E HEALTH. 2 CVWD WATER AND SEWER SERVICE RECOMMND

Public Use Permit 575 R1 is currently receiving potable water and sanitary sewer service from Coachella Valley Water District (CVWD). It is the responsibility of this facility to ensure that all requirements are met to continue receiving potable water and sanitary sewer service from CVWD as well as all other applicable agencies.

10.E HEALTH. 3 CONTACT DES PLAN CHECK RECOMMND

For any proposed public or semi-public food facilities, the applicant shall contact the Department of Environmental Health, District Environmental Services (DES) to obtain information regarding any applicable plan check or permitting requirements.

County of Riverside, Department of Environmental Health  
District Environmental Services, Indio Office  
47-950 Arabia,  
Indio, CA 92201  
(760) 863-8287

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR RECOMMND

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

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10. GENERAL CONDITIONS

10.FIRE. 2 USE\* -#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 2250 GPM for a 2 hour duration at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type VB construction per the 2010 CFC and Building(s) having a fire sprinkler system.

10.FIRE. 3 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 4 USE-#19-ON/OFF LOOPED HYD RECOMMND

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

10.FIRE. 5 USE-#89-RAPID HAZMAT BOX RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT RECOMMND

Public Use Permit 00575, Revised Permit No. 1, is a proposal to demolish the existing church and to construct a new church, landscaping and parking area on an approximately 11.2-acre site. The existing classrooms, rest rooms and parking area are to remain. The site is located in the Mecca area of eastern Coachella Valley on the east side of Dale Kiler Road south of 65th Street. Future phases may improve the undeveloped area at the easterly portion of the property which may require additional review by the District.

It should be noted that this project is located outside of

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.)

RECOMMND

the Riverside County Flood Control and Water Conservation District boundaries and the Flood Control District's review of this project is limited to the water quality aspects contained in the Water Quality Management Plan (WQMP) only and the flood protection and drainage aspects/impacts will be reviewed by other departments and/or agencies.

A preliminary project-specific WQMP and a drainage study were submitted for review. For the project's water quality mitigation, two elongated shallow basins (2 - 3 foot deep) are proposed in the northwesterly portion of the site. All new construction and improvements are located east of the basins and the grading plan shows that all the runoff from the area of new construction will be directed to the basins. The existing parking area located south of the proposed basins will remain unaltered. Runoff from this parking area flows to Dale Kiler Road and this flow pattern will remain unchanged. Calculations submitted with the WQMP indicate the sizes of the basins are adequate to mitigate the water quality impacts of this project and there is sufficient room to increase the size of the basins if necessary. The existing underground infiltration system is being utilized but was not included in the calculations. If the basins are full, excess flows from the basins would flow into a large landscaped (and slightly depressed) area. Runoff from this landscaped area would flow onto Dale Kiler Road.

A final project-specific WQMP for this project will be required. 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 and impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. Source Control BMPs include education, activity restrictions and proper maintenance (non-structural) as well as proper landscape/irrigation design and the protection of slopes and channels (structural).

10.FLOOD RI. 7 USE SUBMIT FINAL WQMP

RECOMMND

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

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1

USE - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, 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:

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

2.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 County Archaeologist, 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 mitigation measures.

\* 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.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource.

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10. GENERAL CONDITIONS

10.PLANNING. 2

USE - 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:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted 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 property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3

USE - GEO02312

RECOMMND

County Geologic Report (GEO) No. 2312, submitted for this project (PUP00575R1) was prepared by Earth Systems Southwest and is entitled: "Geotechnical Engineering Report Update with Supplemental Recommendations, Our Lady of Guadalupe Church Expansion, 65-100 Dale Kiler Road, Mecca, California", dated August 30, 2012. In addition, the following Earth Systems Southwest documents were submitted for this project:

"Testing and Observations Performed During Grading of the Sanctuary and Restroom Pads at the Our Lady of Guadalupe Church, 65-100 Dale Kiler Road, in the Mecca Area of riverside County, California", dated may 23, 2008.

"Addendum to Geotechnical Engineering Report, Response to Riverside County Geologist Review Comments and Unpaved Firetruck Access Roadways", dated October 24, 2007.

"Geotechnical Engineering Report and Floor Level Survey,

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02312 (cont.)

RECOMMND

proposed Sanctuary of Our Lady of Guadalupe, 65-100 Dale Kiler Road, Mecca, California", dated May 14, 2007.

These documents are herein incorporated as a part of GEO02312.

GEO02312 concluded:

1.The primary hazard is severe ground shaking and resulting soil liquefaction from earthquakes originating on nearby faults.

2.The probability of active faults traversing the site a (sic) very remote.

3.Active fault rupture is unlikely to occur at the project site.

4.Ground subsidence induced by liquefaction is estimated to be from 5.3 to 5.5 inches. Differential settlement may be estimated to be about 2.6 to 3.7 inches.

5.Potential hazards from slope instability, landslides, or debris flows are considered negligible.

GEO02312 recommended:

1.Because of the high potential of differential settlement from soil liquefaction, new structures should be either founded on:

aFOUNDATIONS that use grade beam footings to tie floor slabs and isolated columns to continuous footings, designed to accommodate the estimated differential settlement of 3-inches in a 60-foot span (1:240 distortion ratio).

b.STRUCTURAL mats that are flat-plate or waffled and use either conventionally reinforced or post-tensioned tendons, designed to accommodate the estimated differential settlement of 3-inches in a 60-foot span (1:240 distortion ratio).

2.The existing surface soil within the building areas should be overexcavated to 60 inches below existing grade or a minimum of 36 inches below the footing level (whichever is lower).

GEO No. 2312 satisfies the requirement for a liquefaction

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10. GENERAL CONDITIONS

10.PLANNING. 3 USE - GEO02312 (cont.) (cont.)

RECOMMND

study for Planning/CEQA purposes. GEO No. 2312 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 4 USE - PDP01437

RECOMMND

County Paleontological Report (PDP) No. 1437, submitted for this case (PUP00575R1), was prepared by Archaeological Associates and is entitled: "Pre-Construction Paleontological Survey Report for the 14.6 Acre Sanctuary of Our Lady of Guadalupe Roman Catholic Church, Mecca, Riverside County, California", dated February 6, 2013.

PDP01437 concluded:

1.On-site surface deposits consist of Quaternary and/or Recent alluvium of low paleontologic sensitivity.

2.The project site may also be underlain by Late Pleistocene to Holocene distal alluvial fan and lacustrine Pleistocene Lake Cahuilla deposits of moderate to high paleontologic sensitivity.

3.All adverse impacts to paleontological resources as a result of construction grading can be reduced to insignificant levels provided the mitigation measures presented in PDP01437 are implemented.

PDP01437 recommended:

1.Prior to issuance of a grading permit, the project applicant shall direct a County approved vertebrate paleontologist to develop a Paleontological Resource impact Mitigation Program (PRIMP) for County review and approval.

2.The County approved vertebrate paleontologist shall be present at the pre-grading conference, shall establish procedures for paleontological resource surveillance, and shall establish, in cooperation with the project developer,

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10. GENERAL CONDITIONS

10.PLANNING. 4 USE - PDP01437 (cont.)

RECOMMND

procedures for temporarily halting or redirecting work to permit sampling, identification, and evaluation of encountered fossils.

3.Salvage operations should be initiated and coordinated with the developer if significant concentrations of fossils are encountered during grading.

4.A Final Report will be prepared for submission to the Riverside County Planning Department.

5.Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

PDP01437 satisfies the requirement for a Paleontological Resources Assessment for this project. PDP01437 is hereby accepted for PUP00575R1). A Paleontological Resources Impact Mitigation Program (PRIMP) shall be prepared and submitted prior to issuance of grading permits as described elsewhere in this conditions set.

Pursuant to the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

10.PLANNING. 5 USE - 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



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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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. 6 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. 7 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.

10.PLANNING. 8 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public

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10. GENERAL CONDITIONS

10.PLANNING. 8                   USE - LIGHTING HOODED/DIRECTED (cont.)                   RECOMMND  
rights-of-way.

10.PLANNING. 9                   USE - COLORS & MATERIALS                   RECOMMND  
Building colors and materials shall be in substantial  
conformance with those shown on APPROVED EXHIBIT B.

10.PLANNING. 11                  USE - HOURS OF OPERATION                   RECOMMND  
Use of the facilities approved under this public use  
permit shall be limited to the hours of 7:00 a.m. to 10  
p.m., Monday through Sunday in order to reduce conflict  
with adjacent residential zones and/or land uses.

10.PLANNING. 12                  USE - BASIS FOR PARKING                   RECOMMND  
Parking for this project was determined primarily on the  
basis of County Ordinance No. 348, Section 18.12. a.(2).b),  
Religious Institutions at 1 parking space for every 3 fixed  
seats. There is a total of 1100 fixed seats in the proposed  
church, resulting in 366 required parking spaces. The  
project provides a total of 485 parking spaces.  
The use of the classrooms shall not occur at the same time  
as functions are being held at the church building, ich wil  
As a requirement, the use of the classrooms shall not occur  
at the same time as functions are being held at the church  
building.

10.PLANNING. 14                  USE - NO OUTDOOR ADVERTISING              RECOMMND  
No outdoor advertising display, sign or billboard (not  
including on-site advertising or directional signs) shall  
be constructed or maintained within the property subject  
to this approval.

10.PLANNING. 15                  USE - NO USE PRPSED LIMIT                RECOMMND  
The undeveloped portion of the property, as shown on  
Exhibit A, shall be designated as "NO USE PROPOSED", and  
shall require approval of an appropriate land use  
application prior to utilization of any additional land  
uses subject to the requirements of County Ordinance No.  
348.

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 24 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.

The project shall also comply with the recommendations identified in the Industrial Hygiene letter dated January 31, 2013 as follows:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
2. Whenever a construction site is within one-quarter of a mile of an occupied residence or residences, 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. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging as far as practicable from existing residential dwellings.

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

5.A five foot high barrier should be constructed around the condenser units of the church building.

10.PLANNING. 27 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,  
a) is found to be in violation of the terms and conditions of this permit,  
b) is found to have been obtained by fraud or perjured testimony, or  
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 28 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 33 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. 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.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 34 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

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10. GENERAL CONDITIONS

10.PLANNING. 37 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](http://www.rctlma.org.buslic).

10.PLANNING. 38 USE - CLASSROOM OPERATIONS RECOMMND

Based on the parking requirements, the use of the classrooms shall not occur at the same time when there is a function at the main church building. Classroom activities has been specified by the applicant as catechism classes, bible study, youth group, women's group, prayer group, and will occur after business hours from 5:30 p.m. to 9:00 p.m.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO 3(ORD 460/461) 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 Ordinance 460 and 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. 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 USE - ENCROACHMENT PERMIT RECOMMND

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the county road right-of-way.

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10. GENERAL CONDITIONS

10.TRANS. 3                      USE - FLOOD HAZARD REPORT 1                      RECOMMND

This is a proposal to construct a sanctuary and an additional parking lot on 11.2 acres (APN 727-112-018). This project lies within the limits of the Mecca area on the east side of Dale Kiler and south of 7th Street. The Mecca area has a requirement for new developments to retain 100 percent of the incremental runoff for a 100-year event. The owner shall provide mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. The 100 percent retention of the incremental increase shall be required as part of the drainage improvements for this project.

10.TRANS. 4                      USE - FLOOD HAZARD REPORT 2                      RECOMMND

This project is located in an area designated Zone D on Federal Flood Insurance Rate Maps which are in effect at this time by the Federal Emergency Management Agency.

10.TRANS. 5                      USE - RETENTION BASIN                      RECOMMND

For retention basin sizing and calculations refer to letter dated December 6, 2012 from Alan French to Majeed Fashad.

10.TRANS. 6                      USE - DRAINAGE PROTECTION                      RECOMMND

The proponent shall protect downstream properties from damages caused by alteration of 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 recorded by separate instrument and noted as follows. "Drainage Easement - no building, obstructions, or encroachments are allowed."

10.TRANS. 7                      USE - CONDITIONS TO REMAIN                      RECOMMND

All of the conditions for PUP00575S4, remains in effect if no building permit requested by January 1, 2015.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 4 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 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.

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 construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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. 3                   USE - 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 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                   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.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11                   USE - 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 control BMPs have been included on the grading plan.

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- BMP CONST NPDES PERMIT                   RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

EPD DEPARTMENT

60.EPD. 1                           -NESTING BIRD SURVEY                   RECOMMND

A nesting bird survey is required between February 1st and August 31st prior to any grading permit or removal of existing trees on the project site. 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 clearance survey. The results of the survey shall be submitted directly to the Environmental Programs Division (EPD) of the Planning Department for review prior to issuance of any grading permit. 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 nesting birds are observed the project will work with EPD to establish avoidance or proper buffers until the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1                               -NESTING BIRD SURVEY (cont.)                               RECOMMND

nesting cycle is complete. If you have any questions about this condition please contact EPD directly at 951-955-6892

FIRE DEPARTMENT

60.FIRE. 1                               USE-#75-WATER PLANS                               RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

FLOOD RI DEPARTMENT

60.FLOOD RI. 2                           USE SUBMIT PLANS MINOR REVIEW                           RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of 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                           USE 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. 3                           USE - PARCEL MERGR REQD (1)                           RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 USE - PARCEL MERGR REQD (1) (cont.) RECOMMND

Parcel Nos. 727-112-017 and 727-112-018.

60.PLANNING. 5 USE - COC REQUIRED (1) RECOMMND

Prior to issuance of a grading permit, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Building and Safety Department.

60.PLANNING. 10 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Public Use Permit No. 575R1, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

60.PLANNING. 11 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from the Coachella Valley Water District shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated October 10, 2012.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

60.TRANS. 1 USE - TYPICAL SITE GRADING RECOMMND

All on-site grading shall be graded to drain to on-site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

60.TRANS. 2 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated December 6, 2012 from Alan French to Majeed Farshad.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 3                      USE - SUBMIT PLANS 1                      RECOMMND

The project proponent shall comply with Riverside County Ordinance 458.12 as amended in the preparation of on-site flood protection. The project proponent shall submit plans for grading, landscaping, and irrigation systems, any other necessary documentation along with supporting hydrologic and hydraulic calculations to Riverside County Transportation Department for review and approval. The project proponent shall pay all fees as required by Riverside County Transportation Department.

60.TRANS. 4                      USE - SUBMIT PLANS 2                      RECOMMND

Per letter dated October 10, 2012, the project proponent shall submit plans for grading to Coachella Valley Water District for review and approval. This review is to resolve conflicts with the private drainage facilities of Tile Drain 344.

60.TRANS. 5                      USE - EASEMENT FOR DRAINAGE                      RECOMMND

The developer will prepare and record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage easement - no building, obstructions, or encroachments are allowed."

60.TRANS. 6                      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.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1                      USE - EROSION CONTROL                      RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall

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70. PRIOR TO GRADING FINAL INSPECT

70.TRANS. 1                   USE - EROSION CONTROL (cont.)                   RECOMMND

be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1                   BP\* - BUILD & SAFETY PLNCK                   RECOMMND

The applicant shall obtain all required building permits (Including demolition permits) from the building department prior to any construction or placement of equipment on the property.

All buildings, structures, trash enclosures, walls, playgrounds, etc... shall be provided each with separate building permit numbers. Light standards may grouped not exceeding ten per building permit. A separate building permit will be required for the on site water and sewer plan.

All interior and exterior parts of the project shall comply with current accessibility and A.D.A. requirements. All building plans and supporting documents shall comply with current adopted California Building Codes and Riverside County Ordinances. Please be aware the that the new 2013 California Building Code adoption is expected to take effect on January 1st, 2014.

All building department plan submittal and fee requirements shall apply.

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.

80.BS GRADE. 2                   USE - 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

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.

BS PLNCK DEPARTMENT

80.BS PLNCK. 1 USE\* - BUILD & SAFETY PLNCK

RECOMMND

The current conditional approval is for the proposed construction of a new 16,043 square foot church building and the demolition/removal of the existing sprung structure placed per permit number BNR070287.

PERMIT ISSUANCE:

The applicant shall obtain the required building permit(s) from the Building Department for any proposed building, structure, equipment or utility prior to construction, or installation on the property.

DEMOLITION PERMIT:

The applicant shall obtain the required demolition permit prior to the removal of the existing sprung

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE\* - BUILD & SAFETY PLNCK (cont.) RECOMMND

structure.

CODE/ORDINANCE REQUIREMENTS:

All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances, and California Title 25 regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.

ACCESSIBLE PATH OF TRAVEL:

The applicant shall include the following information to be included within the building department building plan review with regards to all required accessible path of travel details. The revised site plan shall include the following information for the required continuous paved accessible path of travel:

- 1.Connection to the public R.O.W.
- 2.Connection to all buildings.
- 3.Connection to areas of public accommodation (Including recreation/sports park facilities and viewing areas.
- 4.Connection to accessible designed trash enclosures.
- 5.Connection to mail kiosks.
- 6.Connection to accessible parking loading/unloading areas.

The details shall include:

- 1.Accessible path construction type (Concrete or asphalt)
- 2.Path width.
- 3.Path slope%, cross slope%.
- 4.Ramp and curb cut-out locations.
- 5.Level landing areas at all entrance and egress points.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be paid in a check or money order to the Riverside County Fire Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 USE-#4-WATER PLANS (cont.) RECOMMND

10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of 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 USE 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 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 Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1                   USE - LC LANDSCAPE PLOT PLAN (cont.)                   RECOMMND

1)Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2)Weather based controllers and necessary components to eliminate water waste;

3)A copy of the "stamped" approved grading plans; and,

4)Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1)Identification of all common/open space areas;

2)Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3)Shading plans for projects that include parking lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

)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 Transportation Department that the subject District has approved said plans.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 1 USE - LC LANDSCAPE PLOT PLAN (cont.) (cont.) RECOMMND

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

80.PLANNING. 2 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 Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

80.PLANNING. 5 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 B.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 7 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 10 USE - COC REQUIRED (2) RECOMMND

Prior to issuance of building permits, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Department of Building and Safety.

If Planning Department Condition No. 60.PLANNING.5 is satisfied, this condition shall be considered MET.

80.PLANNING. 11 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 12 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the Coachella Valley Recreation and Park District County Service Area No. (CSA) 152 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

80.PLANNING. 14 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 727-112-017 and 727-112-018. The permit holder shall submit proof of recordation of the parcel merger to

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 14 USE - PARCEL MERGR REQD (2) (cont.) RECOMMND

the Planning department within six (6) months of Planning Department approval.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.3 is satisfied.

80.PLANNING. 19 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Coachella Valley Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 20 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 21 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Public Use Permit No. 575R1, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

80.PLANNING. 22 USE - PARCEL MERGR REQD (2) RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 727-112-017 and 727-112-018.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.3 is satisfied.

TRANS DEPARTMENT

80.TRANS. 1 USE - STREETLIGHT PLAN RECOMMND

Separate street light plan is required for this project. Street lighting along public County maintained roads shall be located at intersections only as approved by the Transportation Department and shall be designed in accordance with County Ordinance 460 and Streetlight

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - STREETLIGHT PLAN (cont.) RECOMMND

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. Street lighting along private streets shall be as approved by the Transportation Department.

80.TRANS. 1 USE - TUMF RECOMMND

Prior to the issuance of a building 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.

80.TRANS. 2 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 plans shall be designed within Dale Kiler Road, 7th Street and submitted to the Transportation Department. The landscape design shall incorporate a desert theme, including the extensive use of native desert and drought tolerant plant species. Irrigation systems shall incorporate the use of drip 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. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division.

80.TRANS. 2 USE- R-O-W DEDICATION/VACATION RECOMMND

Existing road right-of-way along 6th Street from Dale Kiler Road easterly, shall be vacated. For any reason, vacating of the existing right-of-way does not get approved, the project shall be re-submitted for re-design.

Sufficient public street right-of-way along Seventh Street,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 USE- R-O-W DEDICATION/VACATION (cont.) RECOMMND

shall be conveyed for public use to provide for a 45-foot part-width right-of-way, including standard corner cut-back.

Existing road right-of-way along Home Avenue from Seventh Street southerly, shall be vacated. For any reason, vacating of the existing right-of-way does not get approved, the project shall be re-submitted for re-design.

80.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 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.

80.TRANS. 3 USE - DRAINAGE EASEMENT RECOMMND

The developer will prepare and record easements for drainage purposed by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows: "Drainage Easement - no building, obstructions, or encroachments are allowed."

80.TRANS. 4 USE - SIGNING & STRIPING RECOMMND

Signing and striping plan shall be required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan.

80.TRANS. 5 USE - UTILITY PLAN RECOMMND

An 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 USE - UTILITY PLAN (cont.)

RECOMMND

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.

80.TRANS. 6 USE - EXISTING MAINTAINED

RECOMMND

Dale Kiler Road along project boundary which is a paved County maintained road designated as a local street shall be improved with 6-inch concrete curb-and-gutter, located 18'feet from centerline to curb line, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 30-foot half-width dedicated right-of-way in accordance with County Standard No. 105, Section "C". (36'/60') modified.

NOTE: A 5-foot sidewalk shall be constructed adjacent to curb line within the 10-foot parkway.

The following street improvement shall be designed and installed as approved by the Transportation Department.

65th Street shall be improved with 24-feet of asphalt concrete pavement within a 30-foot half-width dedicated right-of-way in accordance with the County Standard as shown on Exhibit A-1.

7th Street 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 "C". (40'/60')

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1                   USE - WQMP BMP INSPECTION (cont.)                   RECOMMND

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                   USE - 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                   USE - 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                   USE - 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 commercial and/or industrial facility shall register such facility for annual inspections.

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



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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5                   USE - REQ'D GRADING INSP'S (cont.)                   RECOMMND

- b.Precise Grade Inspection
- c.Inspection of completed onsite storm drain facilities
- d.Inspection of the WQMP treatment control BMPs

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6                   USE - PRECISE GRDG APPROVAL (cont.)                   RECOMMND  
and Safety Department clearance.

FIRE DEPARTMENT

90.FIRE. 1                   USE-#45-FIRE LANES                   RECOMMND  
The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2                   USE-#012-PUB TYP BUILD                   RECOMMND  
PUBLIC TYPE BUILDINGS

90.FIRE. 3                   USE-#12A-SPRINKLER SYSTEM                   RECOMMND  
Install a complete fire sprinkler system per NFPA 13 1999 edition in all buildings requiring a fire flow of 1500 GPM or greater. Sprinkler system(s) with pipe sizes in excess of 4" in diameter will require the project structural engineer to certify (wet signature) the stability of the building system for seismic and gravity loads to support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 50 feet of a hydrant, and a minimum of 25 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans.

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

90.FIRE. 4                   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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 5                      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. 6                      USE-#36-HOOD DUCTS                      RECOMMND

A U.L. 300 hood duct fire extinguishing system must be installed over the cooking equipment. Wet chemical extinguishing system must provide automatic shutdown of all electrical componets and outlets under the hood upon activation. System must be installed by a licensed C-16 contractor. Plans must be submitted with current fee to the Fire Department for review and approval prior to installation.

NOTE: A dedicated alarm system is not required to be installed for the exclusive purpose of monitoring this suppression system. However, a new or pre-existing alarm system must be connected to the extinguishing system. (\* separate fire alarm plans must be submitted for connection)

90.FIRE. 7                      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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2                      USE 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 users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website [www.rcflood.org](http://www.rcflood.org), e-mail [fcnpdes@rcflood.org](mailto:fcnpdes@rcflood.org), or the toll free number 1-800-506-2555. Please provide Project number,

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2                   USE BMP - EDUCATION (cont.)                   RECOMMND

number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

90.FLOOD RI. 3                   USE 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 project area prior to the completion of these tasks.

90.FLOOD RI. 4                   USE BMP MAINTENANCE & INSPECT                   RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

90.FLOOD RI. 5                   USE AS-BUILT BMP                   RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 5 USE AS-BUILT BMP (cont.) RECOMMND

approved plans and specifications. As-built plans certified by a registered Civil Engineer shall be submitted.

PLANNING DEPARTMENT

90.PLANNING. 1 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. 2 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 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. 5 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 485 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of 14 accessible parking space[s] 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.

90.PLANNING. 10 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. 13 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

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90.PLANNING. 14 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. 15 USE - WALL/BERM REQUIRED

RECOMMND

A minimum 6 foot high decorative block wall or combination block wall wrought iron wall or combination landscaped earthen berm and decorative block wall shall be constructed along the project perimeter. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

90.PLANNING. 17 USE - TRASH ENCLOSURES

RECOMMND

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

90.PLANNING. 18 USE - REMOVE EXISTING CHURCH

RECOMMND

The existing church building shall be removed prior to occupancy of the new church building.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 21 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 25 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 14.3 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 26 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 29 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 29 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

the Ordinance and the aforementioned Condition of Approval. The Project Area for Public Use Permit No. 575R1 is calculated to be 14.3 gross acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 30 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. 575R1 has been calculated to be 14.3 gross acres.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE- R-O-W DEDICATION/VACATION RECOMMND

Prior to building final inspection, existing public street right-of-way along 6th Street, shall be vacated as shown on Exhibit A-1.

Prior to building final inspection sufficient public street right-of-way along 7th Street shall be conveyed for public use to provide for a 45-foot part-width right-of-way including standard corner cut-back.

Prior to building final inspection, existing public street right-of-way along Home Avenue shall be vacated as shown on Exhibit A-1.

90.TRANS. 2 USE - RETENTION BASIN RECOMMND

For retention basin sizing and calculations refer to letter dated December 6, 2012 from Alan French to Majeed Farshad.

90.TRANS. 3 USE-STREET,DRAINAGE IMP.COMPLE RECOMMND

All street, drainage improvements including the construction of drainage swales, storm drains, inlet structures, lighting, landscaping and retention systems are required to be completed prior to occupancy.

90.TRANS. 4 USE - OWNER MAINT. NOTICE RECOMMND

The owner of the project site shall be responsible for the maintenance of the drainage facility, including but not limited to the catch basin, surface retention basin. A viable maintenance mechanism acceptable to the County should be provided for retention systems. The owner/project proponent shall obtain approval from Riverside County Transportation Department regarding the maintenance of the retention systems. This maintenance wording shall be shown on the title sheet of improvement plans.

90.TRANS. 5 USE - EASEMENT FOR DRAINAGE 2 RECOMMND

The developer will prepare and record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain

05/22/13  
13:59

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 48

PUBLIC USE PERMIT Case #: PUP00575R1

Parcel: 727-112-018

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

USE - EASEMENT FOR DRAINAGE 2 (cont.)

RECOMMND

water. All drainage easements shall be recorded by separate instrument and notes as follows: "Drainage Easement - no building, obstructions, or encorachments are allowed."

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

DATE: September 25, 2012

**TO:**

Riv. Co. Transportation Dept.- Palm Desert  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health – Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Department- Palm Desert  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.  
Riv. Co. Environmental Programs Division

P.D. Geology Section  
P.D. Landscaping Section  
P.D. Archaeology Section  
Riverside Transit Agency  
Sunline Transit Agency  
Riv. Co. Sheriff's Dept.- Thermal/Mecca  
Riv. Co. Waste Management Dept.  
EDA – Redevelopment  
Mecca Community Council

4th District Supervisor  
4th District Planning Commissioner  
Caltrans #8  
Eastern Information Center - UCR  
Coachella Valley Water District  
Coachella Valley School District  
Southern California Edison  
Southern California Gas Co.  
Verizon

**PUBLIC USE PERMIT NO. 575, REVISED NO. 1 – EA42541 – Applicant:** Diocese of San Bernardino - Engineer/ Representative: William McKeever – Fourth Supervisorial District – Mecca Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (MDR) (2-5 DU/AC min) - Location: Northerly of 6<sup>th</sup> Street, southerly of 7th Street, easterly of Dale Kiler Road, westerly of Home Ave – 11.21 Gross Acres - Zoning: One Family Dwellings 1 Acre min (R-1) – **REQUEST:** An expansion to the existing church facility which includes a new 24,207 sq.ft. church, a 13,000 sq.ft. social hall, and 7,000 sq.ft. of class rooms in 4 phases. APN(s): 727-112-017 & -018 Related Case(s): PUP00575, PUP00575S1, S2, S3, & S4

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 18, 2012**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Paul Rull**, Project Planner, at **(951) 955-0972** or email at **prull@rctlma.org / MAILSTOP# 1070**.

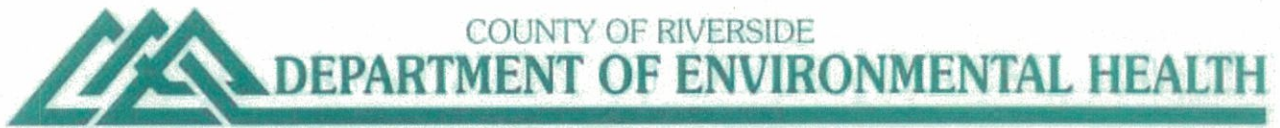
COMMENTS:

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.*



January 31, 2013

TO: Paul Rull, Project Planner

FROM: Steven Hinde, REHS, CIH, Senior Industrial Hygienist

RE: Public Use Permit No. 575R1

A noise study is not required based upon the submitted diagrams, surrounding zoning, distance of sensitive receivers. However, they still need to follow:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels 45 dB(A) – 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB (A) – 10 minute leq, between 7:00 a.m. and 10:00 p. m. (daytime standard).
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 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. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings.
5. A five foot high barrier should be constructed around the condenser units of the church building.

Please contact Steven Hinde if you have any questions.



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

October 10, 2012

Redwine and Sherrill, Attorneys

File: 0163.1  
0421.1  
0721.1  
070908-4

Paul Rull  
Riverside County Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92501

Dear Mr. Rull:

Subject: PUP 575, Revision No. 1

This project lies within the area of the Eastern Coachella Valley Master Stormwater Planning Project, which will provide flood protection to the communities of Thermal, Vista Santa Rosa, Oasis, Mecca and North Shore. Coachella Valley Water District (CVWD) is in the early stages of this planning effort. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for flood control facilities and/or participate in the financing of a portion of these facilities.

This area is designated Zone D on the Federal Flood Insurance Rate Maps, which are in effect at this time. Zone D is defined as an area of undetermined but possible risk of flood hazard.

Design for retention basins for this area must consider high groundwater levels and clay soils.

Since the stormwater issues of this development are local drainage, CVWD does not need to review drainage design further.

CVWD will provide domestic water and sanitation 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.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to install these facilities and provide land and/or easements on which some of these facilities will be located. These sites shall be shown on the Development Plans as lots and/or easements to be deeded to CVWD for such purpose.



Paul Rull  
Riverside County  
Planning Department

2

October 10, 2012

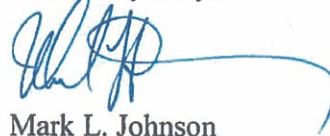
This notice of domestic water and sanitation service availability can only be used and relied upon for the specific property for which it was issued and shall expire three (3) years from date of issuance.

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in or suspensions of service.

This area is underlain with agricultural drainage lines. There are Private facilities not shown on the development plans. There may be conflicts with these facilities. We request Riverside County to withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the Private facilities and associated right-of-way and provided Riverside County with written confirmation that there is no interference. The Private conflicts include but are not limited to Tile Drain 344.

If you have any questions please call Joe Cook, Domestic Water Engineer, extension 2292.

Yours very truly,



Mark L. Johnson  
Director of Engineering

cc: Mike Mistica  
County of Riverside, Department of Environmental Health  
P.O. Box 1206  
Riverside, CA 92502

Majeed Farshad  
Riverside County Department of Transportation  
38-686 El Cerrito Road  
Palm Desert, CA 92211

Alan French  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

cc: Charles Brown Architect  
4049 Almond Street, Suite 201  
Riverside, CA 92501

JC:ch\eng\sw\12\Oct\PUP 575-rev

ec: Tommy Fowlkes  
Joe Cook  
Tefaye Demissie

JC:chheng\sw\12\Oct\PUP 575-rev



MECCA COMMUNITY COUNCIL



& County Service Area 97

(Created by the Board of Supervisors April 2, 1991)

**PUBLIC NOTICE AND  
REVISED AGENDA**

Mecca Community Library

91-260 Avenue 66

Mecca, California 92254

Wednesday, October 17, 2012 at 6:00 pm

*In accordance with the requirements of the California Code, Section 59454.2, this Agenda is posted not less than 72 hours prior to the meeting date and time noted above.*

1. Call to Order
  2. Pledge of Allegiance
  3. Roll Call
  4. Swear in new Councilmember, Carmen Palomar
  5. Approval of Minutes
  6. Rotation of Officers
7. **NEW BUSINESS:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
- A. **Project Name/Description:** The conditional use permit proposes to construct and operate a travel center/truck stop to include auto/truck fueling, car/truck wash, 24-hour retail sale of gasoline, food, beverages, beer/wine and grocery items with 3 drive-thru restaurants and one sit down restaurant. Offsite access is along Buchanan Street to the west.  
**APN:** 727-100-024 – Concurrent Cases: CZ07710, PM36204 (to be withdrawn), CFG05520 – Related Case: PAR01093  
**Conditional Use Permit:** #3623, Amended #3: EA42166  
**Location:** Northerly of Avenue 66 (Hwy 195), southerly of Avenue 65, easterly of Buchanan Street, westerly of Hwy 86; across from AM/PM  
**Zoning:** Light agriculture, 5 acre minimum (A-1-5)  
**Commercial Project:** Total building square footage is approximately 39,000 square feet with maximum building height of 28 feet and 203 overall parking spaces  
**Contact Information:** Applicant: Ino Cruz, Engineer: Absolute Design Methods, 951-280-3833, [ino@intmgmt.com](mailto:ino@intmgmt.com); Jay Olivas, Project Planner: 951-955-1195, [jolivas@rctlma.org](mailto:jolivas@rctlma.org)
- B. **Project Name/Description:** San Cristobal Migrant Farm Worker Mobile Home Park – an 84-space migrant agricultural worker mobile home part with community center and day care facility.  
**Location:** Northerly of Hammond Road, southerly of Avenue 68, easterly of Johnson Street and westerly of Grant Street – 25 gross acres.  
**Zoning:** Heavy Agriculture – 20 acre minimum and controlled development areas  
**Request Change of Zone No. 7785** proposes to modify the zoning classification from Heavy Agriculture  
**Conditional Use Permit:** No. 3497, revised permit No.1 proposes to modify previously approved farm labor camp (un-built) by allowing up to 160 people in dormitories with community building and on-site manager's quarters.  
**Related cases:** GPA00784; CZ07285;  
**APN:** 729-050-002  
**LDC Meeting Date:** October 18, 2012  
**Contact Information:** Jay Olivas, Project Planner, at 951-955-1195

**C. Project Name/Description:** Sanctuary of Our Lady of Guadalupe Catholic Church.  
**Request:** An expansion to the existing church facility which includes a new 24,207 sq. ft. church, a 13,000 sq. ft. social hall and 7,000 sq. ft. of classrooms in 4 phases  
**Location:** Northerly of 6<sup>th</sup> Street, southerly of 7<sup>th</sup> Street, easterly of Dale Kiler Road, westerly of Home Avenue  
**Case No:** PUP00575R1; Related cases PUP00575, PUP00575S1, S2, S3 and S4  
**APN(s):** 727-112-017 and 018.  
**LDC Meeting Date:** October 18, 2012  
**Contact Information:** Charles Brown, Architect, 951-683-6222; [cbrown@cbarchitect.org](mailto:cbrown@cbarchitect.org)

8. **STAFF REPORTS:** Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair.
- A. EDA – Citizen's Participation Meeting for the Community Development Block Grant Program (CDBG) – Michelle Davitt
  - B. SCVCSD – Trashbusters 2012 event on Saturday, November 10th
  - C. TLMA –
    - 1. Mojahed Salama to address signal issue on Highway 86 and Avenue 66
    - 2. Roundabout update
  - D. Sheriff Department
  - E. Fire Department
  - F. 4<sup>th</sup> District Supervisor, John J. Benoit, representative – Leticia De Lara

9. **PUBLIC COMMENTS:**

All persons wishing to address the Council on items not specifically on the agenda or on matters of general interest should do so at this time. As determined by the chair, speakers may be deferred until a related agenda item is taken for the Council's consideration. Please limit your remarks to 3 minutes.

10. **COUNCILMEMBERS' REPORTS AND CORRESPONDENCE:**

11. **AGENDA ITEMS FOR NEXT MEETING:**

12. **ADJOURN:** Next meeting – November 14, 2012

Riverside County 4<sup>th</sup> District Website [www.RivCo4.org](http://www.RivCo4.org)

Jaime Gonzales, Chair (760) 578-4321	Cipriano Montes, Secretary (760) 578-1629	Maria Machuca (760)702-2733	Nachhattar Chandi (760) 578-3312
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Accommodations under the Americans with Disabilities Act are available upon request. Please contact Leticia De Lara at 760-863-8211, or email at [ldelara@rcbos.org](mailto:ldelara@rcbos.org), 72 hours before meeting, from 7:30am to 6:00pm, Monday through Thursday.

**Community Council Advisory Project Review Report—Fourth District Planning Projects**

Council:	Mecca	Address:	
Meeting date:	Oct. 17, 2012	Cross streets:	North of 6th St South of 7th easterly of Dale Kiler Road, W. of Home
Project name:	Our Lady of Guadalupe Church	Parcel number(s):	727-112-017 + 018
Case number:			

Advisory Action: Support  NOT Support  Abstain  Absent  Continue to

**Advisory Motion**

Motion to approve made by Maria Machuca,  
Second by Jaime Gonzales. Unanimous approval 4-0.  
absent - Nachhatar Chandi

**Advisory Discussion, Comments and Recommendations**

1. Want to ensure that Mecca design guidelines are adhered to.  
2. Make sure there is sufficient parking.

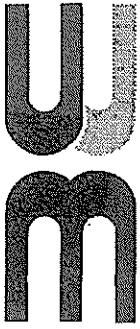
Date: 11-13-12 Signature: Leticia DeLara

Print name and title: Supervisor John Benoit's liaison to Mecca CC.

**Supervisor's Comments**

None

**Directions:** The council secretary or designated council member must complete, sign and return this document to the Supervisors liaison immediately following advisory action. This document will be filed to officially record community input on the project.



W. J. McKeever Inc.  
Civil Engineering

May 22, 2013

County of Riverside  
Planning Department

Attn: Paul Rull  
Re: PUP00575R1

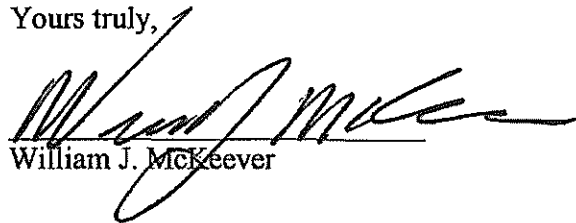
Mr. Rull:

The project description of the Sanctuary of Our Lady of Guadalupe PUP00575R1 referenced above has changed as follows:

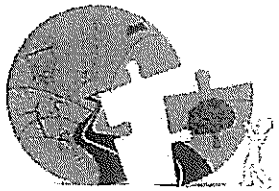
*The addition of 16,043 SF Church with required site improvements in 1 phase*

If you need any additional information, please let us know.

Yours truly,



William J. McKeever



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: Worship Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: 6.1 e(1)

*ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

CASE NUMBER: PUP00575R1 DATE SUBMITTED: 9/10/12

### APPLICATION INFORMATION

Applicant's Name: Diocese of San Bernardino E-Mail: dmeier@sbdioocese.org

Mailing Address: 1201 E. Highland Avenue  
San Bernardino, CA 92404  
City State ZIP

Daytime Phone No: (909) 475-5052 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: William McKeever E-Mail: office@wjmckeeverinc.com

Mailing Address: 900 E. Washington St., Ste. 208  
Colton, CA 92324  
City State ZIP

Daytime Phone No: (909) 825-8048 Fax No: (909) 825-8639

Property Owner's Name: same as applicant E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

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

EA 42541 CP605914

**APPLICATION FOR LAND USE PROJECT**

If the property is owned by more than one person, attach a separate page that references 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.

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.

David E. Meier

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.

  
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

MSGT, Gerard M. Wozz  
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): 727-112-018-5 & 727-112-017-4

Section: 8 Township: 7 S Range: 9 E

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 11.21 Ac

General location (nearby or cross streets): North of 6th Street, South of 7th Street, East of Dale Kiler Rd, West of Wolf Drive

Thomas Brothers map, edition year, page number, and coordinates: 5592 G-6 2007

Project Description: (describe the proposed project in detail)

Addition of 22,293 SF Church, 13,000 SF Social Hall, 7,000 SF of class rooms and a 1,919 SF chapel with required site improvements in 4 phases

Related cases filed in conjunction with this application:

Street right of way vacation application for portions of 6th Street, 7th Street and Home Avenue

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

If yes, provide Case No(s). Substantial Conformance PUP 0057553 (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 project 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) \_\_\_\_\_

Will the project 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: 21,000 CY

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/11/2013,

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

APN (s) or case numbers PUP00575R1 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

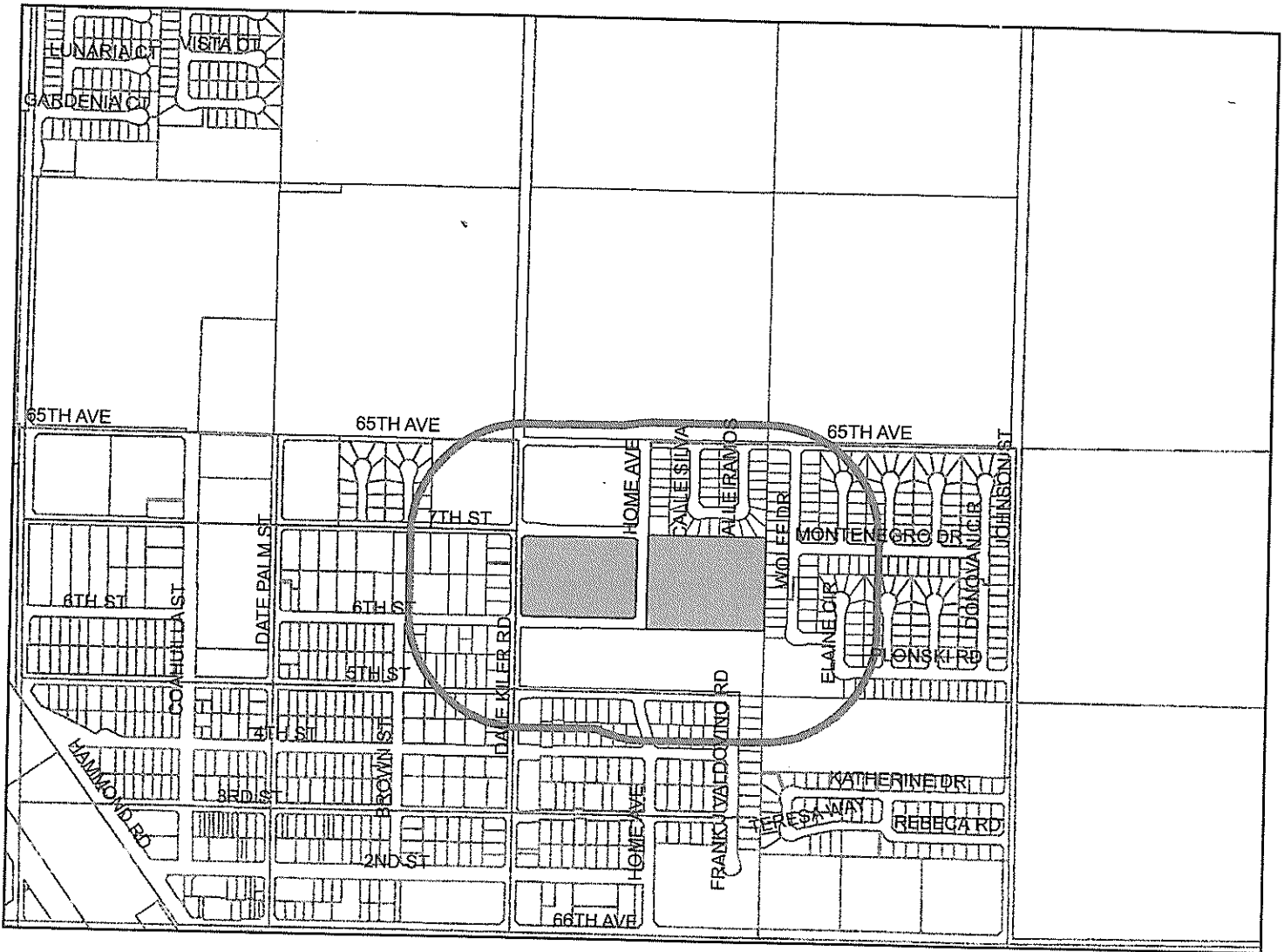
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor  
Riverside, Ca. 92502

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



# PUP00575R1 (600 feet buffer)



## Selected Parcels

727-381-015	727-383-014	727-372-015	727-383-026	727-151-021	727-202-013	727-391-026	727-371-021	727-372-004	727-372-021
727-391-012	727-391-010	727-153-003	727-153-017	727-372-061	727-372-022	727-383-023	727-201-039	727-372-002	727-382-005
727-153-005	727-392-005	727-391-001	727-204-007	727-202-014	727-382-013	727-391-011	727-383-007	727-151-009	727-383-029
727-153-004	727-383-015	727-151-012	727-151-039	727-151-034	727-382-012	727-372-006	727-340-024	727-391-030	727-340-020
727-340-021	727-340-022	727-340-023	727-371-018	727-220-010	727-151-010	727-391-009	727-372-019	727-391-002	727-381-012
727-153-020	727-392-004	727-202-011	727-382-010	727-153-007	727-391-020	727-391-007	727-153-006	727-372-011	727-201-038
727-202-007	727-391-008	727-372-020	727-392-001	727-382-011	727-391-021	727-153-015	727-153-016	727-372-018	727-201-044
727-201-035	727-392-002	727-383-005	727-381-014	727-391-005	727-382-009	727-151-007	727-372-003	727-151-036	727-381-017
727-392-008	727-151-023	727-130-017	727-202-010	727-392-007	727-151-026	727-372-001	727-391-023	727-381-018	727-391-017
727-391-016	727-372-008	727-372-009	727-172-006	727-383-004	727-391-027	727-381-011	727-392-006	727-204-009	727-201-037
727-172-012	727-391-003	727-204-010	727-153-011	727-382-003	727-383-002	727-372-012	727-372-013	727-391-013	727-202-009
727-202-012	727-383-019	727-151-022	727-201-033	727-371-023	727-383-021	727-201-036	727-201-042	727-383-032	727-172-003

First 120 parcels shown



830 415 0 830 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: 727111009, APN: 727111009  
BOBBIE BOZICK, ETAL  
C/O NICHOLAS L BOZICK  
P O BOX 698  
MECCA CA 92254

ASMT: 727151009, APN: 727151009  
MARIA AGUILAR, ETAL  
P O BOX 1225  
MECCA CA 92254

ASMT: 727112021, APN: 727112021  
VILLAS HOUSING ASSOC  
45701 MONROE ST NO G PLZ 1  
INDIO CA 92201

ASMT: 727151010, APN: 727151010  
CONCEPCION MANN  
P O BOX 211  
MECCA CA 92254

ASMT: 727112024, APN: 727112024  
TRAVELER PROP  
P O BOX 696  
MECCA CA 92254

ASMT: 727151020, APN: 727151020  
MARGARITA ALVAREZ, ETAL  
P O BOX 1756  
MECCA CA 92254

ASMT: 727130017, APN: 727130017  
HOUSING AUTHORITY OF COUNTY OF RIVERS  
5555 ARLINGTON AVE  
RIVERSIDE CA 92504

ASMT: 727151021, APN: 727151021  
MARIA GONZALEZ, ETAL  
P O BOX 625  
MECCA CA 92254

ASMT: 727151006, APN: 727151006  
RAQUEL RIVERA, ETAL  
P O BOX 918  
MECCA CA 92254

ASMT: 727151022, APN: 727151022  
JOSE PADILLA  
91450 6TH ST  
MECCA, CA. 92254

ASMT: 727151007, APN: 727151007  
GERARDO SERRATO  
P O BOX 2395  
MECCA CA 92254

ASMT: 727151023, APN: 727151023  
HILDA ACOSTA  
C/O CELIA ACOSTA  
2301 ANDRADE AVE APT 236  
CALEXICO CA 92231

ASMT: 727151008, APN: 727151008  
ELIZABETH ZAMUDIO, ETAL  
P O BOX 1696  
MECCA CA 92254

ASMT: 727151026, APN: 727151026  
IQBAL AHMED  
4507 WHEELER AVE  
LA VERNE CA 91750



ASMT: 727151027, APN: 727151027  
 SILVINA ASTORGA  
 65265 DALE KILER RD  
 MECCA, CA. 92254

ASMT: 727153005, APN: 727153005  
 AUGUSTINE ESTRADA  
 P O BOX 544  
 MECCA CA 92254

ASMT: 727151034, APN: 727151034  
 CARMEN IRIART  
 88751 AVENUE 64  
 THERMAL CA 92274

ASMT: 727153006, APN: 727153006  
 EMILIO CAMADDO  
 P O BOX 671  
 MECCA CA 92254

ASMT: 727151035, APN: 727151035  
 ROMAN CATHOLIC BISHOP OF SB  
 1201 E HIGHLAND AVE  
 SAN BERNARDINO CA 92404

ASMT: 727153007, APN: 727153007  
 ELENA ALONZO  
 P O BOX 836  
 MECCA CA 92254

ASMT: 727151036, APN: 727151036  
 GLORIA GONZALEZ  
 85446 AVENUE 52  
 COACHELLA CA 92236

ASMT: 727153008, APN: 727153008  
 M D HILDA, ETAL  
 P O BOX 501  
 MECCA CA 92254

ASMT: 727151039, APN: 727151039  
 CARLOS VIEYRA  
 P O BOX 788  
 MECCA CA 92254

ASMT: 727153011, APN: 727153011  
 MARIA CERVANTES, ETAL  
 P O BOX 1261  
 MECCA CA 92254

ASMT: 727153002, APN: 727153002  
 ANTONIO LOMBOY, ETAL  
 P O BOX 561  
 MECCA CA 92254

ASMT: 727153014, APN: 727153014  
 MAGDALENA HOLSTER  
 50230 VISTA MONTANA CT  
 INDIO CA 92201

ASMT: 727153004, APN: 727153004  
 CARLOS POMPA  
 83110 ELLA AVE  
 THERMAL CA 92274

ASMT: 727153016, APN: 727153016  
 FRANK VALDOVINO, ETAL  
 P O BOX 666  
 MECCA CA 92254



ASMT: 727153017, APN: 727153017  
ANTONIO SANCHEZ  
91460 5TH ST  
MECCA, CA. 92254

ASMT: 727172007, APN: 727172007  
MARIO GONZALEZ  
P O BOX 305  
MECCA CA 92254

ASMT: 727153018, APN: 727153018  
ASUNCION GOMEZ, ETAL  
P O BOX 1425  
MECCA CA 92254

ASMT: 727172011, APN: 727172011  
NOEL ORTIZ  
P O BOX 82  
THERMAL CA 92274

ASMT: 727153019, APN: 727153019  
GLORIA GARCIA, ETAL  
P O BOX 2038  
MECCA CA 92254

ASMT: 727172012, APN: 727172012  
DORA BOLANOS, ETAL  
P O BOX 682  
MECCA CA 92254

ASMT: 727153020, APN: 727153020  
DAVID ESCOBAR  
P O BOX 1117  
COACHELLA CA 92236

ASMT: 727201025, APN: 727201025  
MOISES ANDRADE, ETAL  
P O BOX 705  
MECCA CA 92254

ASMT: 727172003, APN: 727172003  
JOSEFINA GALINDO  
P O BOX 725  
COACHELLA CA 92236

ASMT: 727201033, APN: 727201033  
ESTELA PEREZ, ETAL  
P O BOX 1153  
MECCA CA 92254

ASMT: 727172004, APN: 727172004  
IRENE GALINDO, ETAL  
P O BOX 1099  
MECCA CA 92254

ASMT: 727201034, APN: 727201034  
PAULA CORRALES, ETAL  
P O BOX 389  
THERMAL CA 92274

ASMT: 727172006, APN: 727172006  
JESUS CANO  
P O BOX 792  
MECCA CA 92254

ASMT: 727201035, APN: 727201035  
MARIA RUIZ, ETAL  
P O BOX 397  
MECCA CA 92254

ASMT: 727201036, APN: 727201036  
RAMONA RUBIO, ETAL  
P O BOX 1698  
MECCA CA 92254

ASMT: 727201043, APN: 727201043  
MARTHA LUA, ETAL  
P O BOX 1904  
MECCA CA 92254

ASMT: 727201037, APN: 727201037  
MARIA ALVARADO, ETAL  
P O BOX 596  
THERMAL CA 92274

ASMT: 727201044, APN: 727201044  
AMALIA OSUNA, ETAL  
P O BOX 2091  
MECCA CA 92254

ASMT: 727201038, APN: 727201038  
MARIA CHAIDEZ, ETAL  
P O BOX 1760  
MECCA CA 92254

ASMT: 727201045, APN: 727201045  
MARTHA AVALOS, ETAL  
P O BOX 2070  
MECCA CA 92254

ASMT: 727201039, APN: 727201039  
LIDIA LOPEZ, ETAL  
P O BOX 1947  
MECCA CA 92254

ASMT: 727201051, APN: 727201051  
FRANCISCA LEAL, ETAL  
P O BOX 1824  
MECCA CA 92254

ASMT: 727201040, APN: 727201040  
VICTORIA CABRERA  
P O BOX 1199  
MECCA CA 92254

ASMT: 727201053, APN: 727201053  
ALICE ZARATZIAN, ETAL  
767 DORADO DR  
SANTA BARBARA CA 93111

ASMT: 727201041, APN: 727201041  
REYNALDA PANTOJA, ETAL  
P O BOX 906  
THERMAL CA 92274

ASMT: 727202005, APN: 727202005  
MARIA ANGULO, ETAL  
P O BOX 1962  
MECCA CA 92254

ASMT: 727201042, APN: 727201042  
MARIANA SANCHEZ, ETAL  
P O BOX 1043  
MECCA CA 92254

ASMT: 727202006, APN: 727202006  
EULALIA PEREZ, ETAL  
P O BOX 1944  
MECCA CA 92254



ASMT: 727202007, APN: 727202007  
MARIA MAJANO, ETAL  
P O BOX 2103  
MECCA CA 92254

ASMT: 727202014, APN: 727202014  
NARCISO REYES, ETAL  
P O BOX 1029  
MECCA CA 92254

ASMT: 727202008, APN: 727202008  
MARIA LARA  
P O BOX 2183  
MECCA CA 92254

ASMT: 727202015, APN: 727202015  
ROBERT MUELA  
85235 AVENUE 54  
THERMAL CA 92274

ASMT: 727202009, APN: 727202009  
LUZ HERRERA, ETAL  
P O BOX 457  
MECCA CA 92254

ASMT: 727202016, APN: 727202016  
MARTIN HERNANDEZ  
15884 SADDLE CT  
FOUNTAIN VALLEY CA 92708

ASMT: 727202010, APN: 727202010  
IGNACIO SALINAS  
P O BOX 1856  
MECCA CA 92254

ASMT: 727202017, APN: 727202017  
CANDERLARIA IBARRA, ETAL  
P O BOX 2034  
MECCA CA 92254

ASMT: 727202011, APN: 727202011  
ELVIRA RIOS, ETAL  
P O BOX 173  
MECCA CA 92254

ASMT: 727204007, APN: 727204007  
CECILIA MEZA, ETAL  
P O BOX 2031  
MECCA CA 92254

ASMT: 727202012, APN: 727202012  
TERESA LINARES, ETAL  
P O BOX 1057  
MECCA CA 92254

ASMT: 727204008, APN: 727204008  
GUADALUPE SOTELO, ETAL  
P O BOX 155  
MECCA CA 92254

ASMT: 727202013, APN: 727202013  
TERESA PEREZ, ETAL  
P O BOX 1293  
MECCA CA 92254

ASMT: 727204009, APN: 727204009  
ESTER ALMAZAN, ETAL  
P O BOX 284  
MECCA CA 92254



ASMT: 727204010, APN: 727204010  
 ESPERANZA CEJA, ETAL  
 P O BOX 927  
 MECCA CA 92254

ASMT: 727371018, APN: 727371018  
 PARK DIST, ETAL  
 45305 OASIS ST  
 INDIO CA 92201

ASMT: 727204011, APN: 727204011  
 DARIA LOPEZ, ETAL  
 P O BOX 1997  
 MECCA CA 92254

ASMT: 727371020, APN: 727371020  
 KRISTIN MARTINEZ  
 65321 WOLFF DR  
 MECCA, CA. 92254

ASMT: 727220010, APN: 727220010  
 COACHELLA VALLEY UNIFIED SCHOOL DIST  
 P O BOX 847  
 THERMAL CA 92274

ASMT: 727371021, APN: 727371021  
 ALVARO CAMARENA  
 P O BOX 1683  
 MECCA CA 92254

ASMT: 727340023, APN: 727340023  
 PASEO DE LOS POETAS, ETAL  
 1649 CAPALINA RD STE 500  
 SAN MARCOS CA 92069

ASMT: 727371022, APN: 727371022  
 LUIS CENTENO  
 P O BOX 2049  
 MECCA CA 92254

ASMT: 727340024, APN: 727340024  
 COACHELLA VALLEY HOUSING CO  
 45701 MONROE ST  
 INDIO CA 92201

ASMT: 727372001, APN: 727372001  
 ARACELI ESPINOZA, ETAL  
 65379 ELAINE CIR  
 MECCA, CA. 92254

ASMT: 727371016, APN: 727371016  
 ALEJANDRA CASTRO, ETAL  
 P O BOX 1323  
 THERMAL CA 92274

ASMT: 727372002, APN: 727372002  
 LUCIA CHAIDEZ, ETAL  
 65357 ELAINE CIR  
 MECCA, CA. 92254

ASMT: 727371017, APN: 727371017  
 MARIA AGUILAR, ETAL  
 51600 TYLER ST NO 44  
 COACHELLA CA 92236

ASMT: 727372003, APN: 727372003  
 IRMA FELIX, ETAL  
 65335 ELAINE CIR  
 MECCA, CA. 92254



ASMT: 727372004, APN: 727372004  
ANA GARCIA  
PO BOX 56  
THERMAL CA 92274

ASMT: 727372011, APN: 727372011  
EPIGMENIO ALVAREZ  
P O BOX 1576  
MECCA CA 92254

ASMT: 727372005, APN: 727372005  
LIRIA VARGAS, ETAL  
65291 ELAINE CIR  
MECCA, CA. 92254

ASMT: 727372012, APN: 727372012  
JOSE GARCIA  
PO BOX 1507  
MECCA CA 92254

ASMT: 727372006, APN: 727372006  
CONSUELO FALOMIR, ETAL  
PO BOX 1962  
MECCA CA 92254

ASMT: 727372013, APN: 727372013  
ANGELA CENTENO, ETAL  
PO BOX 1617  
MECCA CA 92254

ASMT: 727372007, APN: 727372007  
MARIA VELASCO  
PO BOX 1169  
MECCA CA 92254

ASMT: 727372014, APN: 727372014  
VICTOR TORRES  
P O BOX 1555  
MECCA CA 92254

ASMT: 727372008, APN: 727372008  
VIVIANA MONTES, ETAL  
PO BOX 881  
MECCA CA 92254

ASMT: 727372015, APN: 727372015  
LUDIVINA CEPEDA, ETAL  
P O BOX 1022  
MECCA CA 92254

ASMT: 727372009, APN: 727372009  
MARIA BAUTISTA, ETAL  
P O BOX 1044  
MECCA CA 92254

ASMT: 727372016, APN: 727372016  
MARTHA AYON, ETAL  
65413 THELMA CIR  
MECCA, CA. 92254

ASMT: 727372010, APN: 727372010  
EMILIANA RAMOS, ETAL  
P O BOX 1196  
MECCA CA 92254

ASMT: 727372017, APN: 727372017  
JUAN FLORES  
P O BOX 263  
MECCA CA 92254





ASMT: 727372018, APN: 727372018  
 MA BARROSO, ETAL  
 P O BOX 2370  
 MECCA CA 92254

ASMT: 727372061, APN: 727372061  
 ARACELI TORRES  
 P O BOX 938  
 MECCA CA 92254

ASMT: 727372020, APN: 727372020  
 ELVIRA NUNEZ, ETAL  
 65325 THELMA CIR  
 MECCA, CA. 92254

ASMT: 727372062, APN: 727372062  
 CIRENIA MONROY, ETAL  
 P O BOX 301  
 THERMAL CA 92274

ASMT: 727372021, APN: 727372021  
 ANA QUINTERO  
 65303 THELMA CIR  
 MECCA, CA. 92254

ASMT: 727381011, APN: 727381011  
 JOHANNA LECHUGA  
 74501 42ND AVE NO 168  
 PALM DESERT CA 92260

ASMT: 727372022, APN: 727372022  
 ARMANDO GUTIERREZ  
 P O BOX 767  
 COACHELLA CA 92236

ASMT: 727381012, APN: 727381012  
 YOLANDA GRANO, ETAL  
 91817 MONTENEGRO RD  
 MECCA, CA. 92254

ASMT: 727372058, APN: 727372058  
 MARGARITO ADAME  
 66700 MARTINEZ RD NO 8  
 THERMAL CA 92274

ASMT: 727381013, APN: 727381013  
 MARBELLA DIAZ  
 51807 SUNSET DR  
 COACHELLA CA 92236

ASMT: 727372059, APN: 727372059  
 GLORIA GARCIA, ETAL  
 P O BOX 401  
 MECCA CA 92254

ASMT: 727381014, APN: 727381014  
 MARIA HERNANDEZ, ETAL  
 P O BOX 974  
 COACHELLA CA 92236

ASMT: 727372060, APN: 727372060  
 UVALDINA LOAIZA, ETAL  
 44056 ARABIA ST NO 124  
 INDIO CA 92201

ASMT: 727381015, APN: 727381015  
 AGUSTIN TORRES  
 P O BOX 1673  
 MECCA CA 92254



ASMT: 727381016, APN: 727381016  
MARIA RUIZ  
P O BOX 1660  
MECCA CA 92254

ASMT: 727382005, APN: 727382005  
JASMIN GAMEZ, ETAL  
85526 NILE LN  
COACHELLA CA 92236

ASMT: 727381017, APN: 727381017  
GLORIA HERNNADEZ  
65250 WOLFF DR  
MECCA, CA. 92254

ASMT: 727382006, APN: 727382006  
SALVADOR VELASQUEZ  
65189 WOLFF DR  
MECCA, CA. 92254

ASMT: 727381018, APN: 727381018  
LEONOR GARZA, ETAL  
65272 WOLFF DR  
MECCA, CA. 92254

ASMT: 727382007, APN: 727382007  
RAFAEL DERUEDA  
53838 CALLE SANBORN  
COACHELLA CA 92236

ASMT: 727382001, APN: 727382001  
ESTHER NAVARRO, ETAL  
65299 WOLFF DR  
MECCA, CA. 92254

ASMT: 727382008, APN: 727382008  
SANDRA ESEBERRE, ETAL  
91770 AVENUE 66 NO F102  
MECCA CA 92254

ASMT: 727382002, APN: 727382002  
HAYDEE DELGADO, ETAL  
P O BOX 487  
MECCA CA 92254

ASMT: 727382009, APN: 727382009  
YESENIA DIAZ, ETAL  
65123 WOLFF DR  
MECCA, CA. 92254

ASMT: 727382003, APN: 727382003  
HILDA ELIAS, ETAL  
P O BOX 1138  
MECCA CA 92254

ASMT: 727382010, APN: 727382010  
MARIA LOPEZ, ETAL  
83557 NICKELCREEK DR  
COACHELLA CA 92236

ASMT: 727382004, APN: 727382004  
GUILLERMINA SANCHEZ, ETAL  
51550 TYLER ST NO C204  
COACHELLA CA 92236

ASMT: 727382011, APN: 727382011  
JULIA MENDEZ, ETAL  
P O BOX 1754  
MECCA CA 92254



ASMT: 727382012, APN: 727382012  
CECILIA TAFOYA  
46434 JASMIN LN  
INDIO CA 92201

ASMT: 727383005, APN: 727383005  
GABRIEL CASTILLO  
88740 AVENUE 70 NO 119  
THERMAL CA 92274

ASMT: 727382013, APN: 727382013  
BERNARDINO RODRIGUEZ  
P O BOX 479  
THERMAL CA 92274

ASMT: 727383006, APN: 727383006  
ANA BAUTISTA, ETAL  
P O BOX 1039  
MECCA CA 92254

ASMT: 727382014, APN: 727382014  
FLORINDA VARGAS, ETAL  
P O BOX 785  
MECCA CA 92254

ASMT: 727383007, APN: 727383007  
CARLA URIBE  
81809 SIROCCO AVE  
INDIO CA 92201

ASMT: 727383001, APN: 727383001  
YUREMA CAZARES  
49615 HIGHWAY 86 NO 95  
COACHELLA CA 92236

ASMT: 727383008, APN: 727383008  
YOLANDA DELAROSA  
51781 HERNANDEZ ST  
COACHELLA CA 92236

ASMT: 727383002, APN: 727383002  
JOSE FELIX  
65030 WOLFF DR  
MECCA, CA. 92254

ASMT: 727383009, APN: 727383009  
SAMUEL PLANCENCIA, ETAL  
84521 VERCRUZ  
COACHELLA CA 92236

ASMT: 727383003, APN: 727383003  
CECILIA BARRIGA, ETAL  
65052 WOLFF DR  
MECCA, CA. 92254

ASMT: 727383010, APN: 727383010  
MARIA BAZUA  
84721 AVENUE 51 NO E202  
COACHELLA CA 92236

ASMT: 727383004, APN: 727383004  
JESUS ESPINOZA  
83337 VECINO WAY  
INDIO CA 92201

ASMT: 727383011, APN: 727383011  
MANUEL NUNEZ  
65159 GLORIA CIR  
MECCA, CA. 92254



ASMT: 727383012, APN: 727383012  
LUCILA GARCIA, ETAL  
P O BOX 1625  
MECCA CA 92254

ASMT: 727383019, APN: 727383019  
ALBA LOPEZ, ETAL  
84720 CALLE PINO  
COACHELLA CA 92236

ASMT: 727383013, APN: 727383013  
TOMASA CASTANO, ETAL  
P O BOX 1332  
MECCA CA 92254

ASMT: 727383020, APN: 727383020  
ANGELICA BUENROSTRO, ETAL  
88051 AVENUE 57  
THERMAL CA 92274

ASMT: 727383014, APN: 727383014  
MARIA CASTILLO, ETAL  
P O BOX 462  
MECCA CA 92254

ASMT: 727383021, APN: 727383021  
JOSE RAMIREZ  
P O BOX 1426  
THERMAL CA 92274

ASMT: 727383015, APN: 727383015  
MARIA MOSQUEDA, ETAL  
P O BOX 1414  
THERMAL CA 92274

ASMT: 727383023, APN: 727383023  
MARIA VILLAGOMEZ, ETAL  
65110 GLORIA CIR  
MECCA, CA. 92254

ASMT: 727383016, APN: 727383016  
MARIA DEGARCIA, ETAL  
P O BOX 1612  
MECCA CA 92254

ASMT: 727383024, APN: 727383024  
JUAN GARCIA  
65132 GLORIA CIR  
MECCA, CA. 92254

ASMT: 727383017, APN: 727383017  
MIRNA CABRALES  
88801 AVENUE 70 SP 2  
THERMAL CA 92274

ASMT: 727383025, APN: 727383025  
TERESA MARTINEZ, ETAL  
65154 GLORIA CIR  
MECCA, CA. 92254

ASMT: 727383018, APN: 727383018  
MARIA QUIROZ  
P O BOX 2113  
MECCA CA 92254

ASMT: 727383026, APN: 727383026  
ALFONSO FLORES  
65176 GLORIA CIR  
MECCA, CA. 92254



ASMT: 727383027, APN: 727383027  
EVANGELINA ESTRADA, ETAL  
65193 MARIO CIR  
MECCA, CA. 92254

ASMT: 727391003, APN: 727391003  
MA CAUDILLO, ETAL  
P O BOX 1509  
MECCA CA 92254

ASMT: 727383028, APN: 727383028  
MARIBEL CECENA  
91770 AVENUE 66 NO J102  
MECCA CA 92254

ASMT: 727391004, APN: 727391004  
BERTHA SILVA, ETAL  
P O BOX 473  
MECCA CA 92254

ASMT: 727383029, APN: 727383029  
CARLOS GARCIA  
65149 MARIO CIR  
MECCA, CA. 92254

ASMT: 727391005, APN: 727391005  
GEORGINA LUA  
P O BOX 932  
MECCA CA 92254

ASMT: 727383030, APN: 727383030  
VIRGINIA RAMOS  
65127 MARIO CIR  
MECCA, CA. 92254

ASMT: 727391006, APN: 727391006  
JUAN ARREDONDO  
P O BOX 1550  
MECCA CA 92254

ASMT: 727383031, APN: 727383031  
MAGDALENA MARTINEZ, ETAL  
91400 7TH ST APT C101  
MECCA CA 92254

ASMT: 727391007, APN: 727391007  
MARIA PEREZ, ETAL  
P O BOX 1553  
MECCA CA 92254

ASMT: 727383032, APN: 727383032  
ROSA SANTIAGO, ETAL  
65083 MARIO CIR  
MECCA, CA. 92254

ASMT: 727391008, APN: 727391008  
ESMERALDA LUA  
91770 66TH AVE NO B101  
MECCA CA 92254

ASMT: 727391001, APN: 727391001  
ANGELINA LEON, ETAL  
P O BOX 2172  
MECCA CA 92254

ASMT: 727391009, APN: 727391009  
CRISTINA ANDRADE MAGANA  
65195 CALLE SILVA  
MECCA, CA. 92254

ASMT: 727391010, APN: 727391010  
ANGELICA CANO  
65169 CALLE SILVA  
MECCA CA 92254

ASMT: 727391017, APN: 727391017  
ISRAEL GONZALES  
65052 CALLE RAMOS  
MECCA, CA. 92254

ASMT: 727391011, APN: 727391011  
ELIZABETH ALVAREZ VARGAS, ETAL  
65143 CALLE SILVA  
MECCA, CA. 92254

ASMT: 727391018, APN: 727391018  
LUIS ORTIZ  
P O BOX 352  
MECCA CA 92254

ASMT: 727391012, APN: 727391012  
MA ORTIZ, ETAL  
P O BOX 752  
MECCA CA 92254

ASMT: 727391019, APN: 727391019  
OBET RAYA  
P O BOX 1806  
MECCA CA 92254

ASMT: 727391013, APN: 727391013  
MA GARCIA, ETAL  
P O BOX 2089  
MECCA CA 92254

ASMT: 727391020, APN: 727391020  
SALVADOR CABRERA, ETAL  
P O BOX 353  
MECCA CA 92254

ASMT: 727391014, APN: 727391014  
BLANCA RODRIGUEZ, ETAL  
99 290 AVENUE 72  
NORTH SHORE CA 92254

ASMT: 727391021, APN: 727391021  
ROSA DETORRES, ETAL  
65156 CALLE RAMOS  
MECCA, CA. 92254

ASMT: 727391015, APN: 727391015  
HERMELINDA PACHECO, ETAL  
P O BOX 934  
MECCA CA 92254

ASMT: 727391022, APN: 727391022  
MARIA MONTELLANO, ETAL  
65182 CALLE RAMOS  
MECCA, CA. 92254

ASMT: 727391016, APN: 727391016  
FRANCISCA GONZALEZ, ETAL  
P O BOX 1931  
MECCA CA 92254

ASMT: 727391023, APN: 727391023  
MARIA DECARRANZA, ETAL  
P O BOX 1442  
MECCA CA 92254



ASMT: 727391024, APN: 727391024  
SILVIA RODRIGUEZ  
P O BOX 442  
COACHELLA CA 92236

ASMT: 727392001, APN: 727392001  
JAQUELINE DEGAYTAN, ETAL  
P O BOX 2033  
MECCA CA 92254

ASMT: 727391025, APN: 727391025  
MARIA JAIME, ETAL  
91770 66TH AVE NO F103  
MECCA CA 92254

ASMT: 727392002, APN: 727392002  
NANCY RAMIREZ, ETAL  
65060 CALLE SILVA  
MECCA, CA. 92254

ASMT: 727391026, APN: 727391026  
ALICIA ZARAGOZA  
P O BOX 322  
THERMAL CA 92274

ASMT: 727392003, APN: 727392003  
IRENE DEDIAZ, ETAL  
P O BOX 2211  
MECCA CA 92254

ASMT: 727391027, APN: 727391027  
REBECCA PARAYNO, ETAL  
P O BOX 1533  
MECCA CA 92254

ASMT: 727392004, APN: 727392004  
DAVID HERNANDEZ  
P O BOX 2061  
MECCA CA 92254

ASMT: 727391028, APN: 727391028  
MARIA RAMOS, ETAL  
91667 CALLE BECERRA  
MECCA, CA. 92254

ASMT: 727392005, APN: 727392005  
MARIA DELATRINIDAD, ETAL  
65138 CALLE SILVA  
MECCA, CA. 92254

ASMT: 727391029, APN: 727391029  
MARIA MORENO, ETAL  
84950 ECHOL RD NO 228  
THERMAL CA 92274

ASMT: 727392006, APN: 727392006  
JOSE AGUILAR H  
P O BOX 1676  
MECCA CA 92254

ASMT: 727391030, APN: 727391030  
COACHELLA VALLEY HOUSING COALITION  
45701 MONROE ST STE G  
INDIO CA 92201

ASMT: 727392007, APN: 727392007  
JAIME VARGAS, ETAL  
P O BOX 665  
MECCA CA 92254



ASMT: 727392008, APN: 727392008  
MARIA CISNEROS, ETAL  
P O BOX 1062  
THERMAL CA 92274

ASMT: 727392009, APN: 727392009  
MARIA MEDINA, ETAL  
P O BOX 681  
MECCA CA 92254

ASMT: 727392010, APN: 727392010  
MARIA JAIME  
P O BOX 1867  
MECCA CA 92254

ASMT: 727392011, APN: 727392011  
JUANA CARLOS, ETAL  
P O BOX 525  
MECCA CA 92254

ASMT: 727392012, APN: 727392012  
SARA MOSQUEDA, ETAL  
65031 CALLE RAMOS  
MECCA, CA. 92254



Coachella Valley Water District  
85995 Avenue 52  
Coachella CA 92236

Mecca Community Council  
Attn: Maria Rios  
P.O. Box 1267  
Mecca CA 92254

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Mecca CA 92254

Roman Catholic Bishop of San Bernardino  
1201 E. Highland Avenue  
San Bernardino CA 92404

William McKeever  
900 E. Washington Street, Suite 208  
Colton CA 92324

Roman Catholic Bishop of San Bernardino  
1201 E. Highland Avenue  
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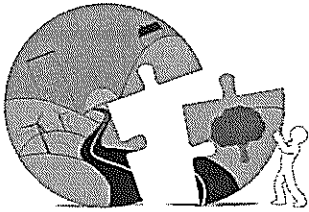
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*Carolyn Syms Luna*  
*Director*

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**NEGATIVE DECLARATION**

Project/Case Number: Public Use Permit No. 575R1

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Paul Rull Title: Project Planner Date: 5/1/13

Applicant/Project Sponsor: Roman Catholic Bishop of San Bernardino Date Submitted: 9/6/13

ADOPTED BY: Planning Commission

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The 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 Paul Rull at 951-955-0972.

Revised: 5/1/13

Y:\Planning Case Files-Riverside office\PUP00575R1\DH-PC-BOS Hearings\DH-PC\Negative Declaration.docx

Please charge deposit fee case#: ZEA42541 ZCFG05916 \$.50

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1302481

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: ROMAN CATHOLIC BISHOP OF SB \$2,156.25  
paid by: CK 96908  
CFG FOR EA42541  
paid towards: CFG05916 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Mar 19, 2013 15:55  
MGARDNER posting date Mar 19, 2013

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,156.25

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1207819

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: ROMAN CATHOLIC BISHOP OF SB \$64.00  
paid by: CK 14584  
CFG FOR EA42541  
paid towards: CFG05916 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Sep 06, 2012 09:18  
MGARDNER posting date Sep 06, 2012

\*\*\*\*\*  
\*\*\*\*\*

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

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

Agenda Item No.: 3.6  
Area Plan: Southwest  
Zoning Area: Rancho California  
Supervisory District: Third/Third  
Project Planner: H. P. Kang  
Planning Commission: June 19, 2013

TENTATIVE TRACT MAP NO. 32627, MINOR  
CHANGE NO. 2  
CEQA EXEMPT  
Applicant: LS Terracina (Standard Pacific  
Homes)  
Engineer/Rep.: Hunsaker & Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The second minor change proposes to connect Streets "A" and "J" of the approved tentative map to provide better circulation. The application is still a Schedule A subdivision of 65.4 acres into 115 single family residential lots, with a minimum lot size of 8,000 sq. ft. and an average lot size of 11,316 sq. ft., and 9 additional lots for open space, detention/water quality basins, a landscape lot, and a park.

The project site is located southerly of Monte Verde Road and westerly of El Chimisal Road, along Anza Road.

### ADDITIONAL INFORMATION

The prior approvals include Tentative Tract Map No. 32627, Change of Zone No. 7113 and Environmental Assessment No. 40015 for the request of changing the zoning from Rural Residential (R-R) to One-Family Dwelling (R-1) and Open Area Combining Zone – Residential Developments (R-5) and Schedule A subdivision of 66.7 gross acres into 119 single family residential lots. These items were reviewed by Planning Commission on October 4, 2006 and Board of Supervisors reviewed and adopted on December 5, 2006. Additionally, the Planning Commission reviewed and approved Tentative Tract Map No. 32627 Minor Change No. 1 for the request of replacing masonry wall to wooden fence (80.PLANNING.20 (e)). On March 25, 2008, the Board of Supervisors received and filed the Planning Commission's action.

### SUMMARY OF FINDINGS:

- |                                       |   |
|---------------------------------------|---|
| 1. Existing General Plan Land Use:    | Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum)   |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential (CD: MDR) (2-5 D.U. Per Acre) to the north and east, Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) to the south and west.   |
| 3. Existing Zoning:                   | One Family Dwellings – (R-1) and Open Area Combining Zone-Residential Developments – (R-5)  |
| 4. Surrounding Zoning:                | Rural Residential – (R-R) to the north, south, west, and east<br>Single Family Residential – (R-1-12,000) to the northeast<br>Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the north<br>Residential Agricultural – (R-A) to the northeast |
| 5. Existing Land Use:                 | Vacant  |

D.M.

**TENTATIVE TRACT MAP NO. 32627 MINOR CHANGE NO. 2**

**PC Staff Report: June 19, 2013**

**Page 2 of 4**

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6. Surrounding Land Use: Vacant and Single Family Residences to the west; north, and south  
Single Family Residences to the northeast
7. Project Data: Total Acreage: 65.4 Gross Acres  
Total Residential Lots: 115  
Proposed Min. Lot Size: 8,002 square feet  
Schedule: "A"
8. Environmental Concerns: CEQA Exempt per Section 15061 B-3

**RECOMMENDATIONS:**

**FIND** that the Addendum per CEQA Section 15164 is appropriate with the previously adopted **MITIGATED NEGATIVE DECLARATION** by the Board of Supervisors on December 5, 2006 for **ENVIRONMENTAL ASSESSMENT No. 40015**, which incorporated findings and conclusions in the initial study that this project will not have a significant effect on the environment; and,

**APPROVAL** of **TENTATIVE TRACT MAP NO. 32627, MINOR CHANGE NO. 2**, 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 Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) on the Southwest Area Plan.
2. The proposed residential subdivision, with a density of 1.8 dwelling units per acre, is lower than the 2 dwelling units per acres allowed by the Low Density Residential (CD: LDR) (½ Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) to the north, Community Development: Low Density Residential (CD: LDR) to the south and west.
4. The zoning for the subject site is One Family Dwelling (R-1) and Open Space Combining Zone-Residential Developments (R-5).
5. The proposed residential subdivision's design and layout conforms with the underlying One Family Dwelling (R-1) and Open Space Combining Zone-Residential Developments (R-5) zoning classifications.
6. The proposed residential subdivision is compliant with the development standards set forth in the two underlying zoning classifications.
7. The project site is surrounded by properties which are zoned Rural Residential – (R-R) to the north, south, west, and east; Single Family Residential – (R-1-12,000) to the northeast; Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the north; and Residential Agricultural – (R-A) to the northeast.
8. Single family residential development use has been constructed in the project's vicinity.



9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
10. Per CEQA Section 15162 (a) (1), there are no substantial changes are proposed in the project which require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
11. Per CEQA Section 15162 (a) (2), there are no substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
12. Per CEQA Section 15162 (a) (3), there are no 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 negative declaration was adopted.
13. Per CEQA Section 15164 (b), an addendum to an adopted negative declaration is prepared based on a minor technical changes, additions are necessary and none of the conditions described in Section 15162 calling for the preparation of a negative declaration has occurred.
14. Based upon the adopted Mitigated Negative Declaration adopted by the Board of Supervisors on December 5, 2006, the following 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:
  - a. Aesthetics
  - b. Biological Resources
  - c. Cultural Resources
  - d. Geology/Soils
  - e. Hydrology/Water Quality
  - f. Noise
15. This land division is located within a CAL FIRE state responsibility area.
16. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance Section 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
17. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
18. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 as reviewed by the Riverside County Fire Department with standards such as driveways less than 800 feet shall provide a turnout near a midpoint and driveway exceeding 800 feet shall provide turnouts at 400 feet apart with 10 feet minimum width and 30 feet minimum depth. Additional

requirements such as fire brakes and fuel modification are incorporated in the Conditions of Approval.

**CONCLUSIONS:**

1. The proposed project is in conformance the Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the existing One Family Dwelling (R-1) and Open Space Combining Zone-Residential Developments (R-5) 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 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).
8. Based on the CEQA findings, the proposed changes are not substantial; therefore, consideration of an Addendum to a previously adopted Mitigated Negative Declaration (EA No. 40015) on December 5, 2006 by the Board of Supervisors is appropriate.

**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; or,
  - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
  - a. The City of Temecula Sphere of Influence;
  - b. The boundaries of the Temecula Valley Unified School District;
  - c. An Alquist-Priolo fault hazard zone; and,
  - d. The County Service Area No. 152.
4. The subject site is currently designated as Assessor's Parcel Number 917-260-044, 45, 47, 48, 54, 55, 66 – 68, and 86.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**TR32627M2**  
**VICINITY/POLICY AREAS**

Supervisor Stone  
 District 3

Date Drawn: 05/09/2013  
 Vicinity Map



Zoning Area: Rancho California  
 Township/Range: T8SR2W  
 Section: 22

Assessors Bk. Pg. 917-26  
 Thomas Bros. Pg. 979 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

TR32627M2

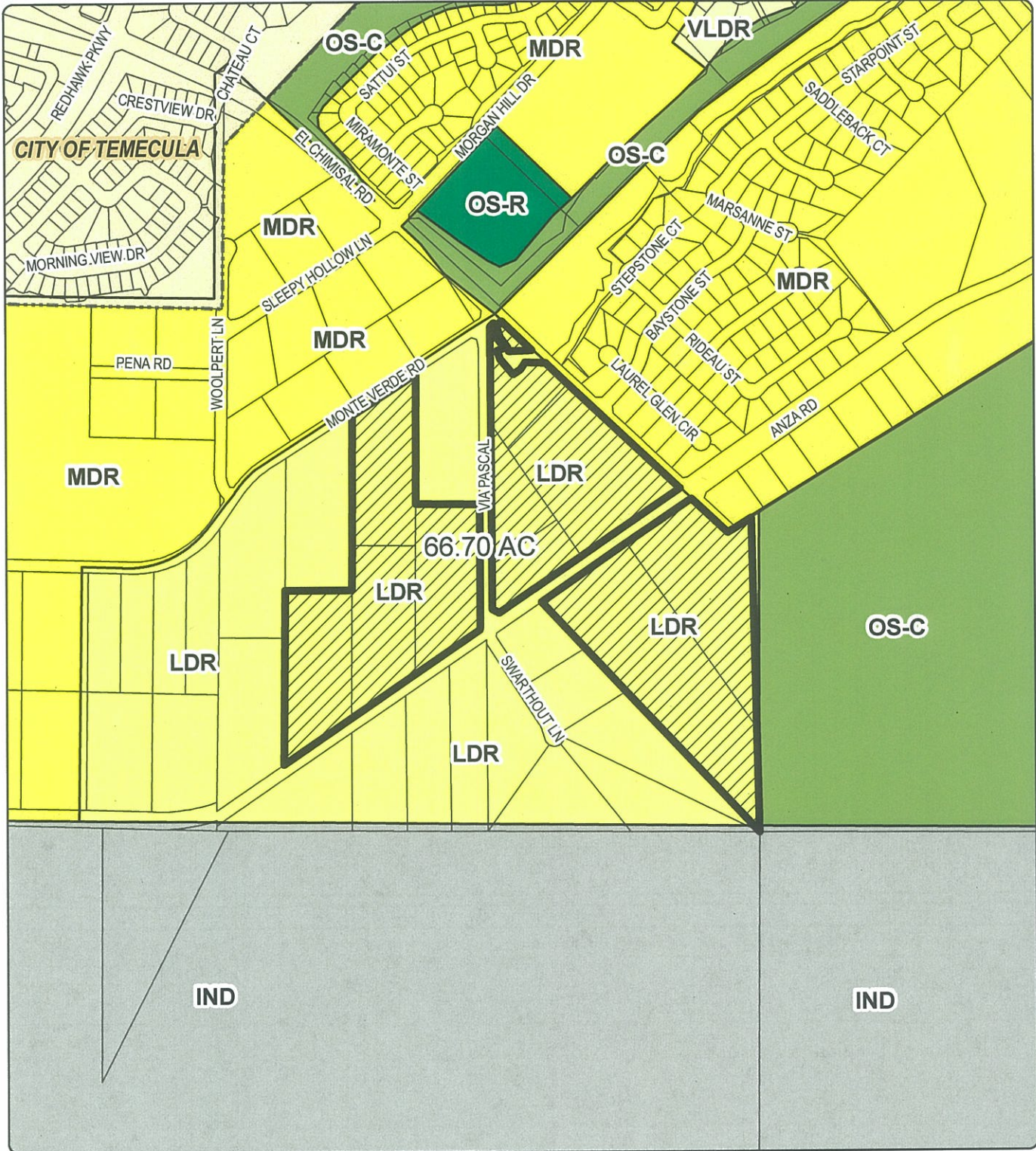
EXISTING GENERAL PLAN

Supervisor Stone

District: 3

Date Drawn: 05/09/2013

Exhibit 5



Zoning Area: Rancho California  
Township/Range: T8SR2W  
Section: 22

Assessors Bk. Pg. 917-26  
Thomas Bros. Pg. 979 J4  
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

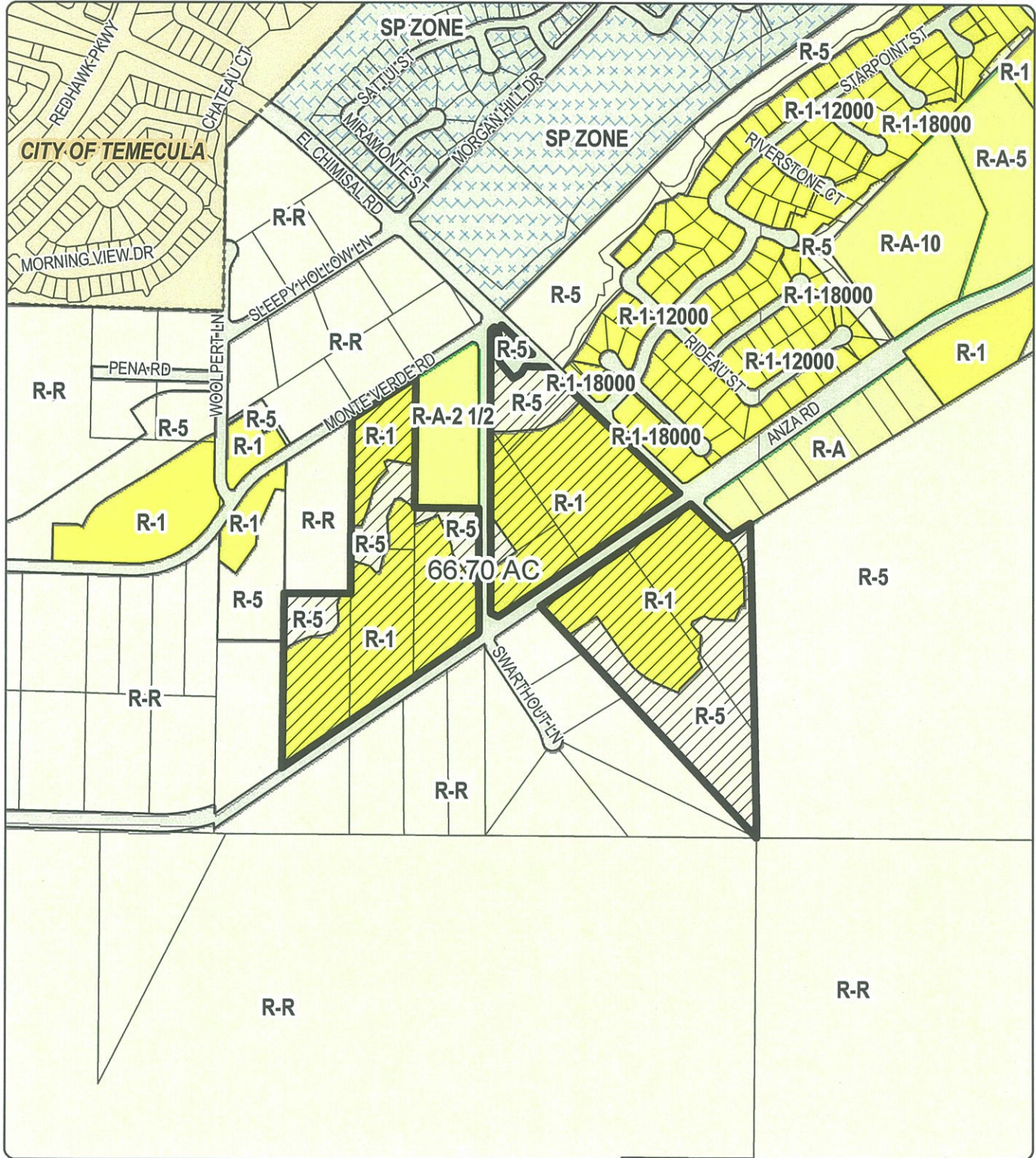
TR32627M2

EXISTING ZONING

Supervisor Stone  
District 3

Date Drawn: 5/09/2013

Exhibit 2



Zoning Area: Rancho California  
Township/Range: T8SR2W  
Section: 22

Assessors Bk. Pg. 917-26  
Thomas Bros. Pg. 979 J4  
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

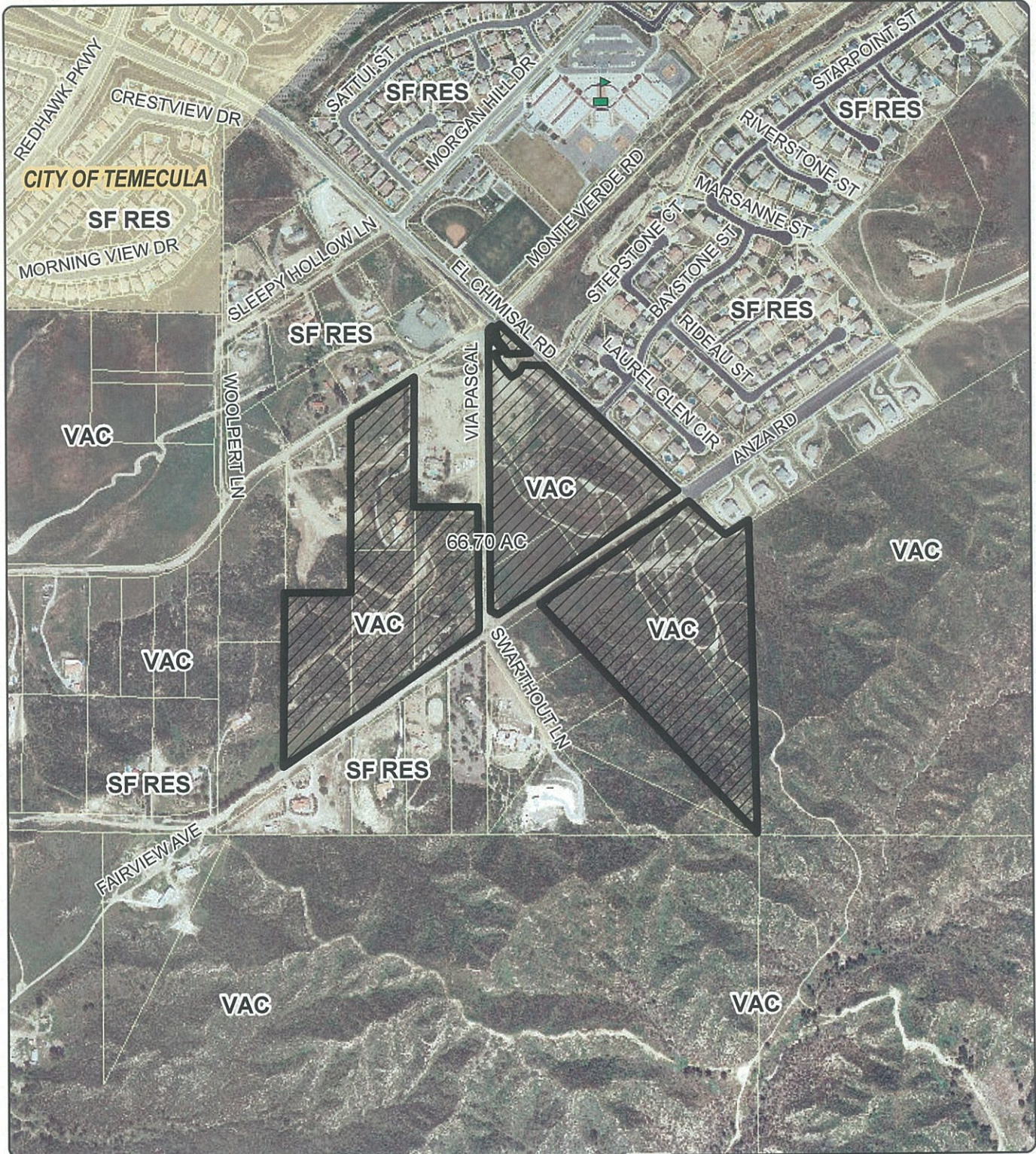
TR32627M2

Date Drawn: 05/09/2013

Supervisor Stone  
District 3

LAND USE

Exhibit 1



Zoning Area: Rancho California  
Township/Range: T8SR2W  
Section: 22

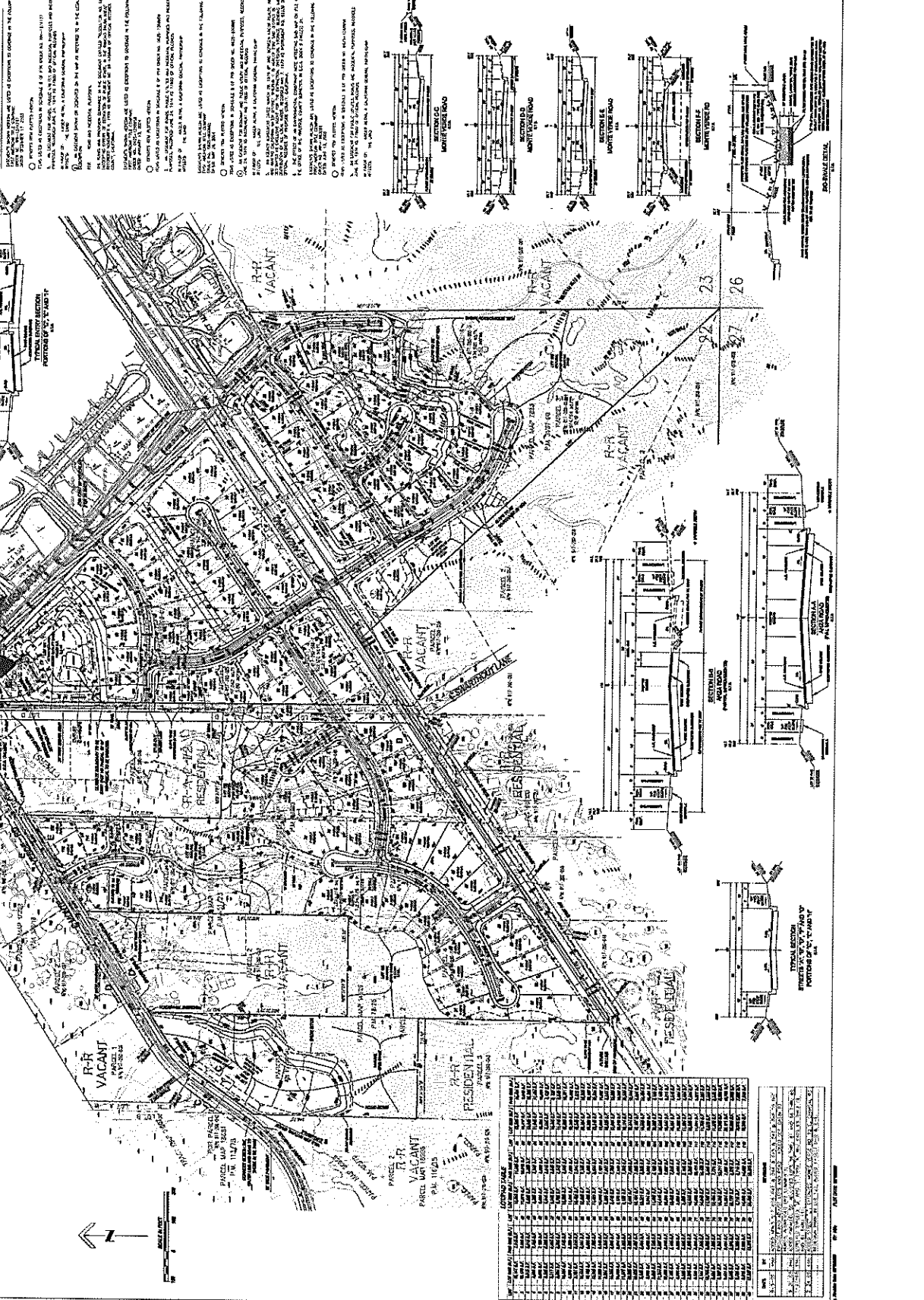
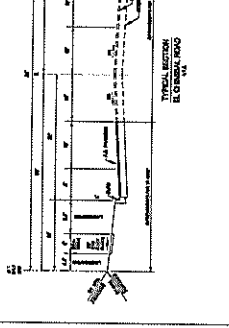
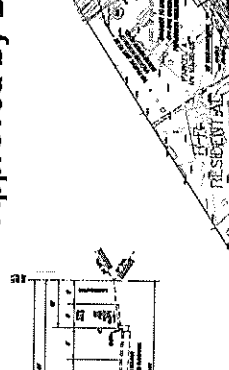
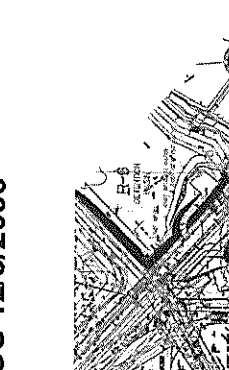
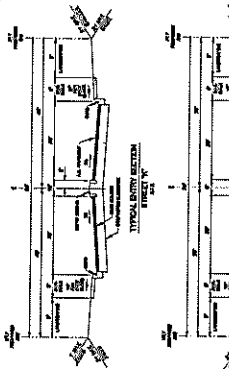
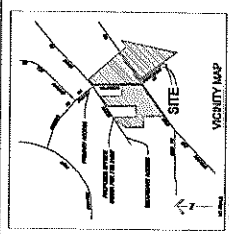
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# Approved Tentative Tract Map Approved by BOS 12/5/2006



**GENERAL NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON ZONING ORDINANCES.
3. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON SUBDIVISION MAP ACT.
4. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON PLANNING BOARD DECISIONS.
5. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF SELECTMEN DECISIONS.
6. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF HEALTH DECISIONS.
7. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF FIRE DECISIONS.
8. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF WATER DECISIONS.
9. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF PUBLIC WORKS DECISIONS.
10. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF STREET LAYING DECISIONS.
11. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF PUBLIC UTILITIES DECISIONS.
12. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF PUBLIC SAFETY DECISIONS.
13. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF PUBLIC EDUCATION DECISIONS.
14. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF PUBLIC LIBRARIES DECISIONS.
15. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF PUBLIC PARKS DECISIONS.
16. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF PUBLIC RECREATION DECISIONS.
17. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF PUBLIC ARTS DECISIONS.
18. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF PUBLIC HISTORY DECISIONS.
19. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF PUBLIC LANDS DECISIONS.
20. THE TRACT MAP IS SUBJECT TO THE CITY OF BOSTON BOARD OF PUBLIC UTILITIES DECISIONS.

**LEGEND**

VELOCITY MAP

LEGEND

LEGAL DESCRIPTION

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION

**ENGINEER/CONTRACT PERSON**

ENGINEER/CONTRACT PERSON

**OWNER**

OWNER

**APPLICANT/DEVELOPER**

APPLICANT/DEVELOPER

**ASSESSOR'S PARCEL NUMBER**

ASSESSOR'S PARCEL NUMBER

**DATE OF MAP**

DATE OF MAP

**TYPICAL SECTION DRAWINGS**

TYPICAL SECTION DRAWINGS

**TYPICAL SECTION DRAWINGS**

TYPICAL SECTION DRAWINGS

**TYPICAL SECTION DRAWINGS**

TYPICAL SECTION DRAWINGS

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

**Environmental Assessment (E.A.) Number:** Addendum to 40015  
**Project Case Type (s) and Number(s):** Tentative Tract Map No. 32627, Minor Change No. 2  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** 4080 Lemon Street, 9<sup>th</sup> Floor, P.O. Box 1409, Riverside, CA 92505-1409  
**Contact Person:** H. P. Kang  
**Telephone Number:** (951) 955-1888  
**Applicant's Name:** LS Terracina - Standard Pacific Homes  
**Applicant's Address:** 255 E. Rincon St., Suite 200, Corona, CA 92879

**PROJECT INFORMATION**

**A. Project Description:**

**TENTATIVE TRACT MAP NO. 32627, MINOR CHANGE No. 2** The second minor change proposes to connect Streets "A" and "J" of the approved tentative map to provide better circulation. The application is still a Schedule A subdivision of 65.4 acres into 115 single family residential lots, with a minimum lot size of 8,000 sq. ft. and an average lot size of 11,316 sq. ft., and 9 additional lots for open space, detention/water quality basins, a landscape lot, and a park.

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

**C. Total Project Area:** 65.4 Gross Acres

Residential Acres: 65.4	Lots: 119	Units: 115	Projected No. of Residents: 345
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Park	Lots: 1	Acres: 2.1	
Other: Detention Basin	Lots: 1	Acres: 3.3	
Other: Natural Open Space	Lots: 4	Acres: 13.8	

**D. Assessor's Parcel No(s):** 917-260-044, 045, 047, 048, 054, 055, 065, 066, 067, 068

**E. Street References:** The project site is located southerly of Monte Verde Road and westerly of El Chimisal Road, along Anza Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 22, Township 8 South, Range 2 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site's topography ranges from relatively flat terrain to steep hills, with substantial areas exceeding slopes of 25 percent or greater. An existing residence occupies the project site and is to remain. Surrounding land uses include vacant undeveloped land and rural residences.

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

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

1. **Land Use:** The proposed project meets the requirements for the Low Density Residential (LDR) land use designation and all applicable land use policies.
2. **Circulation:** The project will add overall trips to the area. The proposed project provides greater opportunities for pedestrian and bicycle use and therefore reduces the reliance on automobiles for transportation. 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 all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a high fire hazard area. The proposed project is not located within any other special hazard zone (including fault zone, flood zone, dam inundation zone, high liquefaction, etc.). The proposed project has allowed for the sufficient provision of emergency response services to the future residences of this project. The proposed project meets 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 of the project. The proposed project meets with 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 has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby reducing air pollution. The proposed project meets with all other applicable Air Quality Element policies.

**B. General Plan Area Plan(s):** Southwest Area Plan

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

**D. Land Use Designation(s):** Low Density Residential (LDR) (1/2 Acre Minimum)

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

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Medium Density Residential (MDR), Low Density Residential (LDR), Open Space Conservation (OS-C), and Open Space Recreation (OS-R)

4. Overlay(s) and Policy Area(s), if any: N/A

H. Adopted Specific Plan Information

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

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

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

J. Proposed Zoning, if any: One Family Dwelling (R-1) and Open Area Combining Zone – Residential Developments (R-5).

K. Adjacent and Surrounding Zoning: Rural Residential (R-R), Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½), Residential Agricultural (R-A), One Family Dwelling – 18,000 square foot minimum (R-1-18000)

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

IV. DETERMINATION

On the basis of this initial evaluation:

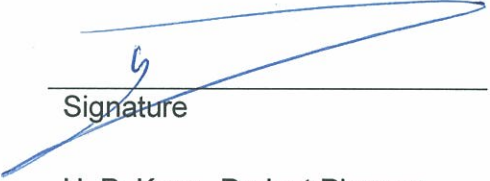
<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that although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

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment <b>NOTHING FURTHER IS REQUIRED</b> because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
<input checked="" type="checkbox"/> 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

\_\_\_\_\_  
May 22, 2013

\_\_\_\_\_  
Date

\_\_\_\_\_  
H. P. Kang, Project Planner  
Printed Name

\_\_\_\_\_  
For Carolyn Syms Luna, Community Development Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact: The project site is located southerly of Monte Verde Road and westerly of El Chimisal Road, along Anza Road. The RCIP indicates that the project is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands are vacant or have rural residential developments and are planned for similar residential development.

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.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the scenic resources above what has been identified in the prior environmental assessment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact: According to the RCIP, the project site is located 13.60 miles away from the Mt. Palomar Observatory; which is within the designated 30-mile (ZONE A) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the 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.

Mitigation: A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.20)

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

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: Project Application Description

Findings of Fact: The project will not create substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. While the adjacent properties are vacant, residential development is planned for the adjacent properties which would be fitting for the amount of ambient light this project would create. The project proposes a single-family residential development and is in the immediate proximity of planned uses and would therefore not generate any unacceptable light levels.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the other lighting issues above what has been identified in the prior environmental assessment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE RESOURCES Would the project**

**4. Agriculture**

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

b) Conflict with existing agricultural use, or a

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<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 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: The project is located within the boundaries of land designated as farmland of local importance (designated farmland)-as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). The project will contribute to the cumulative loss of farmland in the County. The project is not located within an agricultural preserve. The General Plan determined that the loss of prime, unique, and statewide important farmland remains a significant unavoidable impact of implementing the adopted General Plan. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003.

The project is not located within 300 feet of existing agriculturally zoned property and will not conflict with any existing agricultural use or a Williamson Act contract.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**5. 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	<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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number of people?

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

**Findings of Fact:** The project will not conflict with or obstruct implementation of the applicable air quality plans. The project, proposing 115 single family residential lots, will not have a significant impact to air quality standards, or contribute substantially to an existing or projected air quality violation. According to the SCAQMD Handbook, the project falls below the potentially significant air quality impact threshold.

This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval. Pre-construction and construction activities are considered to be short term and will not have a significant effect on the environment. These short-term effects do not violate any existing air quality standards and will not exceed any current air quality standards of Riverside County. COA (10.BS GRADE.04)

The proposal of connecting the street "A" and "J" for improved internal circulation will not have significant impact beyond the General Plan EIR No. 441; EA No. 38614 (adopted and filed on October 7, 2003) identified. Therefore, the proposed street connection within the previously approved tract is anticipated to have less than significant impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, WRCMSHCP, PDB 4157 – Burrowing Owl Habitat Assessment, prepared by Tom Dodson, dated November, 2005

Findings of Fact: 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 required a burrowing owl habitat assessment. The study concluded that no sensitive species exist on site. The project will not result in adverse impacts on MSHCP-listed plant or animal species. A natural watercourse traverses the northern tip of the project site and may affect the “waters of the United States”, “wetlands” or “jurisdictional streambeds”.

No suitable habitat was found for the burrowing owl onsite. Long- and short-term impacts to wildlife species will occur as a result of construction activities and the conversion of the proposed project site to residential development. No species of animal or plant listed as endangered or threatened was observed or is expected on-site; therefore, no impacts related to sensitive wildlife species are anticipated.

The proposal of connecting the street “A” and “J” for improved internal circulation will not impact the biological resources above what has been identified in the prior environmental assessment.

Mitigation: Prior to the issuance of grading permits, written notification shall be provided that the appropriate California Department of Fish And Game notification pursuant to Sections 1601/1603 has taken place. (60.PLANNING.12, 60.PLANNING.13)

Monitoring: Monitoring shall be conducted through the Environmental Programs Department and the Planning Department.

**CULTURAL RESOURCES** Would the project

<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Project Application Materials, A Phase I Cultural Resources Assessment, prepared by Jean A. Keller, dated October 2005

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** Literary records search indicate that no archaeological or historical sites had been recorded within the project's boundaries. The subject property is located within a relatively unstudied area with eight cultural resource surveys having been conducted within a half mile radius. No archaeological sites of either prehistoric or historical origin were recorded during the course of these studies. On-site field surveys conducted in 2004 and 2005 failed to indicate the presence of prehistoric or historical resources.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the cultural resources above what has been identified in the prior environmental assessment.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>8. Archaeological Resources</b>	<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 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 checked="" type="checkbox"/>	<input 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, A Phase I Cultural Resources Assessment, prepared by Jean A. Keller, dated October 2005

**Findings of Fact:** Literary records search indicate that no archaeological or historical sites had been recorded within the project's boundaries. The subject property is located within a relatively unstudied area with eight cultural resource surveys having been conducted within a half mile radius. No archaeological sites of either prehistoric or historical origin were recorded during the course of these studies. On-site field surveys conducted in 2004 and 2005 failed to indicate the presence of prehistoric or historical resources. The proposed project will not alter or destroy an archaeological site of significance, nor disturb any human remains.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the archaeological resources above what has been identified in the prior environmental assessment.

**Mitigation:** Prior to grading, the project proponent shall retain a qualified archaeologist and Native American monitor for consultation and monitoring during grading activities. If archaeological resources are detected during grading activities, such activities shall be halted until the significance of the resources has been evaluated. (60.PLANINNG.21, 60.PLANNING.26, 60.PLANNING.28)

**Monitoring:** Monitoring shall be conducted by the Planning Department and Building and Safety Department.

<b>9. Paleontological Resources</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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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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: The project site is located within a High A (Ha) paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is high. With incorporation of the recommended mitigation measures, the impact to paleontological resources will be less than significant.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the paleontological resources above what has been identified in the prior environmental assessment.

Mitigation: A qualified paleontologist shall be retained prior to grading for consultation during grading activities. (60.PLANNING.3)

Monitoring: Monitoring shall be conducted by the Planning Department and the Building and Safety Department.

**GEOLOGY AND SOILS** Would the project

**10. 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, GEO 1596

Findings of Fact: The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest active fault is the Wildomar fault, also known as the Temecula segment of the Elsinore fault, located about 2,800 feet to the southwest of the site. A very faint photo lineament, suggestive of faulting has been mapped traversing the site. Trenching of this feature indicated that it is not coincident with any faulting.

It is likely that the project could experience very strong ground motions due to the presence of the nearby active Elsinore fault. 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.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the geology or soils above what has been identified in the prior environmental assessment.

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.

**11. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS, GEO 1596

Findings of Fact: The County Geological Report (GEO) No. 1596 was prepared by LOR Geotechnical Group, dated January 27, 2006. The report concluded that portions of the site underlain by bedrock are not prone to liquefaction due to the presence of these bedrock units on the site. The removal and recompaction of the alluvial soils on the site during grading activities will mitigate the susceptibility of liquefaction.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the liquefaction potential above what has been identified in the prior environmental assessment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Ground-shaking Zone**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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: The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest active fault is the Wildomar fault, also known as the Temecula segment of the Elsinore fault, located about 2,800 feet to the southwest of the site. It is likely that the project could experience very strong ground motions due to the presence of the nearby active Elsinore fault. 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.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the ground shaking above what has been identified in the prior environmental assessment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. Landslide Risk**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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", GEO 1596

Findings of Fact: The project site lies in an area of mixed topography, with substantial areas of slopes 25 percent or greater. Several of the areas with 25 percent slopes or greater shall be maintained as natural open space. Previous geotechnical evaluations presented no evidence of past landsliding that was noted on the project site. GEO 1596 further noted that slopes are anticipated to be stable. The project is not located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, therefore, the project has no potential to landslide or rockfall hazards. (10. PLANNING. 17 now changed to 10.PLANNING.20)

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the landslide risk above what has been identified in the prior environmental assessment.

Mitigation: Prior to the issuance of grading permits, a Slope Stability Report shall be submitted to the County Geologist for review and approval. The geologic consultant and County Geologist shall also review the grading plans for review and evaluation of slope stability, to serve as re-evaluation at the design stage. (60. PLANNING. 19, 60. PLANNING. 30)

Monitoring: Monitoring shall be conducted by the Planning Department and Building and Safety Department.

**14. 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: RCIP Figure S-7 "Documented Subsidence Areas"

Findings of Fact: The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. 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.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the ground subsidence above what has been identified in the prior environmental assessment. The road improvements will meet or exceed the latest County adopted construction requirements.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. 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, GEO 1596

Findings of Fact: GEO No. 1596 did not identify any other geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>16. Slopes</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review

Findings of Fact: The project site's topography ranges from relatively flat terrain to steep hills, with substantial areas exceeding slopes of 25 percent or greater. Most of the 25 percent or greater slopes will be retained as undisturbed open space; however the project proposes pads within the areas with 25 percent or greater slopes. The proposed project will result in modifications to the existing topography; the general shape of the slope will be maintained, but as stepped building pads, rather than existing slopes. Grading will not negate or affect the subsurface sewage disposal systems.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the slope above what has been identified in the prior environmental assessment.

Mitigation: Grading plans shall conform to the Hillside Development Standards. In addition, the developer shall incorporate grading techniques that reflect the natural terrain. (60.PLANNING.6, 60.PLANNING.7)

Monitoring: Monitoring shall be conducted by the Planning Department and Building and Safety Department.

<b>17. Soils</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<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: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials

Findings of Fact: The development of the project site may have the potential to result in soil erosion during grading and construction. In addition, the site is largely covered with soils generally exhibiting low to moderate expansiveness. With submittal of a grading plan, Storm Water Pollution Prevention Plan (SWPPP), and incorporating the following mitigation measures, potential impacts to soil will be reduced to a less than significant level.

Mitigation: A geotechnical soils report shall be prepared and submitted the Department of Building and Safety prior to issuance of a grading permit. The project shall incorporate county grading standards, best management practices, and a SWPPP to eliminate significant erosion hazards. (60.BS GRADE.3 now changed to 60. BS GRADE.14, 60.BS GRADE.12 now changed to 60.BS GRADE.1)

Monitoring: Monitoring shall be conducted by the Building and Safety Department.

<b>18. Erosion</b>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control Review

Findings of Fact: The proposed project may temporarily change deposition, siltation, or erosion on or off site. The following mitigation measures will reduce potential impacts related to erosion to less than significant levels.

Mitigation: The project shall incorporate county grading standards, best management practices, and a SWPPP to eliminate significant erosion hazards. (60.BS GRADE.3, 60.BS GRADE.12)

Monitoring: Monitoring shall be conducted by the Department of Building and Safety.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 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

Findings of Fact: The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. A condition has been placed on the project to control dust created during grading activities. (10.BS GRADE.4)

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.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. 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?

Source: Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**21. Airports**

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<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: The project site is not located within the vicinity of any public or private airport.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>22. Hazardous Fire Area</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: The proposed project is not located within a high fire area; however, the project is adjacent to a high fire area. With incorporation of the recommended mitigation measures, impacts will be reduced to less than significant.

Mitigation: Prior to the issuance of grading permits, the developer shall prepare and submit a protection/vegetation management plan to the Fire Department for approval. (50.PLANNING.6)

Monitoring: Monitoring shall be conducted by the Riverside County Fire Department.

<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>23. Water Quality Impacts</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage	<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
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?	<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 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 natural watercourse traverses the northern tip of this site. Tract 29473 to the east is constructing a 13'x 8' RCB (Q100 = 954cfs, v =19.8 fps) culvert across El Chimisal Road as shown on the tentative exhibit. The rock energy dissipater for the RCB outlet is shown on Lot 121. The creek is to remain natural as it traverses the northern portion of this site and the floodplain limits are shown on the map.

The development of this site would increase peak flow rates on downstream properties. An increased runoff/water quality basin (outside of the mainstream) is proposed. The applicant's engineer has submitted a preliminary study which shows that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development. In addition, the design of the basin provides appropriate slopes and maintenance access. Final design of the basin will not be required until the improvement plan stage of this development. The basin may need minor modifications at the plan check stage in order to comply with the increased runoff criteria and/or water quality basin design criteria.

The majority of the onsite flows are proposed to drain via storm drains and streets to the detention/water quality basin. This is a minor diversion of flows. However, the diversion would only affect the property owner to the west (PM 32587), and would provide significant flood protection to this property owner. Therefore, this is acceptable to the District.

A small portion of this site drains to Anza Road. To mitigate for the impacts to water quality, a bio-swale is proposed along the northern portion of the park. The bio-swale calculations and cross section in the final WQMP will need to be modified to address offsite tributary flows.

The southern portion of the site receives offsite flows from a drainage area of approximately 54-acres. A separate storm drain is proposed to collect these flows, and convey them to the natural watercourse (bypassing the mitigation basin). The drainage study dated March 27, 2006 shows additional collection points along Anza Road in lieu of the long graded swale shown on the tentative map exhibit. The study's proposal is preferred. (10.FLOOD RI.1)

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the water quality impacts above what has been identified in the prior environmental assessment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** All drainage facilities shall be designed in accordance with Riverside County Flood Control & Water Conservation District's letter regarding this application or, if not specifically addressed in their letter, to accommodate 100 year storm flows. 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. (80.FLOOD RI.2, 60.BS GRADE.4)

**Monitoring:** Monitoring shall be conducted by the Flood Control & Water Conservation District.

**24. 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 type="checkbox"/>	No Impact <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 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 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 checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<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:** The project will alter the existing pattern of drainage on the site at a less than significant level and will direct onsite flow into drainage facilities. The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site, but at a less than significant level. The project area is not located within a dam inundation area. The project will affect the amount of surface water in the flood control facilities served by this project due to the expedited flow of water off the site, but at a less than significant level.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**LAND USE/PLANNING** Would the project

<b>25. Land Use</b>	<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	<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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and/or within adjacent city or county boundaries?

Source: RCIP, GIS database, Project Application Materials, Letter from the City of Temecula dated July 31, 2006

Findings of Fact: According to the RCIP, within the Community Development Foundation Component, the allowable density of a particular land use designation could be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/acre remains within the allowable density range associated with the designation. The proposed project is located within the Community Development: Low Density Residential (LDR) Land Use Designation, which allows 1/2-acre minimum lot sizes or a density of 2 dwelling units per acre. The project proposes 117 lots with a minimum lot size of 8,000 square feet and the conservation of 13.8 acres for an overall density of 1.9 dwelling units per acre.

The project is located within the City of Temecula sphere of influence and, as such, has been transmitted to the City for comment. In a letter dated July 31, 2006, the City of Temecula indicated that the project is located within an area designated as Low Density Residential (1/2 Acre Minimum) and Very Low Density Residential (2.5 Acre Minimum), which would allow a total of 78 lots. If the project area were to annex into the City, the proposed 119 lots would be nonconforming lots.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>26. Planning</b>	<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 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: The proposed zone change from Rural Residential (R-R) to One Family Dwelling (R-1) will make the project consistent with the RCIP land use designation of Low Density Residential (LDR). 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MINERAL RESOURCES** Would the project

<b>27. Mineral Resources</b>	<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 in an area classified or designated by the State 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: The project is located in an area where the available geologic information indicates that the mineral deposits are likely to exist; however, the significance of the deposit is undetermined. No abandoned, existing, or proposed quarries or mines are within the immediate project vicinity. According to the General Plan, the project is not designated for mineral uses or mining activities. The project site is designated for residential land uses, which preclude mining activities.

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

<b>28. Airport Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** 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; or within the vicinity of a private airstrip, that would expose people residing on the project site to excessive noise levels.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the airport noise being exposed to people above what has been identified in the prior environmental assessment. The proposal reduces the number of lots from 119 to 115. Therefore, the project will have reduced the exposure to potential sensitive receptors.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**29. Railroad Noise**

NA  A  B  C  D

**Source:** Riverside County General Plan Figure C-1 "Circulation Plan", GIS database

**Findings of Fact:** The project is not located adjacent to or near any railroads.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the railroad noise above what has been identified in the prior environmental assessment. The proposal reduces the number of lots from 119 to 115. Therefore, the project will have reduced the exposure to potential sensitive receptors.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**30. Highway Noise**

NA  A  B  C  D

**Source:** Project Application Materials

**Findings of Fact:** The project site is not located adjacent to or near any highways.

The closest highway is Highway 79 at approximately 1.75 miles to the north and Interstate 15 Freeway is approximately 3.75 miles to the west from the proposed project site. There are detached single-family homes constructed as large master tracts within the City of Temecula that buffers the highway noise to the project site.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the highway noise above what has been identified in the prior environmental assessment. The proposal reduces the number of lots from 119 to 115. Therefore, the project will have reduced the exposure to potential sensitive receptors.

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.

<b>31. Other Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>32. Noise Effects on or by the Project</b>	<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?				
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 checked="" type="checkbox"/>	<input 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: Project Application Materials

Findings of Fact: Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (Short-term) and operational (long-term) noise levels. The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the noise effects on or by the project above what has been identified in the prior environmental assessment.

Mitigation: The developer shall construct a five foot high (noise barrier) masonry block wall on lots 41-42 and 55-56 along El Chimisal Road, a six foot high (noise barrier) masonry block wall on lots 26-40 and 101-108 along Anza Road, a 7 ½ foot high (noise barrier) masonry block wall on lots 94-96

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and 99-100 along Anza Road, and an 8 foot high (noise barrier) masonry block wall on lots 89-93 along Anza Road. (80.PLANNING.20 now changed to 80.PLANNING.18)

**Monitoring:** Monitoring shall be conducted by the Planning Department and Building and Safety Department.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. Housing</b>	<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:** An existing residence will remain on the project site, thus the project will not displace existing housing. The site is not located in a County Redevelopment Area. The project could encourage additional residential developments in the area, but the development would have to be consistent with the land uses designated with the General Plan; therefore, the project would not cumulatively exceed regional or local population projections.

**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:

<b>34. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Riverside County General Plan Safety Element



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**35. Sheriff Services**

Source: RCIP

Findings of Fact: The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance 659.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**36. Schools**

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Temecula Valley Unifies School District. This project is subject to the payment of school fees. However, the project will not require the provision of new or altered government facilities at this time. This project is conditioned for the payment of standard school impact fees in accordance with state law. (80.PLANNING.12)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Libraries**

Source: RCIP

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.

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. 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 proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**39. Parks and Recreation**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a C.S.A. 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

Findings of Fact: The project is located within the boundaries of the County Service Area 152 and is conditioned to pay park and recreation fees and/or dedication of land in accordance with Section 10.35 of County Ordinance No. 460 (Quimby Fees). This is a standard condition of approval and is not considered mitigation under CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Recreational Trails**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System"

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** A trail is proposed along both the north and south side of Anza Road, along the west side of proposed street "C", and throughout the development.

**Mitigation:** The land divider shall form or annex into a trails maintenance district for the maintenance of the trail. In addition, grading plans shall be submitted showing grading adjacent to the proposed trail. (50.PLANNING.10, 60.PLANNING.2)

**Monitoring:** Monitoring shall be conducted through the Building and Safety Permit Review Process.

**TRANSPORTATION/TRAFFIC** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Circulation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards 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"/>
g) 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"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** RCIP, Project Materials

**Findings of Fact:** The project will not result in inadequate parking capacity, 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, alter waterborne, rail or air traffic, or substantially increase hazards to a design feature. A traffic impact analysis conducted for this project estimates a trip generation of approximately 3,187 trip ends per day with 249 vehicles per hour during the AM peak hour and 373 vehicles per day during the PM peak hour. The traffic study concluded that, with implementation of the proposed mitigation measures, all study intersections are projected to operate at an acceptable level of service during peak hours.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** Interior streets shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section A. (36'/56') Streets "C", "E", and "H" (entry) shall be improved within the dedicated right-of-way with 6' median and sidewalk adjacent to right-of-way, in accordance with County Draft Standard No. 103, Section A. (46'/76') (Modified) Street "K" (entry) shall be improved within the dedicated right-of-way, with 10' median and sidewalk adjacent to right-of-way, in accordance with County Draft Standard No. 103, Section "A". (50'/80') (Modified) El Chimisal Road, half width along the tract boundary, shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 94. (32'/50') Anza Road, full width along the tract boundary between Lot 1 and El Chimisal Road, shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 94. (76'/118') Anza Road, 56' pavement over 89' right-of-way, along the tract boundary between Lot 1 and Lot 92 shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 93. (56'/118') (50.TRANS.3 now changed to 50.TRANS.1)

**Monitoring:** Monitoring shall be conducted by the Transportation Department.

**42. Bike Trails**

**Source:** RCIP

**Findings of Fact:** The project is not located adjacent to or nearby any designated bike trail.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

**Source:** Department of Environmental Health Review

**Findings of Fact:** The project will be served by Eastern Municipal Water District (EMWD) with existing water facilities pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The proposed subdivision is located within the Eastern Municipal Water District (EMWD) sewer services area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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.

<b>45. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**46. Utilities**

a) 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"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact: 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. Each of the utility systems, including collection of solid waste, 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. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Note that offsite modifications to the storm water drainage system are not forecast to be required for this project and street lighting must conform with the Palomar lighting standards (see discussion under Aesthetics). Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways within their existing rights-of-way.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**OTHER**

47. Other: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

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

48. Other: N/A

Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

**OTHER**

49. Other: N/A

Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

**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 to 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 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. Mitigation measures have been incorporated to protect any biological and cultural resources that may potentially exist on the site.

51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Both short-term and long-term environmental goals are being met through the mitigation placed on the project and the project design.

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

53. 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:

PDB 4157 – Burrowing Owl Habitat Assessment, prepared by Tom Dodson, dated November, 2005.

GEO 1596 – Response to Review Comments, County Geologic Report No. 1596 (Geologic) Consolidated Report of Preliminary Geotechnical Investigations, Tentative Tract Map No. 32627,



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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Temecula Area, Riverside County, California, prepared by LOR Geotechnical Group, Inc., dated March 8, 2006.

PDA 4011 – A Phase I Cultural Resources Assessment of Tentative Tract Map No. 32627, prepared by Jean A. Keller, Ph.D., dated October, 2005.

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505

Y:\Planning Case Files-Riverside office\TR32627\EA40015.doc  
Revised: 8/7/06

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 40015

**Project Case Type (s) and Number(s):** Change of Zone No. 7113, Tentative Tract Map No. 32627

**Lead Agency Name:** County of Riverside Planning Department

**Address:** 4080 Lemon Street, 9<sup>th</sup> Floor, P.O. Box 1409, Riverside, CA 92505-1409

**Contact Person:** Kenya Huevo

**Telephone Number:** (951) 955-9075

**Applicant's Name:** Highpointe Communities

**Applicant's Address:** 24361 El Toro Road, Suite 100, Laguna Woods, CA 92653

### PROJECT INFORMATION

#### A. Project Description:

**CHANGE OF ZONE NO. 7113** proposes to change the current zone from Rural Residential (R-R) to One-Family Dwelling (R-1) and Open Area Combining Zone – Residential Developments (R-5). The proposed zone change shall consist of 47.4 acres as One-Family Dwelling (R-1), and 19.3 acres as Open Area Combining Zone – Residential Developments (R-5).

**TENTATIVE TRACT MAP NO. 32627** proposes a Schedule A subdivision of 66.7 gross acres into 119 single family residential lots, with a minimum lot size of 8,000 square feet and an overall density of 1.8 dwelling units per acre, one 3.3-acre detention basin, one 5.7-acre site with a 1.9 acre pad for a park, one 13,030 square foot linear park lot, and 5 natural open space lots.

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

**C. Total Project Area:** 66.7 Gross Acres

<b>Residential Acres:</b> 66.7	<b>Lots:</b> 126	<b>Units:</b> 119	<b>Projected No. of Residents:</b> 357
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other: Park</b>	<b>Lots:</b> 1	<b>Acres:</b> 5.7	
<b>Other: Detention Basin</b>	<b>Lots:</b> 1	<b>Acres:</b> 3.3	
<b>Other: Natural Open Space</b>	<b>Lots:</b> 5	<b>Acres:</b> 13.8	

**D. Assessor's Parcel No(s):** 917-260-041, 044, 045, 047, 048, 054, 055, 065, 066, 067, 068

**E. Street References:** The project site is located southerly of Monte Verde Road and westerly of El Chimisal Road, along Anza Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 22, Township 8 South, Range 2 West

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site's topography ranges from relatively flat terrain to steep hills, with substantial areas exceeding slopes of 25 percent or greater. An existing residence occupies the project site and is to remain. Surrounding land uses include vacant undeveloped land and rural residences.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements for the Low Density Residential (LDR) land use designation and all applicable land use policies.
2. **Circulation:** The project will add overall trips to the area. The proposed project provides greater opportunities for pedestrian and bicycle use and therefore reduces the reliance on automobiles for transportation. 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 all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a high fire hazard area. The proposed project is not located within any other special hazard zone (including fault zone, flood zone, dam inundation zone, high liquefaction, etc.). The proposed project has allowed for the sufficient provision of emergency response services to the future residences of this project. The proposed project meets 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 of the project. The proposed project meets with 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 has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby reducing air pollution. The proposed project meets with all other applicable Air Quality Element policies.

B. **General Plan Area Plan(s):** Southwest Area Plan

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

D. **Land Use Designation(s):** Low Density Residential (LDR) (1/2 Acre Minimum)

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

F. **Policy Area(s), if any:** N/A

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest
2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Medium Density Residential (MDR), Low Density Residential (LDR), Open Space Conservation (OS-C), and Open Space Recreation (OS-R)

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

**H. Adopted Specific Plan Information**

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

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

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

J. **Proposed Zoning, if any:** One Family Dwelling (R-1) and Open Area Combining Zone – Residential Developments (R-5).

K. **Adjacent and Surrounding Zoning:** Rural Residential (R-R), Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½), Residential Agricultural (R-A), One Family Dwelling – 18,000 square foot minimum (R-1-18000)

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

**IV. DETERMINATION**

On the basis of this initial evaluation:

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED**

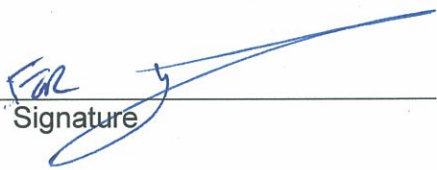
I find that although the proposed project could have a significant effect on the environment **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards

and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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

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

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

  
Signature

August 16, 2006  
Date

Kenya Huezo, Project Planner  
Printed Name

For Robert C. Johnson, Planning Director

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<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 C-9 "Scenic Highways"

Findings of Fact: The project site is located southerly of Monte Verde Road and westerly of El Chimisal Road, along Anza Road. The RCIP indicates that the project is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands are vacant or have rural residential developments and are planned for similar residential development.

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.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through <a href="#">Riverside County Ordinance No. 655?</a>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:** According to the RCIP, the project site is located 13.60 miles away from the Mt. Palomar Observatory; which is within the designated 30-mile (ZONE A) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the 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.

**Mitigation:** A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.20)

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. Other Lighting Issues</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Project Application Description

**Findings of Fact:** The project will not create substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. While the adjacent properties are vacant, residential development is planned for the adjacent properties which would be fitting for the amount of ambient light this project would create. The project proposes a single-family residential development and is in the immediate proximity of planned uses and would therefore not generate any unacceptable light levels.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**AGRICULTURE RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<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"/>

	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: The project is located within the boundaries of land designated as farmland of local importance (designated farmland)-as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). The project will contribute to the cumulative loss of farmland in the County. The project is not located within an agricultural preserve. The General Plan determined that the loss of prime, unique, and statewide important farmland remains a significant unavoidable impact of implementing the adopted General Plan. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003.

The project is not located within 300 feet of existing agriculturally zoned property and will not conflict with any existing agricultural use or a Williamson Act contract.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>AIR QUALITY</b> Would the project				
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 Table 6-2



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project will not conflict with or obstruct implementation of the applicable air quality plans. The project, proposing 119 single family residential lots, will not have a significant impact to air quality standards, or contribute substantially to an existing or projected air quality violation. According to the SCAQMD Handbook, the project falls below the potentially significant air quality impact threshold.

This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval. Pre-construction and construction activities are considered to be short term and will not have a significant effect on the environment. These short-term effects do not violate any existing air quality standards and will not exceed any current air quality standards of Riverside County. COA (10.BS GRADE.04)

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP, PDB 4157 – Burrowing Owl Habitat Assessment, prepared by Tom Dodson, dated November, 2005

Findings of Fact: 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 required a burrowing owl habitat assessment. The study concluded that no sensitive species exist on site. The project will not result in adverse impacts on MSHCP-listed plant or animal species. A natural watercourse traverses the northern tip of the project site and may affect the “waters of the United States”, “wetlands” or “jurisdictional streambeds”.

No suitable habitat was found for the burrowing owl onsite. Long- and short-term impacts to wildlife species will occur as a result of construction activities and the conversion of the proposed project site to residential development. No species of animal or plant listed as endangered or threatened was observed or is expected on-site; therefore, no impacts related to sensitive wildlife species are anticipated.

Mitigation: Prior to the issuance of grading permits, written notification shall be provided that the appropriate California Department of Fish And Game notification pursuant to Sections 1601/1603 has taken place. (60.PLANNING.12, 60.PLANNING.13)

Monitoring: Monitoring shall be conducted through the Environmental Programs Department and the Planning Department.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Project Application Materials, A Phase I Cultural Resources Assessment, prepared by Jean A. Keller, dated October 2005

Findings of Fact: Literary records search indicate that no archaeological or historical sites had been recorded within the project’s boundaries. The subject property is located within a relatively unstudied area with eight cultural resource surveys having been conducted within a half mile radius. No archaeological sites of either prehistoric or historical origin were recorded during the course of these studies. On-site field surveys conducted in 2004 and 2005 failed to indicate the presence of prehistoric or historical resources.

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
<b>8. Archaeological Resources</b>	<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 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 checked="" type="checkbox"/>	<input 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, A Phase I Cultural Resources Assessment, prepared by Jean A. Keller, dated October 2005

Findings of Fact: Literary records search indicate that no archaeological or historical sites had been recorded within the project's boundaries. The subject property is located within a relatively unstudied area with eight cultural resource surveys having been conducted within a half mile radius. No archaeological sites of either prehistoric or historical origin were recorded during the course of these studies. On-site field surveys conducted in 2004 and 2005 failed to indicate the presence of prehistoric or historical resources. The proposed project will not alter or destroy an archaeological site of significance, nor disturb any human remains.

Mitigation: Prior to grading, the project proponent shall retain a qualified archaeologist and Native American monitor for consultation and monitoring during grading activities. If archaeological resources are detected during grading activities, such activities shall be halted until the significance of the resources has been evaluated. (60.PLANINNG.21, 60.PLANNING.26, 60.PLANNING.28)

Monitoring: Monitoring shall be conducted by the Planning Department and Building and Safety Department.

<b>9. Paleontological Resources</b>	<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"/>

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

Findings of Fact: The project site is located within a High A (Ha) paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is high. With incorporation of the recommended mitigation measures, the impact to paleontological resources will be less than significant.

Mitigation: A qualified paleontologist shall be retained prior to grading for consultation during grading activities. (60.PLANNING.3)

Monitoring: Monitoring shall be conducted by the Planning Department and the Building and Safety Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**GEOLOGY AND SOILS** Would the project

**10. 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, GEO 1596

Findings of Fact: The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest active fault is the Wildomar fault, also known as the Temecula segment of the Elsinore fault, located about 2,800 feet to the southwest of the site. A very faint photo lineament, suggestive of faulting has been mapped traversing the site. Trenching of this feature indicated that it is not coincident with any faulting.

It is likely that the project could experience very strong ground motions due to the presence of the nearby active Elsinore fault. 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**11. Liquefaction Potential Zone**

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS, GEO 1596

Findings of Fact: The County Geological Report (GEO) No. 1596 was prepared by LOR Geotechnical Group, dated January 27, 2006. The report concluded that portions of the site underlain by bedrock are not prone to liquefaction due to the presence of these bedrock units on the site. The removal and recompaction of the alluvial soils on the site during grading activities will mitigate the susceptibility of liquefaction.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact: The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest active fault is the Wildomar fault, also known as the Temecula segment of the Elsinore fault, located about 2,800 feet to the southwest of the site. It is likely that the project could experience very strong ground motions due to the presence of the nearby active Elsinore fault. 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**13. 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", GEO 1596

Findings of Fact: The project site lies in an area of mixed topography, with substantial areas of slopes 25 percent or greater. Several of the areas with 25 percent slopes or greater shall be maintained as natural open space. Previous geotechnical evaluations presented no evidence of past landsliding that was noted on the project site. GEO 1596 further noted that slopes are anticipated to be stable. The project is not located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, therefore, the project has no potential to landslide or rockfall hazards. (10. PLANNING. 17)

Mitigation: Prior to the issuance of grading permits, a Slope Stability Report shall be submitted to the County Geologist for review and approval. The geologic consultant and County Geologist shall also review the grading plans for review and evaluation of slope stability, to serve as re-evaluation at the design stage. (60. PLANNING. 19, 60. PLANNING. 30)

Monitoring: Monitoring shall be conducted by the Planning Department and Building and Safety Department.

**14. 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: RCIP Figure S-7 "Documented Subsidence Areas"

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**15. Other Geologic Hazards**

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

**Source:** Project Application Materials, GEO 1596

**Findings of Fact:** GEO No. 1596 did not identify any other geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**16. 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:** RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review

**Findings of Fact:** The project site's topography ranges from relatively flat terrain to steep hills, with substantial areas exceeding slopes of 25 percent or greater. Most of the 25 percent or greater slopes will be retained as undisturbed open space; however the project proposes pads within the areas with 25 percent or greater slopes. The proposed project will result in modifications to the existing topography; the general shape of the slope will be maintained, but as stepped building pads, rather than existing slopes. Grading will not negate or affect the subsurface sewage disposal systems.

**Mitigation:** Grading plans shall conform to the Hillside Development Standards. In addition, the developer shall incorporate grading techniques that reflect the natural terrain. (60.PLANNING.6, 60.PLANNING.7)

**Monitoring:** Monitoring shall be conducted by the Planning Department and Building and Safety Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Soils</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials

Findings of Fact: The development of the project site may have the potential to result in soil erosion during grading and construction. In addition, the site is largely covered with soils generally exhibiting low to moderate expansiveness. With submittal of a grading plan, Storm Water Pollution Prevention Plan (SWPPP), and incorporating the following mitigation measures, potential impacts to soil will be reduced to a less than significant level.

Mitigation: A geotechnical soils report shall be prepared and submitted the Department of Building and Safety prior to issuance of a grading permit. The project shall incorporate county grading standards, best management practices, and a SWPPP to eliminate significant erosion hazards. (60.BS GRADE.3, 60.BS GRADE.12)

Monitoring: Monitoring shall be conducted by the Building and Safety Department.

<b>18. Erosion</b>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control Review

Findings of Fact: The proposed project may temporarily change deposition, siltation, or erosion on or off site. The following mitigation measures will reduce potential impacts related to erosion to less than significant levels.

Mitigation: The project shall incorporate county grading standards, best management practices, and a SWPPP to eliminate significant erosion hazards. (60.BS GRADE.3, 60.BS GRADE.12)

Monitoring: Monitoring shall be conducted by the Department of Building and Safety.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. A condition has been placed on the project to control dust created during grading activities. (10.BS GRADE.4)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>20. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: The proposed subdivision will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard. Therefore, hazard material impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>21. Airports</b>	<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
a) Result in an inconsistency with an Airport Master Plan?				
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: The project site is not located within the vicinity of any public or private airport.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**22. 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: The proposed project is not located within a high fire area; however, the project is adjacent to a high fire area. With incorporation of the recommended mitigation measures, impacts will be reduced to less than significant.

Mitigation: Prior to the issuance of grading permits, the developer shall prepare and submit a protection/vegetation management plan to the Fire Department for approval. (50.PLANNING 6)

Monitoring: Monitoring shall be conducted by the Riverside County Fire Department.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<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 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 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 natural watercourse traverses the northern tip of this site. Tract 29473 to the east is constructing a 13'x 8' RCB (Q100 = 954cfs, v =19.8 fps) culvert across El Chimisal Road as shown on the tentative exhibit. The rock energy dissipater for the RCB outlet is shown on Lot 121. The creek is to remain natural as it traverses the northern portion of this site and the floodplain limits are shown on the map.

The development of this site would increase peak flow rates on downstream properties. An increased runoff/water quality basin (outside of the mainstream) is proposed. The applicant's engineer has submitted a preliminary study which shows that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development. In addition, the design of the basin provides appropriate slopes and maintenance access. Final design of the basin will not be required until the improvement plan stage of this development. The basin may need minor modifications at the plan check stage in order to comply with the increased runoff criteria and/or water quality basin design criteria.

The majority of the onsite flows are proposed to drain via storm drains and streets to the detention/water quality basin. This is a minor diversion of flows. However, the diversion would only affect the property owner to the west (PM 32587), and would provide significant flood protection to this property owner. Therefore, this is acceptable to the District.

A small portion of this site drains to Anza Road. To mitigate for the impacts to water quality, a bio-swale is proposed along the northern portion of the park. The bio-swale calculations and cross section in the final WQMP will need to be modified to address offsite tributary flows.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The southern portion of the site receives offsite flows from a drainage area of approximately 54-acres. A separate storm drain is proposed to collect these flows, and convey them to the natural watercourse (bypassing the mitigation basin). The drainage study dated March 27, 2006 shows additional collection points along Anza Road in lieu of the long graded swale shown on the tentative map exhibit. The study's proposal is preferred. (10.FLOOD RI.1)

**Mitigation:** All drainage facilities shall be designed in accordance with Riverside County Flood Control & Water Conservation District's letter regarding this application or, if not specifically addressed in their letter, to accommodate 100 year storm flows. 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. (80.FLOOD RI.2, 60.BS GRADE.4)

**Monitoring:** Monitoring shall be conducted by the Flood Control & Water Conservation District.

#### 24. 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 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"/>

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

**Mitigation:** No mitigation 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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**LAND USE/PLANNING** Would the project

<b>25. Land Use</b>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials, Letter from the City of Temecula dated July 31, 2006

Findings of Fact: According to the RCIP, within the Community Development Foundation Component, the allowable density of a particular land use designation could be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/acre remains within the allowable density range associated with the designation. The proposed project is located within the Community Development: Low Density Residential (LDR) Land Use Designation, which allows 1/2-acre minimum lot sizes or a density of 2 dwelling units per acre. The project proposes 119 lots with a minimum lot size of 8,000 square feet and the conservation of 13.8 acres for an overall density of 1.8 dwelling units per acre.

The project is located within the City of Temecula sphere of influence and, as such, has been transmitted to the City for comment. In a letter dated July 31, 2006, the City of Temecula indicated that the project is located within an area designated as Low Density Residential (1/2 Acre Minimum) and Very Low Density Residential (2.5 Acre Minimum), which would allow a total of 78 lots. If the project area were to annex into the City, the proposed 119 lots would be nonconforming lots.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>26. Planning</b>	<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 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: The proposed zone change from Rural Residential (R-R) to One Family Dwelling (R-1) will make the project consistent with the RCIP land use designation of Low Density Residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(LDR). 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Mineral Resources</b>	<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 in an area classified or designated by the State 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: The project is located in an area where the available geologic information indicates that the mineral deposits are likely to exist; however, the significance of the deposit is undetermined. No abandoned, existing, or proposed quarries or mines are within the immediate project vicinity. According to the General Plan, the project is not designated for mineral uses or mining activities. The project site is designated for residential land uses, which preclude mining activities.

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

	NA	A	B	C	D
<b>28. Airport Noise</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) For a project within the vicinity of a private airstrip,	<input type="checkbox"/>	<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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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: 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; or 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.

**29. Railroad Noise**

NA  A  B  C  D

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

Findings of Fact: The project is not located adjacent to or near any railroads.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Highway Noise**

NA  A  B  C  D

Source: Project Application Materials

Findings of Fact: The project site is not located adjacent to or near any highways.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

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

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. 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: Project Application Materials

Findings of Fact: Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (Short-term) and operational (long-term) noise levels. The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: The developer shall construct a five foot high (noise barrier) masonry block wall on lots 41-42 and 55-56 along El Chimisal Road, a six foot high (noise barrier) masonry block wall on lots 26-40 and 104-111 along Anza Road, a 7 1/2 foot high (noise barrier) masonry block wall on lots 97-99 and 102-103 along Anza Road, and an 8 foot high (noise barrier) masonry block wall on lots 92-96 along Anza Road. (80.PLANNING.20)

Monitoring: Monitoring shall be conducted by the Planning Department and Building and Safety Department.

**POPULATION AND HOUSING** Would the project

**33. Housing**

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: An existing residence will remain on the project site, thus the project will not displace existing housing. The site is not located in a County Redevelopment Area. The project could encourage additional residential developments in the area, but the development would have to be consistent with the land uses designated with the General Plan; therefore, the project would not cumulatively exceed regional or local population projections.

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:

<b>34. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>35. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance 659.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>36. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Temecula Valley Unifies School District. This project is subject to the payment of school fees. However, the project will not require the provision of new or altered government facilities at this time. This project is conditioned for the payment of standard school impact fees in accordance with state law. (80.PLANNING.12)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>37. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>38. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

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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**RECREATION**

<b>39. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a C.S.A. 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: The project is located within the boundaries of the County Service Area 152 and is conditioned to pay park and recreation fees and/or dedication of land in accordance with Section 10.35 of County Ordinance No. 460 (Quimby Fees). This is a standard condition of approval and is not considered mitigation under CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>40. Recreational Trails</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Parks, RCIP Figure C-7 “Trails and Bikeway System”

Findings of Fact: A trail is proposed along both the north and south side of Anza Road, along the west side of proposed street “C”, and throughout the development.

Mitigation: The land divider shall form or annex into a trails maintenance district for the maintenance of the trail. In addition, grading plans shall be submitted showing grading adjacent to the proposed trail. (50.PLANNING.10, 60.PLANNING.2)

Monitoring: Monitoring shall be conducted through the Building and Safety Permit Review Process.

**TRANSPORTATION/TRAFFIC** Would the project

<b>41. Circulation</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<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
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards 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"/>
g) 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"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Project Materials

**Findings of Fact:** The project will not result in inadequate parking capacity, 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, alter waterborne, rail or air traffic, or substantially increase hazards to a design feature. A traffic impact analysis conducted for this project estimates a trip generation of approximately 3,187 trip ends per day with 249 vehicles per hour during the AM peak hour and 373 vehicles per day during the PM peak hour. The traffic study concluded that, with implementation of the proposed mitigation measures, all study intersections are projected to operate at an acceptable level of service during peak hours.

**Mitigation:** Interior streets shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section A. (36'/56") Streets "C", "E", and "H" (entry) shall be improved within the dedicated right-of-way with 6' median and sidewalk adjacent to right-of-way, in accordance with County Draft Standard No. 103, Section A. (46'/76") (Modified) Street "K" (entry) shall be improved within the dedicated right-of-way, with 10' median and sidewalk adjacent to right-of-way, in accordance with County Draft Standard No. 103, Section "A". (50'/80') (Modified) El Chimisal Road, half width along the tract boundary, shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 94. (32'/50') Anza Road, full width along the tract boundary between Lot 1 and El Chimisal Road, shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 94. (76'/118') Anza Road, 56' pavement over 89' right-of-way, along the tract boundary between Lot 1 and Lot 92 shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 93. (56'/118') (50.TRANS.3)

**Monitoring:** Monitoring shall be conducted by the Transportation Department.

<b>42. Bike Trails</b>	<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: RCIP

Findings of Fact: The project is not located adjacent to or nearby any designated bike trail.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact: The project will be served by Eastern Municipal Water District (EMWD) with existing water facilities pursuant to the arrangement of financial agreements. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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.

**44. Sewer**

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

b) Result in a determination by the wastewater treatment provider 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: The proposed subdivision is located within the Eastern Municipal Water District (EMWD) sewer services area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cumulative effects of 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.

**45. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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.

**46. Utilities**

a) 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"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact: 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. Each of the utility systems, including collection of solid waste, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Note that offsite modifications to the storm water drainage system are not forecast to be required for this project and street lighting must conform with the Palomar lighting standards (see discussion under Aesthetics). Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways within their existing rights-of-way.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**OTHER**

47. Other: N/A

Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

**OTHER**

48. Other: N/A

Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

**OTHER**

49. Other: N/A

Source: Staff review

Findings of Fact: N/A

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: N/A

Monitoring: N/A

**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 to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Mitigation measures have been incorporated to protect any biological and cultural resources that may potentially exist on the site.

51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Both short-term and long-term environmental goals are being met through the mitigation placed on the project and the project design.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

PDB 4157 – Burrowing Owl Habitat Assessment, prepared by Tom Dodson, dated November, 2005.

GEO 1596 – Response to Review Comments, County Geologic Report No. 1596 (Geologic) Consolidated Report of Preliminary Geotechnical Investigations, Tentative Tract Map No. 32627, Temecula Area, Riverside County, California, prepared by LOR Geotechnical Group, Inc., dated March 8, 2006.

PDA 4011 – A Phase I Cultural Resources Assessment of Tentative Tract Map No. 32627, prepared by Jean A. Keller, Ph.D., dated October, 2005.

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505

Y:\Planning Case Files-Riverside office\TR32627\EA40015.doc  
Revised: 8/7/06



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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1                      MAP - PROJECT DESCRIPTION                      RECOMMND

The second minor change proposes to connect Streets "A" and "J" of the approved tentative map to provide better circulation. The application is still a Schedule A subdivision of 65.4 acres into 115 single family residential lots, with a minimum lot size of 8,000 sq. ft. and an average lot size of 11,316 sq. ft., and 9 additional lots for open space, detention/water quality basins, a landscape lot, and a park.

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 SECOND MINOR CHANGE TO 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 SECOND MINOR CHANGE TO 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

TRACT MAP Tract #: TR32627M2

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10. GENERAL CONDITIONS

10. EVERY. 2                    MAP - HOLD HARMLESS (cont.)                    RECOMMND

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                    MAP - DEFINITIONS                    RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 32627, Minor Change No. 2 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32627, Minor Change No. 2, dated April 22, 2013.

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 recompactation, 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.

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10. GENERAL CONDITIONS

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. 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

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10. GENERAL CONDITIONS

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

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. 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.

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10. GENERAL CONDITIONS

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 & 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. 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. 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.

E HEALTH DEPARTMENT

10.E HEALTH. 1            RCWD POTABLE WATER SERVICE            RECOMMND

Tract Map#32627 Minor Change#2 is proposing Rancho California Water District (RCWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

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10. GENERAL CONDITIONS

10.E HEALTH. 2                   EMWD SANITARY SEWER SERVICE                   RECOMMND

Tract Map#32627 Minor Change#2 is proposing Eastern Municipal Water District (EMWD) sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain sanitary sewer service are met with EMWD as well as all applicable agencies.

10.E HEALTH. 3                   RETENTION BASINS - NO VECTORS                   RECOMMND

Any proposed retention basin must be constructed and maintained in a manner that prevents vector breeding or vector nuisances.

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 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                   MAP FLOOD HAZARD REPORT                   RECOMMND

Tract Map No. 32627M2 is a proposal to subdivide 60.9 gross acres into single family lots. The site is located in the Temecula area, north of Anza Road, south of Monte Verde Road and west of El Chimisal Road.

The site drains to the northwest and west. The western portion of the site drains to Monte Verde Road. The remaining and majority of the site drains to a natural watercourse which traverses the northern tip of this site.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

As part of Tract 29473 to the east, a 13'x 8' RCB culvert (Q100 = 954cfs, v =19.8 fps, project number 7-0059, drawing number 7-0473) has been constructed across El Chimisal Road as shown on the tentative exhibit. The rock energy dissipator for the RCB outlet is shown on Lot 117. The creek is to remain natural as it traverses the northern portion of this site and the floodplain limits are shown on the map, except for a new crossing proposed at Monte Verde Road with a 8'H x 25'W RCB. The culvert size may need to be increased to accommodate the wide floodplain, just upstream. The existing culvert within Via Pascal is proposed to be removed. Improvements to the floodplain will require a zero rise in water surface elevation to ensure no negative effects to neighboring property owners. The proposed culverts and the associated rip rap pads are proposed to be maintained by the Transportation Department.

The majority of the onsite flows are proposed to drain via storm drains and streets. There is a diversion of flows of approximately a third (1/3) of an acre. However, the diversion would only affect the property owner to the west (PM 32587), and would provide significant flood protection to this property owner. Therefore, this is acceptable to the District. The southern portion of Altree Court flows northerly then easterly along Edge Lane. The emergency escape flows within the street must also be ensured to turn easterly to flow along Edge Lane. Redundant catch basins may be required.

The southern portion of the site receives offsite flows from a drainage area of approximately 54-acres. Street widening along Anza Road is proposed in this area. A separate graded swale and storm drain system is proposed to collect these flows, and convey them to the natural watercourse (bypassing the mitigation basin).

The development of this site would increase peak flow rates on downstream properties and adversely impact water quality. To mitigate these impacts, 2 extended detention basins are proposed at the northern portion of the site and outside of the mainstream floodplain limits. A geotechnical report received on April 4, 2013 and supplemental report received April 18, 2013, have been submitted to substantiate the integrity of the larger basin, up to 11 feet of embankment with both 2:1 and 4:1

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10. GENERAL CONDITIONS

10.FLOOD RI. 1                    MAP FLOOD HAZARD REPORT (cont.) (cont.)                    RECOMMND

side slopes. The extended detention basins will mitigate both increased runoff and water quality.

Street improvements and drainage improvements on the north side of Monte Verde Road, show offsite grading and drainage improvements for a proposed culvert. The culvert shall extend as far as right of way is permissible. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). A Storm Drain Easement Agreement has been provided to ensure the feasibility of these facilities.

Questions related to this case may be directed to Everett Duckworth at 951.955.9412 or Henry Olivo at 951.955.1214.

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

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.

10.FLOOD RI. 9                    MAP MAJOR FACILITIES                    RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both



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10. GENERAL CONDITIONS

10.FLOOD RI. 9                   MAP MAJOR FACILITIES (cont.)                   RECOMMND

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. 12                   MAP INCREASED RUNOFF                   RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13                   MAP INCREASED RUNOFF CRITERIA                   RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

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

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

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

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

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 14                    MAP WATERS OF THE US (NO FEMA)                    RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

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.

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10. GENERAL CONDITIONS

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](http://www.floodcontrol.co.riverside.ca.us) under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

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

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10. GENERAL CONDITIONS

10.FLOOD RI. 19                    MAP BMP MAINTENANCE & INSPECT (cont.)                    RECOMMND  
to the recordation of the map.

PLANNING DEPARTMENT

10.PLANNING. 1                    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. 2                    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. 3                    MAP - ORIGINAL APPROVAL DATE                    RECOMMND  
The Board of Supervisors approval date of the original tentative map occurred on December 5, 2006. All determinations of whether the land division is eligible for an extension of time shall be based on this original approval date.

10.PLANNING. 7                    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. 8                    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 zone, of Ordinance No. 348, Section

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10. GENERAL CONDITIONS

10.PLANNING. 8                    MAP - RES. DESIGN STANDARDS (cont.)                    RECOMMND

- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 7,200 square feet.
- j. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 9                    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

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10. GENERAL CONDITIONS

10.PLANNING. 9                   MAP - ORD NO. 659 (DIF) (cont.)                   RECOMMND  
    shall be required.

10.PLANNING. 10                  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. 11                  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

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10. GENERAL CONDITIONS

10.PLANNING. 11            MAP - REQUIRED MINOR PLANS (cont.)            RECOMMND

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. 12            MAP - DESIGN GUIDELINES            RECOMMND

The project shall conform to the Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 14            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. 15            MAP - EXISTING SECOND UNITS            RECOMMND

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted



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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - EXISTING SECOND UNITS (cont.) RECOMMND

as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

10.PLANNING. 16 MAP - NO OFF-ROAD USES ALLOWED RECOMMND

Trail bikes, dune buggies, off-road vehicles and other similar powered apparatus shall not be operated for purposes such as, but not limited to, hill climbing, trail riding, scrambling, racing and riding exhibitions.

10.PLANNING. 17 MAP - MINOR CHANGE NO. 1 RECOMMND

Minor Change No. 1 allowed to change condition of approval 80.PLANNING.20 (e)(TR32627) to allow the use of wood or vinyl fencing on all side and rear property lines. A block wall shall be constructed on the perimeter of all pads that border a street. A view fence, consisting of tubular steel or wrought iron shall be used on all rear yards that are adjacent to slopes, detention basins, and the channel.

10.PLANNING. 18 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

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10. GENERAL CONDITIONS

10.PLANNING. 18                    GEN - IF HUMAN REMAINS FOUND (cont.)                    RECOMMND

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. 19                    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 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.

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10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - GEO01596

RECOMMND

County Geologic Report (GEO) No. 1596, submitted for this project (TR32627), was prepared by LOR Geotechnical Group, Inc and is entitled: "Consolidation Report, Preliminary Geotechnical Investigations, Tentative Tract Map No. 32627, Temecula Area, Riverside County, California" dated January 27, 2006. In addition LOR Geotechnical Group, Inc prepared "Response to Review Comments, County Geologic Report No. 1596 (Geologic), Consolidation Report, Preliminary Geotechnical Investigations, Tentative Tract Map No. 32627, Temecula Area, Riverside County, California" dated January 30, 2006. This document is herein incorporated as a part of GEO01596.

GEO No. 1596 concluded:

1.The closest active fault to the site is the Wildomar fault, also known as the Temecula segment of the Elsinore fault, located about 2,800 feet to the southwest of the site.

2.A very faint photolineament, suggestive of faulting has been mapped traversing the site. Trenching of this feature indicated that it is not coincident with any faulting.

3.It is likely that the project could experience very strong ground motions due to the presence of the nearby active Elsinore Fault Zone.

4.Portions of the site underlain by bedrock are not prone to liquefaction due to the presence of these bedrock units on the site.

GEO No. 1596 recommended:

1.The seismic design of structures shall adhere to the seismic parameters in the report and the seismic design requirements in the Uniform Building Code.

2.The removal and recompaction of the alluvial soils on the site during site grading as recommended in the above reference report will mitigate the susceptibility of liquefaction within these alluvial soils.

GEO No. 1596 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO No. 1596 is hereby accepted for planning purposes. Engineering and other

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - GEO01596 (cont.)

RECOMMND

Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

IT SHOULD BE NOTED THAT GEO01596, ALTHOUGH NOT EXPRESSLY STATED IN THE ORIGINAL APPROVAL WRITE-UP FOR THAT REPORT AND THE PARENT TRACT MAP, DID ADEQUATELY ADDRESS THE PROPOSED CUT AND FILL SLOPES ON THIS SITE. FURTHER ANALYSIS AND IN-GRADING OBSERVATIONS AND DESIGN MODIFICATIONS ARE TO BE MADE DURING SITE GRADING AS APPROPRIATE.

10.PLANNING. 21 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.

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15:03

Riverside County LMS  
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10. GENERAL CONDITIONS

10.PLANNING. 21            MAP - LC LANDSCAPE REQUIREMENT (cont.)            RECOMMND

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. 22            MAP - TEMPLATE            RECOMMND

Minor Change No. 2 allows the connection between street "A" and "J" to provide a better circulation for the tract. All street standards shall be reviewed and approved by the Transportation Department prior to recordation of the Final Map.

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.

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10. GENERAL CONDITIONS

10.TRANS. 3                    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. 4                    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. 5                    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. 6                    MAP - TS/CONDITIONS

RECOMMND

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

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

The study indicates that it is possible to achieve adequate

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10. GENERAL CONDITIONS

10.TRANS. 6

MAP - TS/CONDITIONS (cont.)

RECOMMND

levels of service for the following intersections based on the traffic study assumptions.

Old Town Front Street (NS) at:  
SR-79 (EW)

I-15 Southbound Ramp (NS) at:  
SR-79 (EW)

I-15 Northbound Ramp (NS) at:  
SR-79 (EW)

Bedford Court (NS) at:  
SR-79 (EW)

La Paz Street (NS) at:  
SR-79 (EW)

Pechanga Parkway (NS) at:  
SR-79 (EW)  
Wolf Valley Road (EW)  
Deer Hollow Way (EW)

Margarita Road/Redhawk Parkway (NS) at:  
SR-79 (EW)

Redhawk Parkway (NS) at:  
Vail Ranch Parkway (EW)  
Wolf Valley Road (EW)

Via Puebla (NS) at:  
Redhawk Parkway (EW)

Project Driveway 1 (NS) at:  
Redhawk Parkway (EW)

El Chimisal Road (NS) at:  
Redhawk Parkway (EW)  
Morgan Hill Drive

Project Driveway 2 (NS) at:  
Monte Verde Road (EW)

Project Driveway 3 (NS) at:  
Monte Verde Road (EW)

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - TS/CONDITIONS (cont.) (cont.)

RECOMMND

Project Driveway 4 (NS) at:  
Monte Verde Road (EW)

Project Driveway 5 (NS) at:  
Monte Verde Road (EW)

El Chimisal Road (NS) at:  
Monte Verde Road (EW)  
Project Driveway 6 (EW)

Project Driveway 7 (NS) at:  
Anza Road (EW)

El Chimisal Road (NS) at:  
Anza Road (EW)

Butterfield Stage Road (NS) at:  
Anza Road (EW)

Project Driveway 8 (NS) at:  
Anza 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.

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.



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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

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

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 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 should include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. 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. 2 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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2                   MAP-#46-WATER PLANS (cont.)                   RECOMMND

company, the originals shall be presented to the Fire Department for signature.

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, 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. 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.

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

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5                    MAP WRITTEN PERM FOR GRADING (cont.)                    RECOMMND

facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50.FLOOD RI. 7                    MAP 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.

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.

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50. PRIOR TO MAP RECORDATION

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 to the recordation of the map.

50.FLOOD RI. 11                    MAP SHOW FLOODPLAIN ECS                    RECOMMND

The 100-year floodplain limits through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval.

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Approximate floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

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 - FINAL MAP PREPARER                    RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3                    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 8,000 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 zone, and with the Riverside County Integrated Project (RCIP). D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460. E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line. F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

50.PLANNING. 6                    MAP - PROT/VEG MAGMT PLAN                    RECOMMND

Prior to the issuance of grading permits, the developer shall prepare and submit protection/vegetation management plan to the County Fire for approval.

50.PLANNING. 8                    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. 152 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. 9                    MAP - OFFER OF TRAILS                    RECOMMND

An offer of dedication to the County of Riverside for a ten foot (10') wide community trail along Anza Road, shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

50.PLANNING. 10                    MAP - TRAIL MAINTENANCE                    RECOMMND

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten foot (10') wide community trail located along Anza

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50.PLANNING. 10           MAP - TRAIL MAINTENANCE (cont.)           RECOMMND

Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

50.PLANNING. 12           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. 20           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. 26           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. 28           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 - 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

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50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, the land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

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

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

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

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50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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



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50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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. 32 MAP - COMMON AREA MAINTENANCE RECOMMND

Common areas identified in the TENTATIVE MAP shall be owned and maintained as follows: A permanent master maintenance organization shall be established for the TENTATIVE MAP, to assume ownership and maintenance responsibility for all open space, circulation systems, water detention and water quality basins, 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.

50.PLANNING. 33 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

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.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \* Per the County of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

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

50.PLANNING. 34 MAP - ECS PALEO RESOURCES RECOMMND

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that has been mapped as having a high potential to contain paleontological resources (i.e. significant nonrenewable fossil material). This may include the entirety of site. In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in the County's General Plan, has been mapped as having a

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 34 MAP - ECS PALEO RESOURCES (cont.)

RECOMMND

high potential for containing significant nonrenewable fossil material. The proposed project's potential to impact paleontological resources has been determined to be possible. Therefore, mitigation of this potential impact in the form of monitoring of all site earth-moving activities and collection/curation of all significant fossils unearthed is required unless proven unnecessary through comprehensive literature research and site inspection. 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. 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."

50.PLANNING. 35 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 35                   MAP- LC LNDSCP COMMON AREA MA (cont.)                   RECOMMND

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.

TRANS DEPARTMENT

50.TRANS. 1                   MAP - DEDICATION                   RECOMMND

Interior streets are designated LOCAL STREET and shall be improved with 36 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk adjacent to the right-of-way line within 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section A. (36'/56')

Bassett Street and El Chimisal Road (entry) are designated COLLECTOR STREET and shall be improved with 46' foot full-width AC pavement, 6" concrete curb and gutter, 6' raised entry median, and 5' sidewalk located 3' from right-of-way line within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section A. (46'/76') (Modified)

Tallhouse Road (entry) is designated COLLECTOR STREET and shall be improved with 50 foot full-width AC pavement, 6" concrete curb and gutter, 10' raised entry median, 5' sidewalk located 3' from right-of-way line within the 80' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (50'/80')

El Chimisal Road, along tract boundary, is designated SECONDARY HIGHWAY and shall be improved with 32 foot half-width AC pavement and 6" concrete curb and gutter within the 50' half-width dedicated right-of-way in accordance with County Standard No. 94. (32'/50')

NOTE: A 5' sidewalk shall be constructed 9' from curb line within the 18' parkway.

Anza Road, along the tract boundary between Lot 1 and El Chimisal Road is designated MAJOR HIGHWAY and shall be improved with 76 foot full-width AC pavement, and 8" concrete curb and gutter, within the 118' full-width dedicated right-of-way in accordance with County Standard No. 93. (76'/118')

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50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - DEDICATION (cont.)

RECOMMND

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway.

Anza Road, along the tract boundary between Lot 90 and Lot 107, is designated MAJOR HIGHWAY and shall be improved with 56 foot part-width (38' on project side and 18' on opposite side) AC pavement, and 8" concrete curb and gutter, within the 89' part-width dedicated right-of-way (59' on project side and 30' on opposite side) in accordance with County Standard No. 93. (56'/89') (Modified)

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway.

Via Pascal, from street "B" to 350' approximately northerly, shall be improved with 24' of aggregate base within 32' of graded surface and within 60' of dedicated right-of-way.

NOTE: A Cash-In-Lieu of Construction fee shall be paid for the improvement of 18' AC pavement between the limits indicated above for Via Pascal.

50.TRANS. 2 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](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

50.TRANS. 3 MAP - PART-WIDTH

RECOMMND

Monte Verde Road along project boundary between Lot 109 and 117 is designated LOCAL STREET and shall be improved with 32 feet of part-width AC pavement (20' on project side and 12' on opposite side), 6' concrete curb and gutter and 5' sidewalk adjacent to the right-of-way line within a 45'

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3                    MAP - PART-WIDTH (cont.)                    RECOMMND

part-width dedicated right-of-way (30' on project side and 15' on opposite side) in accordance with County Standard No. 105, Section "C".

50.TRANS. 4                    MAP - OFF-SITE INFO                    RECOMMND

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

50.TRANS. 5                    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. 6                    MAP - ACCESS RESTRICTION/SUR                    RECOMMND

Lot access shall be restricted on Anza Road and El Chimisal Road and so noted on the final map.

50.TRANS. 7                    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. 8                    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. 9                    MAP - VACATION/SUR                    RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Via Pascal from Anza Road northerly to street "B" and from Monte Verde Road to 300' southerly or as directed by the Transportation Department. Accordingly, prior to recordation of the final map, the applicant shall have





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50.TRANS. 13                      MAP - ANNEX L&LMD/OTHER DIST (cont.)                      RECOMMND

No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Street sweeping.

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

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

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

50.TRANS. 14                      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 Street Light 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. 15                      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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16                    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. 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 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.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                    MAP - NPDES/SWPPP (cont.)                    RECOMMND

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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 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. 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. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11            MAP - APPROVED WQMP (cont.)            RECOMMND

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            USE-G2.4GEOTECH/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.

E HEALTH DEPARTMENT

60.E HEALTH. 1            GRADE - 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 the Department of Environmental Health (DEH) Environmental Cleanups Program at (951) 955-8982.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1                    MAP-#004 FUEL MODIFICATION (cont.)                    RECOMMND  
                                 CONSERVATION AGENCY.

FLOOD RI DEPARTMENT

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.

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. 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 3

MAP - PALEONTOLOGIST REQUIRED

RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation 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 recovery was deemed necessary. hould 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. 4

MAP - COMMUNITY TRAIL ESMNT

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot numbers 1, 2, 26-33, 61-67, 89-96, and 99-108, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 6

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.



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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7                    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.

60.PLANNING. 8                    MAP - GRADING & BRUSHING AREA                    RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 12                    MAP - SECTION 1601/1603 PERMIT                    RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 13                    MAP - SECTION 404 PERMIT                    RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 15                    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 60.9 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16                    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. 17                    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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17            MAP - GRADING PLAN REVIEW (cont.)            RECOMMND

ounty T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 19            MAP - SLOPE STBILTY 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 geotechnical report for the project site.

60.PLANNING. 21            GEN- CULTURAL RESOURCES PROFE            RECOMMND

Although no cultural resources were found during a Phase I archaeological survey, as a result of information contained within archaeological report number PD-A-4011, prepared by Jean A. Keller, dated October 2005, it was determined that archaeological monitoring of the mass or rough grading was appropriate due to the documented prehistoric and

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 County-certified Archaeologist for monitoring and mitigation 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 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. that is subject to archaeological monitoring by the Project Archaeologist. 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 21                    GEN- CULTURAL RESOURCES PROFE (cont.)                    RECOMMND

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

2)This agreement shall not modify any approved condition of approval or mitigation measure.

60.PLANNING. 26                    GEN - TRIBAL MONITORING                    RECOMMND

As a result of previous communication from the Temecula Band of Luiseno Mission Indians (Pechanga), and information contained in archaeological report PD-A-4011, prepared by Jean Keller, dated October 2005, it has been determined that tribal observation of mass or rough grading and trenching during construction is appropriate.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Temecula Band of Luiseno Mission Indians (Pechanga). This group shall be known as the Tribal Observer for this project. The agreement shall address consultation protocols and 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. that is subject to archaeological monitoring by the Project Archaeologist. The Tribal Observer shall have the limited

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26

GEN - TRIBAL MONITORING (cont.)

RECOMMND

authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, 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 CEQA-based 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 serves to facilitate consultation and advisory purposes 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.
- 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, in order to allow for the project Archaeologist to complete the documentation and analyses of any recovered artifacts. Should curation be preferred, the developer/permit holder is responsible for all costs.

60.PLANNING. 28

MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 28 MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources 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 recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented.

60.PLANNING. 30 MAP - SLOPE STABILITY REVIEW

RECOMMND

The consultant of record and the County Geologist should be provided a copy of the grading plans (40-scale or larger) for review and evaluation of slope stability. Previous studies performed by LOR (GEO01596) indicate proposed slopes are anticipated to be stable, however, re-evaluation at the design stage (grading permit) is prudent given the ultimate proposed heights and resultant compound nature of slopes (fill over cut, natural over cut, thin veneer fills, and slopes with retention basins at toe of slope).

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1                   MAP - PALEO MONITORING REPORT (cont.)                   RECOMMND

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.

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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

have met all rough grade requirements to obtain Building and Safety Department clearance.

FLOOD RI DEPARTMENT

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 - 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. 2                    MAP - UNDERGROUND UTILITIES                    RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6                    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.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9                    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. 11                    MAP - SCHOOL MITIGATION                    RECOMMND

Impacts to the Temecula Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 12                    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. 14                    MAP - ENTRY MONUMENT PLOT PLAN                    RECOMMND

The land divider/permit holder shall file six (6) 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.

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80.PLANNING. 14            MAP - ENTRY MONUMENT PLOT PLAN (cont.)            RECOMMND

2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.

3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

80.PLANNING. 15            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

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80.PLANNING. 15                    MAP - MODEL HOME COMPLEX (cont.)                    RECOMMND

the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

80.PLANNING. 16                    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. 17                    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"

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80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

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.

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. 18

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.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department. C. Front yard return walls shall be constructed of masonry (slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, vinyl or tubular steel. Side and rear yard fencing shall be 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. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - Walls/Fencing Plans (cont.)

RECOMMND

block,

G. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

J. The developer shall construct a five foot high (noise barrier) decorative block wall on lots 41-42 and 55-56 along El Chimisal Road, a six foot high (noise barrier) decorative block wall on lots 26-40 and 101-108 along Anza Road, a 7 1/2 foot high (noise barrier) decorative block wall on lots 94-96 and 99-100 along Anza Road, and an 8 foot high (noise barrier) decorative block wall on lots 89-93 along Anza Road.

K. Block walls along Anza Road and El Chimisal shall be coated with an anti-graffiti coating and adequately screened with landscaping. This shall be accomplished with the inclusion of either large box (36" or greater) trees, high shrubs, vines, or any combination thereof.

80.PLANNING. 19 MAP - MODEL EXT ROW LS INSTALL

RECOMMND

Prior to the first building permit issuance (excluding models) for the phase that includes lots 51 - 61 (as indicated on the TENTATIVE MAP), all exterior landscaping within the right-of-way of El Chimisal Road and any open space lots/areas adjacent to the right-of-way shall be installed. Landscaping shall be in conformance with approved Landscaping Plans.

80.PLANNING. 20 MAP - EXT ROW LS INSTALL (1)

RECOMMND

Prior to the first building permit issuance for the phase that includes lots 34 - 50 and 62 - 67 (as indicated on the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20           MAP - EXT ROW LS INSTALL (1) (cont.)           RECOMMND

TENTATIVE MAP), all exterior landscaping within the right-of way of Anza Road adjacent to lots 34 - 40 (as shown on the TENTATIVE MAP), and any open space lots/areas within Phase 1 (as shown on the TENTATIVE MAP) adjacent to the right-of-way shall be installed. Landscaping shall be in conformance with approved Landscaping Plans.

80.PLANNING. 21           MAP - EXT ROW LS INSTALL (2)           RECOMMND

Prior to the first building permit issuance for the phase that includes lots 68 - 76 and 102 - 111 (as indicated on the TENTATIVE MAP), all exterior landscaping within the right-of-way of Anza Road adjacent to lots 102 - 111 (as shown on the TENTATIVE MAP), and any open space lots/areas within Phase 2 (as shown on the TENTATIVE MAP) adjacent to the right-of-way shall be installed. Landscaping shall be in conformance with approved Landscaping Plans.

80.PLANNING. 22           MAP - EXT ROW LS INSTALL (3)           RECOMMND

Prior to the first building permit issuance for the phase that includes lots 77 - 79 and 81 - 101 (as indicated on the TENTATIVE MAP), all exterior landscaping within the right-of-way of Anza Road adjacent to lots 92 - 99 (as shown on the TENTATIVE MAP), and any open space lots/areas within Phase 3 (as shown on the TENTATIVE MAP) adjacent to the right-of-way shall be installed. Landscaping shall be in conformance with approved Landscaping Plans.

80.PLANNING. 23           MAP - EXT ROW LS INSTALL (4)           RECOMMND

Prior to the first building permit issuance for the phase that includes lots 112 - 119 (as indicated on the TENTATIVE MAP), all exterior landscaping within the right-of-way of Anza Road adjacent to lots 112, 113, and 119 (as shown on the TENTATIVE MAP), and any open space lots/areas within Phase 4 (as shown on the TENTATIVE MAP) adjacent to the right-of-way shall be installed. Landscaping shall be in conformance with approved Landscaping Plans.

80.PLANNING. 24           MAP - EXT ROW LS INSTALL (5)           RECOMMND

Prior to the first building permit issuance for the phase that includes lots 1 - 33 (as indicated on the TENTATIVE MAP), all exterior landscaping within the right-of-way of Anza Road adjacent to lots 1, and 26 - 33 (as shown on the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 24                   MAP - EXT ROW LS INSTALL (5) (cont.)                   RECOMMND

TENTATIVE MAP), and any open space lots/areas within the Final Phase (as shown on the TENTATIVE MAP) adjacent to the right-of-way shall be installed. Landscaping shall be in conformance with approved Landscaping Plans.

80.PLANNING. 25                   MAP - INT ROW LS PLANS                   RECOMMND

Prior to the first building permit issuance (excluding model building permits) for each phase landscaping plans for this map phase for all project interior landscaping within the right-of-way and open space lots/areas adjacent to the right-of-way shall be approved prior to the first building permit within this phase. Plans shall be in conformance with PRELIMINARY LANDSCAPING.

The model phase includes Lots 51-61, one phase includes lots 34-50 and 62-67, one phase includes lots 68-76 and 102-111, one phase includes lots 77-79 and 81-101, one phase includes lots 112-119, and one phase includes lots 1-33.

80.PLANNING. 26                   MAP - LS COMMON OS PLANS                   RECOMMND

Prior to the first building permit issuance (excluding model building permits) for each phase landscaping plans for all common open space areas shall be approved. Plans shall be in conformance with PRELIMINARY LANDSCAPING. Landscaping plans for the common open space areas shall be approved by the appropriate maintenance entity as established by condition 50.PLANNING.33 - COMMON AREA MAINTENANCE.

The model phase includes Lots 51-61, one phase includes lots 34-50 and 62-67, one phase includes lots 68-76 and 102-111, one phase includes lots 77-79 and 81-101, one phase includes lots 112-119, and one phase includes lots 1-33.

80.PLANNING. 27                   MAP - LS SCREENING                   RECOMMND

Landscaping plans shall provide adequate wall screening along Anza Road, Monte Verde Road, and El Chimisal Road within the right-of-way and adjacent open space area in conformance with PRELIMINARY LANDSCAPING.



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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 28                   MAP - SLOPE LS INSTALL (1)                   RECOMMND

Landscaping required on any private side or rear yard slope greater than eight feet (8') in height and all slopes adjacent to public right-of-way greater than eight feet (8') in height shall be fully installed.

80.PLANNING. 29                   MAP - BASIN LS INSTALL                   RECOMMND

Prior to final inspection the landscaping required for the detention/water quality basin shall be fully installed. Proof shall be provided to the Planning Department by the applicant.

80.PLANNING. 30                   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;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 30

MAP - 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. 31

MAP - 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. 31                    MAP - 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. 32                    MAP- LC LNDSCP COMMON AREA MA                    RECOMMND

[DELETE this CONDITION if there are no common area maintenance requirements, or DELETE this TEXT if there is]

Prior to building permit issuance, 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 32                    MAP- LC LNDSCP COMMON AREA MA (cont.)                    RECOMMND

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.

TRANS DEPARTMENT

80.TRANS. 1                        MAP - ANNEX L&LMD/OTHER DIST                        RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Street sweeping.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

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.

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

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90. PRIOR TO BLDG FINAL INSPECTION

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 and Safety Department clearance.

FIRE DEPARTMENT

90.FIRE. 1

MAP -FIRE SPRINKLER SYSTEM

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

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](http://www.floodcontrol.co.riverside.ca.us), e-mail [fcnpdes@co.riverside.ca.us](mailto: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.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

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 more than 80% of occupancy permits for any residential lot within the map, or any

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 4                    MAP FACILITY COMPLETION (cont.)                    RECOMMND

phase thereof, prior to the District's acceptance of the drainage system for operation and maintenance, or as approved by the District Engineer.

PLANNING DEPARTMENT

90.PLANNING. 1                    MAP - BLOCK WALL ANTIGRAFFITI                    RECOMMND

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

90.PLANNING. 3                    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. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152.

90.PLANNING. 4                    MAP - CONCRETE DRIVEWAYS                    RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

90.PLANNING. 5                    MAP - FENCING COMPLIANCE                    RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 12                    MAP- ROLL-UP GARAGE DOORS                    RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13                    MAP - INT ROW LS INSTALL                    RECOMMND

Landscaping for all interior right-of-way and any open space lots/areas adjacent to the right-of-way lot shall be installed adjacent to each lot prior to the building final inspection clearance (not including models) for each lot. Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of



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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13            MAP - INT ROW LS INSTALL (cont.)            RECOMMND

the Planning Director.

90.PLANNING. 14            MAP - SLOPE LS INSTALL (2)            RECOMMND

Landscaping required on any private side or rear yard slope less than eight feet (8') in height shall be fully installed.

90.PLANNING. 15            MAP - LS INSTALLED            RECOMMND

THIRTY (30) days prior to final inspection of the first building permit (including models), all landscaping shall be fully INSTALLED in conformance with the approved PRELIMINARY LANDSCAPING plans, phasing plan, and working drawings. One hundred percent (100%) of the installed landscaping shall be healthy and flourishing within each phase of development as shown on the PRELIMINARY LANDSCAPING phasing plan including:

All landscaping within the interior and exterior right-of-way.

All publicly maintained landscape areas including detention basins, common areas, paseos, parks, open spaces, and all slopes.

All homeowner front, rear, and side yard slopes in excess of eight (8) feet in height.

Any landscaping to screen fences/walls.

This condition shall be met once:

1. The following has been provided to the Riverside County Planning Department for review and approval:

a. Sufficient photographs taken no less than 30 days after installation, and submitted a maximum of 30 days after the pictures were taken, accompanied by;

b. A copy of the approved phasing plan showing where the pictures were taken from accompanied by;

c. A letter from the responsible Certified Landscape Architect indicating the company's name, address, and telephone number; date of landscape installation

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15                   MAP - LS INSTALLED (cont.)                   RECOMMND

completion; and statement indicating that 100% of the landscaping is installed, healthy, flourishing, and free from weeds.

2. A Landscape Review Authority, as appointed by the Planning Director, has reviewed, inspected, and deemed landscaping installation acceptable.

NOTE (1): If a Landscape Review Authority has not been appointed by the time this condition requires clearance, then section (2) shall not apply. However, section (1) shall still be provided in any event.

90.PLANNING. 16                   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. 17                   MAP - LC LNDS CP 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. 18                   MAP - LC COMPLY W/ LNDS CP/ IRR                   RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 18                    MAP - LC COMPLY W/ LNDSCP/ IRR (cont.)                    RECOMMND

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.

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. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 1                      MAP - 80% COMPLETION (cont.)                      RECOMMND

- 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.TRANS. 2                      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. 3                      MAP - STREETLIGHTS INSTALL                      RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 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. 5 MAP - LANDSCAPING

RECOMMND

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

Landscaping shall be improved within Anza Road, El Chimisal Road and entry streets Bassett Street, El Chimisal Road, and Tallhouse Road.

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

DATE: March 20, 2012

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Landscaping Section-R. Dyo  
P.D. Archaeology Section-L. Mouriquand  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.

CSA #143 c/o EDA  
3rd District Supervisor  
3rd District Planning Commissioner  
City of Temecula  
Temecula Valley Unified School Dist.  
Rancho California Water Dist.  
Pechanga Band of Mission Indians

**TENTATIVE TRACT MAP NO. 32627, MINOR CHANGE NO. 2 – CEQA EXEMPT – Applicant:** Atherton 124 Partners, LP – **Engineer/Representative:** Mayers and Associates - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Low Density Residential (CD: LDR) (1/2 Acre Minimum) – **Location:** Northerly of Anza Road, southerly of Monte Verde Road and westerly of El Chimisal Road – 60.9 Gross Acres - **Zoning:** One Family Dwelling (R-1) and Open Area Combining Zone Residential Developments (R-5) - **REQUEST:** The minor change proposes to connect Streets "A" and "J" of the approved tentative map to provide better circulation. – **APNs:** 917-260-044, 045, 047, 048, 054, 055, 066, 068, 068, and 086. - **Related Cases:** TR32627, TR32627M1

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on April 12, 2012.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Kinika Hesterly**, Project Planner, at (951) 955-1888 or email at **KHESTERL@rctlma.org / MAILSTOP# 1070.**

COMMENTS:

**FILE COPY**

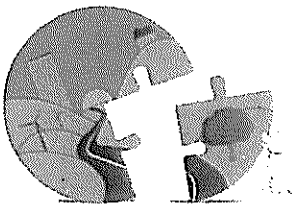
DATE: \_\_\_\_\_

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.*



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

Set ID# CC006341

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP
- REVISIED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR32627 M2 DATE SUBMITTED: 2-2-12

APPLICATION INFORMATION

Applicant's Name: Atherton 124 Partners, LP E-Mail: steve.ludwig@highpointeinc.com

Mailing Address: 20 Enterprise, Suite 320  
Aliso Viejo CA 92656  
City State ZIP

Daytime Phone No: ( 949 ) 472-0800 Fax No: ( 949 ) 609-0739

Engineer/Representative's Name: Mayers & Assoc./Gary Martin E-Mail: gmartin@mayerscivil.com

Mailing Address: 19 Spectrum Pointe Drive, Suite 609  
Lake Forest CA 92630  
City State ZIP

Daytime Phone No: ( 949 ) 599-0870 Fax No: ( 949 ) 599-0880

Property Owner's Name: Atherton 124 Partners, LP E-Mail: steve.ludwig@highpointeinc.com

Mailing Address: 20 Enterprise, Suite 320  
Aliso Viejo CA 92656  
City State ZIP

Daytime Phone No: ( 949 ) 472-0800 Fax No: ( 949 ) 609-0739

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

CFG05870

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

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

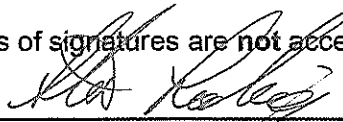
The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

**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.

STEVE LUDWIG  
PRINTED NAME OF APPLICANT

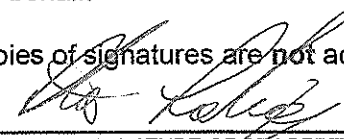
  
SIGNATURE OF APPLICANT

**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.

STEVE LUDWIG  
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): 917-260-044, 045, 047, 048, 054, 055, 066 thru 068, & 086

Section: 22 Township: 8 South Range: 2 West

Approximate Gross Acreage: 609



APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Anza Road, South of Monte Verde Road, East of \_\_\_\_\_, West of El Chimisal Road

Thomas Brothers map, edition year, page number, and coordinates: Page 979, J-4, J-5

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):

Minor change TTM 32627 (Approved) which connects streets "A" and "J" to <sup>A/tree Court</sup>

provide better circulation for fire, access to the park from the north

and integrating lots 110 + 17 in the southern, main tract.

front now on interior streets

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). Tract 32627 (Parcel Map, Zone Change, etc.)

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

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

If yes, indicate the type of report(s) and provide a copy: All reports on file with TR 32627

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) 4500 LF

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: 530,000

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Estimated amount of fill = cubic yards 530,000

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

Import \_\_\_\_\_ Export \_\_\_\_\_ Neither X

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) 973,904 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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

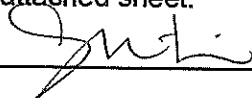
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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 1/10/12

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region**

<b>Project File No.</b>	
<b>Project Name:</b>	
<b>Project Location:</b>	
<b>Project Description:</b>	
<b>Project Applicant Information:</b>	

<b>Proposed Project Consists of, or includes:</b>	<b>YES</b>	<b>NO</b>
<b>Significant Redevelopment:</b> The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Housing subdivisions of 10 or more dwelling units.</b> Includes single-family homes, multi-family homes, condominiums, and apartments.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Commercial development greater than 100,000 square feet.</b> Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Automotive repair shops.</b> (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Restaurants.</b> (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)].	<input type="checkbox"/>	<input type="checkbox"/>
<b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Environmentally Sensitive Areas (ESAs)<sup>1</sup>.</b> All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Parking lots of 5,000 sq. ft. or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Streets, roads, highways, and freeways.</b> Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>1</sup>Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from [www.swrcb.ca.gov/rwqcb9/programs/basinplan.html](http://www.swrcb.ca.gov/rwqcb9/programs/basinplan.html). The most recent CWA Section 303(d) list can be found at [www.swrcb.ca.gov/trndl/303d\\_lists.html](http://www.swrcb.ca.gov/trndl/303d_lists.html).

**DETERMINATION: Circle appropriate determination.**

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

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

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Carolyn Syms Luna · Planning Director*

**RECEIVED**  
APR 25 2013  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**Standard Letter of Change of Applicant**

INCOMPLETE LETTERS WILL NOT BE ACCEPTED AND PROCESSED.

*(To be completed by Case Planner)*

CASE NUMBER(S): TR32627M2

Set I.D. No. CC006341

Check box if all concurrent cases are to be withdrawn.

**APPLICATION INFORMATION**

Applicant's Name: LS Terracina (Standard Pacific Homes) E-Mail: sica:ter@stanpac.com

Applicant's Contact Person: Stephanie M. Fabbri Carter, Project Manager, Standard Pacific Homes  
*If the applicant is not a person or persons, a contact person and their title is required*

Mailing Address: 255 E. Rincon Street, Suite 200  
\_\_\_\_\_  
Corona, California 92879  
City State ZIP

Daytime Phone No: (951) 898-5512 Fax No: (951) 898-5580

NOTE: Only the applicant of record, as shown in the County Land Management System (LMS), can request withdrawal of an application.

DATE SUBMITTED: April 24, 2013

(CHECK THE APPROPRIATE BOX)

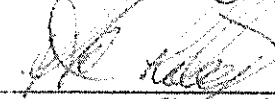
I \_\_\_\_\_ hereby verify that I am the applicant of record and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I \_\_\_\_\_ hereby verify that I am not the applicant of record, but have provided relative documents as proof of applicant transfer and request to withdraw the above-referenced application(s) currently on file with the County of Riverside Planning Department.

I \_\_\_\_\_ verify that I no longer wish to continue as the applicant of record and hereby transfer all rights, privileges, and responsibilities to \_\_\_\_\_.

I Stephanie Fabbri Carter, LS Terracina (c/o Standard Pacific Homes) verify that I am the new applicant and acknowledge the receipt thereof. My new address is 255 E. Rincon St. Ste. 200, Corona, CA 92879, phone number is 951-898-5512, and can be e-mailed at sca:ter@stanpac.com.

Stephanie M. Fabbri Carter, LS Terracina (c/o Standard Pacific Homes)

  
\_\_\_\_\_  
*Signature of Existing Applicant*

  
\_\_\_\_\_  
*Signature of New Applicant*

*MONTE COMMUNITIES IS GENERAL PARTNER OF ATHOROW 124 PARTNERS, LP*  
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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 5/8/2013,

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

APN (s) or case numbers TR32627M2 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

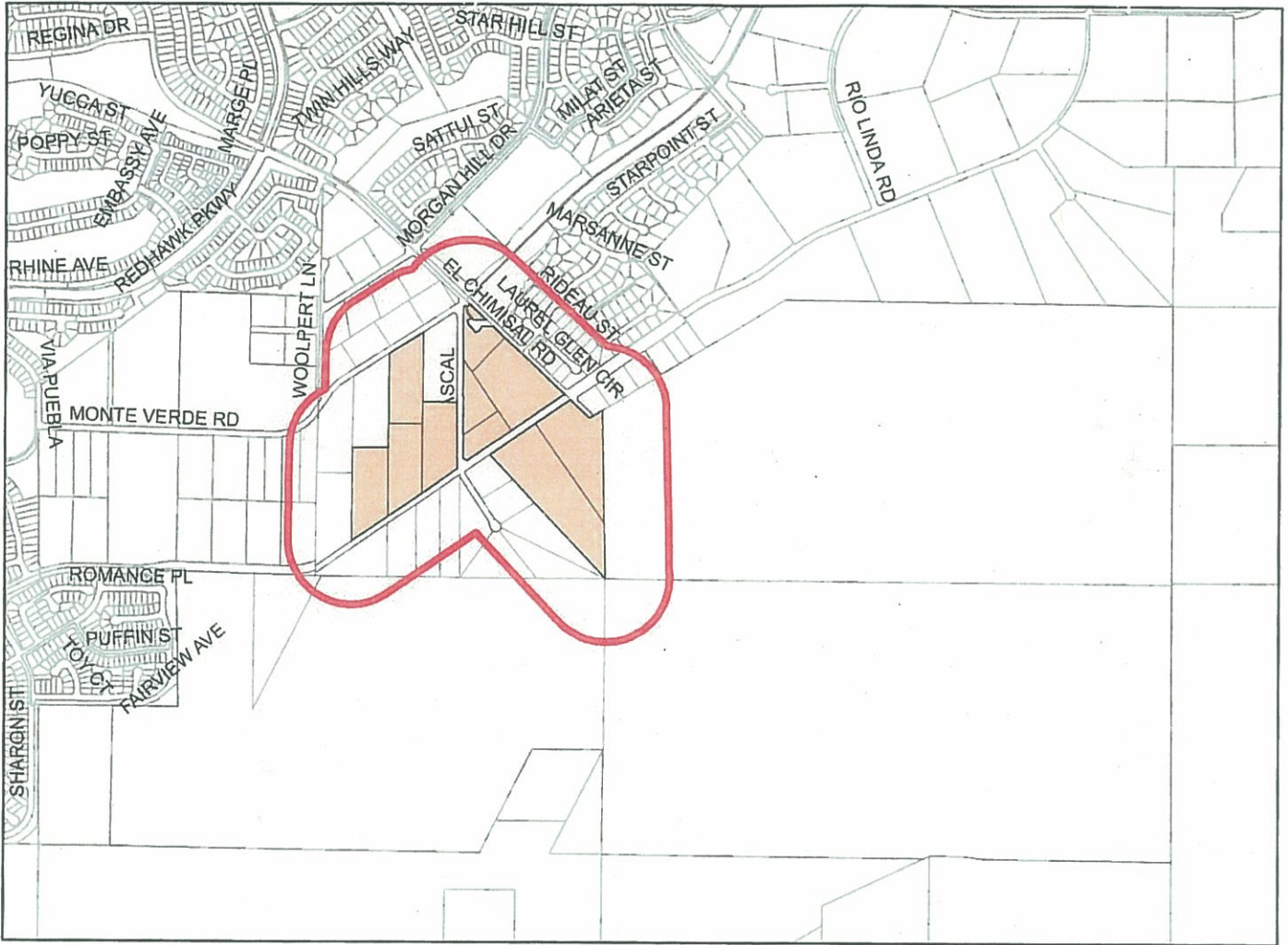
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2<sup>nd</sup> Floor

Riverside, Ca. 92502

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

## TR32627M2 (600 feet buffer)



### Selected Parcels

966-430-027	966-431-003	966-420-007	917-260-059	917-260-060	966-422-002	917-260-050	917-260-061	966-430-024	966-170-011
966-431-004	966-430-039	917-260-032	966-420-006	917-260-038	966-430-031	966-420-004	966-430-035	966-420-028	917-260-052
917-260-043	966-420-003	966-430-033	917-260-056	966-430-032	917-260-051	917-260-031	966-422-001	966-431-002	966-430-022
966-420-005	966-430-026	917-260-085	917-260-081	917-260-087	917-260-057	917-260-036	917-260-040	917-260-041	917-260-044
917-260-045	917-260-047	917-260-048	917-260-054	917-260-055	917-260-066	917-260-067	917-260-068	917-260-086	917-310-004
966-422-003	966-170-012	966-170-014	966-420-029	966-420-030	966-430-028	917-260-058	966-420-002	917-310-025	917-310-026
966-420-032	917-260-042	917-260-046	966-430-029	966-430-038	917-260-049	917-260-037	966-430-034	966-431-001	966-430-030
966-430-025	917-260-033	966-420-001	917-310-038	917-070-006	917-090-001	917-300-001	917-070-011	966-430-023	966-430-036
966-420-008	966-430-037								



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: 917070011, APN: 917070011  
FRANCES MIRANDA, ETAL  
P O BOX 884  
TEMECULA CA 92593

ASMT: 917260043, APN: 917260043  
EILEEN BROWN  
P O BOX 1202  
TEMECULA CA 92589

ASMT: 917260031, APN: 917260031  
SHEILA MCGRATH, ETAL  
30690 WAVECREST CIR  
MENIFEE CA 92584

ASMT: 917260046, APN: 917260046  
GERI CAMPBELL, ETAL  
45560 MONTE VERDE RD  
TEMECULA, CA. 92592

ASMT: 917260032, APN: 917260032  
TINA LUZ, ETAL  
45500 SLEEPY HOLLOW LN  
TEMECULA, CA. 92592

ASMT: 917260049, APN: 917260049  
SHAUN BALL  
46150 ANZA RD  
TEMECULA, CA. 92592

ASMT: 917260033, APN: 917260033  
THUY NGUYEN  
5515 AGOURA GLEN DR  
AGOURA CA 91301

ASMT: 917260050, APN: 917260050  
CHRISTOS RIGAS  
P O BOX 892994  
TEMECULA CA 92589

ASMT: 917260037, APN: 917260037  
SUSAN BLACKMAN  
45695 MONTE VERDE RD  
TEMECULA CA 92592

ASMT: 917260051, APN: 917260051  
GREGOR LP  
13333 VENTURA BLV NO 202  
SHERMAN OAKS CA 91423

ASMT: 917260038, APN: 917260038  
JANICE GOMES, ETAL  
45635 MONTE VERDE  
TEMECULA, CA. 92592

ASMT: 917260052, APN: 917260052  
EDA MEREDITH  
4231 COLFAX AVE NO F  
STUDIO CITY CA 91604

ASMT: 917260042, APN: 917260042  
GERI CAMPBELL, ETAL  
45700 MONTE VERDE RD  
TEMECULA, CA. 92592

ASMT: 917260056, APN: 917260056  
FLORA RAMIREZ, ETAL  
41879 GASSNER RD  
ANZA CA 92539



ASMT: 917260057, APN: 917260057  
LEON KUNDROTAS  
315 TULOROSA RIDGE  
HELOTES TX 78023

ASMT: 917310004, APN: 917310004  
LS TERRACINA  
C/O STANDARD PACIFIC CORP  
15360 BARRANCA PKY  
IRVINE CA 92618

ASMT: 917260058, APN: 917260058  
PAULETTE CLARK  
330 N MYERS ST  
BURBANK CA 91506

ASMT: 917310026, APN: 917310026  
PENA TRUST  
330 N MEYERS ST  
BURBANK CA 91506

ASMT: 917260059, APN: 917260059  
CHARLES RUGGLES  
7034 BLOSSOM CT  
PICO RIVERA CA 90660

ASMT: 917310038, APN: 917310038  
R STORKERSEN, ETAL  
46205 ANZA RD  
TEMECULA, CA. 92592

ASMT: 917260060, APN: 917260060  
SANDRA BESANSON, ETAL  
33859 SWARTHOUT LN  
TEMECULA, CA. 92592

ASMT: 966170011, APN: 966170011  
COUNTY SERVICE AREA #143  
C/O M S 2600  
3133 MISSION INN AVE  
RIVERSIDE CA 92507

ASMT: 917260061, APN: 917260061  
HAROLD NICHOLS, ETAL  
33851 SWARTHOUT LN  
TEMECULA, CA. 92592

ASMT: 966170014, APN: 966170014  
MORGAN HILL HOMEOWNERS ASSN  
27349 JEFFERSON AVE NO 208  
TEMECULA CA 92590

ASMT: 917260085, APN: 917260085  
KEVIN NGUYEN  
29242 DEEP SHADOW DR  
AGOURA HILLS CA 91301

ASMT: 966420001, APN: 966420001  
ELENA MAXMAN, ETAL  
45081 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 917260086, APN: 917260086  
LS TERRACINA  
C/O STANDARD PACIFIC CORP  
15360 BARRANCA PKWY  
IRVINE CA 92618

ASMT: 966420002, APN: 966420002  
NEDA YEGAN, ETAL  
45057 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966420003, APN: 966420003  
 RHONDA KITLEY, ETAL  
 45052 LAUREL GLEN CIR  
 TEMECULA, CA. 92592

ASMT: 966420030, APN: 966420030  
 MORGAN VALLEY COMMUNITY ASSN  
 C/O PINNACLE COMMUNITIES INC  
 15 ENTERPRISE DR STE 250  
 ALISO VIEJO CA 92656

ASMT: 966420004, APN: 966420004  
 KATHLEEN ROCKAFELLOR, ETAL  
 5942 EDINGER NO 113  
 HUNTINGTON BEACH CA 92649

ASMT: 966420032, APN: 966420032  
 RIVERSIDE COUNTY FLOOD CONT  
 1995 MARKET ST  
 RIVERSIDE CA 92501

ASMT: 966420005, APN: 966420005  
 MARTHA DUCKWORTH, ETAL  
 16736 ASHTON OAKS DR  
 CHARLOTTE NC 28278

ASMT: 966422001, APN: 966422001  
 JENNIFER FRIEND  
 32406 CASSINO CT  
 TEMECULA CA 92592

ASMT: 966420006, APN: 966420006  
 VIVIAN CRAGG, ETAL  
 45093 RIDEAU ST  
 TEMECULA, CA. 92592

ASMT: 966422002, APN: 966422002  
 ANDREA DEITZ, ETAL  
 45141 RIDEAU ST  
 TEMECULA, CA. 92592

ASMT: 966420007, APN: 966420007  
 GRISELDA TOPETE, ETAL  
 45069 RIDEAU ST  
 TEMECULA, CA. 92592

ASMT: 966422003, APN: 966422003  
 PAMELA THARALDSON, ETAL  
 45148 LAUREL GLEN CIR  
 TEMECULA, CA. 92592

ASMT: 966420008, APN: 966420008  
 KARI PETERSON PELTERS, ETAL  
 45045 RIDEAU ST  
 TEMECULA, CA. 92592

ASMT: 966430022, APN: 966430022  
 TJEERD BRINK, ETAL  
 34021 CENTERSTONE CIR  
 TEMECULA, CA. 92592

ASMT: 966420028, APN: 966420028  
 EASTERN MUNICIPAL WATER DIST  
 P O BOX 8300  
 PERRIS CA 92572

ASMT: 966430023, APN: 966430023  
 LUIS MENDOZA, ETAL  
 34007 CENTERSTONE CIR  
 TEMECULA, CA. 92592

ASMT: 966430024, APN: 966430024  
FELICIDAD OBREGON BLASCO, ETAL  
45285 RIDEAU ST  
TEMECULA, CA. 92592

ASMT: 966430031, APN: 966430031  
KIM DONNER, ETAL  
45220 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430025, APN: 966430025  
THOMAS PIARINO  
5808 HARVEY WAY  
LAKEWOOD CA 90713

ASMT: 966430032, APN: 966430032  
ADELE HARRISON, ETAL  
45244 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430026, APN: 966430026  
SALLY STOVALL, ETAL  
45237 RIDEAU ST  
TEMECULA, CA. 92592

ASMT: 966430033, APN: 966430033  
PAULA THIBODAUX GRAY, ETAL  
31805 TEMECULA PKY NO 740  
TEMECULA CA 92592

ASMT: 966430027, APN: 966430027  
SONIA JOHNSON, ETAL  
45213 RIDEAU ST  
TEMECULA, CA. 92592

ASMT: 966430034, APN: 966430034  
PAUL GERGEL, ETAL  
45292 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430028, APN: 966430028  
DEANNA FOX, ETAL  
45189 RIDEAU ST  
TEMECULA, CA. 92592

ASMT: 966430035, APN: 966430035  
THERESA PINKERTON, ETAL  
45273 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430029, APN: 966430029  
SANDRA FOX, ETAL  
45172 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430036, APN: 966430036  
SAMANTHA JONES, ETAL  
45249 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430030, APN: 966430030  
CARELY DESANTIS, ETAL  
45196 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430037, APN: 966430037  
WILLO CASTRO  
45201 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430038, APN: 966430038  
MARCIA JAEGER, ETAL  
45177 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966430039, APN: 966430039  
NORMA NELSON WIBERG, ETAL  
45153 LAUREL GLEN CIR  
TEMECULA, CA. 92592

ASMT: 966431001, APN: 966431001  
MELLENIA LANDE, ETAL  
45620 ANZA RD  
TEMECULA, CA. 92592

ASMT: 966431002, APN: 966431002  
BERNICE ORR, ETAL  
45610 ANZA RD  
TEMECULA, CA. 92592

ASMT: 966431003, APN: 966431003  
BRIAN JACKSON, ETAL  
45600 ANZA RD  
TEMECULA, CA. 92592

ASMT: 966431004, APN: 966431004  
LISA MARIE BELLOVICH, ETAL  
20350 SNOWPOINT PL  
ASHBURN VA 20147

5/13/2013 4:40:27 PM

ATTN: Planning Manager  
Planning Department, City of Temecula  
43200 Business Park Dr.  
P.O. Box 9033  
Temecula, CA 92589-9033

ATTN: Patrick Richardson, Director of  
Planning & Development  
City of Temecula  
41000 Main St.  
Temecula, CA 92590

Cultural Resources Committee, Pechanga  
Band of Luiseno Mission  
Indians  
P.O. Box 2183  
Temecula, CA 92593

Temecula Valley  
Unified School District  
31350 Rancho Vista Rd.  
Temecula, CA 92592-6200

Rancho California Water District  
42135 Winchester Rd.  
P.O. Box 9017  
Temecula, CA 92590-4800

Lorraine Harrington  
Temecula Winegrowers Association  
35820 Pauba Road  
Temecula, CA 92592

Rosemary Smith  
36284 Via El Pais Bonita  
Temecula, CA 92592

Anthony/Olivia Papa  
36628 Monte De Oro  
Temecula, CA 92592

Rancho California Horseman's Association  
P.O. Box 1622  
Temecula, CA 92593

Terilee Hammett  
40540 Shaperal Dr.  
Temecula, CA 92592

Applicant/Owner:  
Stephanie M. Fabbri Carter  
LS Terracina (Standard Pacific Homes)  
255 E. Rincon St., Suite 200  
Corona, CA 92879

Engineer:  
Danielle Fregoso  
Hunsaker & Associates, Inc.  
2900 Adams Street, Suite A-15  
Riverside, CA 92504



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

M\* REPRINTED \* R1200752

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: ATHERTON 124 PARTNERS LP  
paid by: MC 73058Z  
CA FISH AND GAME FOR TR32627M2  
paid towards: CFG05870 CALIF FISH & GAME: DOC FEE  
at parcel: 45645 ANZA RD TEM  
appl type: CFG3

\$64.00

By \_\_\_\_\_ Feb 02, 2012 11:55  
MGARDNER posting date Feb 02, 2012

\*\*\*\*\*  
\*\*\*\*\*

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

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

EA 40015

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200700307

Lead Agency: COUNTY PLANNING Date: 03/15/2007

County Agency of Filing: Riverside Document No: 200700307

Project Title: EA 40015; CZ 7113; TTM 32627

Project Applicant Name: HIGHPOINTE COMMUNITIES Phone Number:

Project Applicant Address: 24361 EL TORO ROAD, SUITE 100 LAGUNA WOODS CA 92653

Project Applicant: Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report
  - Negative Declaration 1800.00
  - Application Fee Water Diversion (State Water Resources Control Board Only)
  - Project Subject to Certified Regulatory Programs
  - County Administration Fee \$64.00
  - Project that is exempt from fees (DeMinimis Exemption)
  - Project that is exempt from fees (Notice of Exemption)
- Total Received** 1864.00



Signature and title of person receiving payment:

Notes:



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1200752

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: ATHERTON 124 PARTNERS LP \$64.00  
paid by: MC 73058Z  
paid towards: CFG05870 CALIF FISH & GAME: DOC FEE  
CA FISH AND GAME FOR TR32627M2  
at parcel #: 45645 ANZA RD TEM  
appl type: CFG3

By \_\_\_\_\_ Feb 02, 2012 11:55  
MGARDNER posting date Feb 02, 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](http://www.rctlma.org)

EA 38614

STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200301036

Lead Agency: COUNTY PLANNING Date: 10/07/2003

County Agency of Filing: Riverside Document No: 200301036

Project Title: EIR 441; EA 38614; COMPREHENSIVE GPA 618

Project Applicant Name: COUNTY PLANNING Phone Number:

Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report	\$850.00
<input type="checkbox"/> Negative Declaration	_____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	_____
<input type="checkbox"/> Project Subject to Certified Regulatory Programs	_____
<input checked="" type="checkbox"/> County Administration Fee	\$64.00
<input type="checkbox"/> Project that is exempt from fees (DeMinimis Exemption)	
<input type="checkbox"/> Project that is exempt from fees (Notice of Exemption)	
<b>Total Received</b>	<b>\$914.00</b>



Signature and title of person receiving payment: \_\_\_\_\_

Notes:

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R0318520

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: COUNTY OF RIVERSIDE - TLMA \$914.00  
paid by: JV 0000576128  
paid towards: CFG02705 CALIF FISH & GAME: EIR  
FISH & GAME FOR EIR00441 (GPA00618)  
at parcel #:  
appl type: CFG2

By ADANELYA Oct 01, 2003 12:57  
posting date Oct 01, 2003

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$850.00
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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

Additional info at [www.rctlma.org](http://www.rctlma.org)