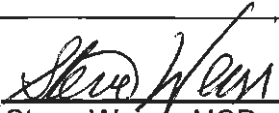


4 . 5

Agenda Item No.:
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisorial District: First
Project Planner: Paul Rull
Planning Commission: April 15, 2015

GENERAL PLAN AMENDMENT NO. 1058
CHANGE OF ZONE NO. 7672
CONDITIONAL USE PERMIT NO. 3599
Environmental Assessment No. 41981
Applicant: Fayez Sedrak
Engineer/Representative: W Tan Engineering



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1058 proposes to amend the Riverside County General Plan Land Use Element by changing the land use designation from Community Development: Light Industrial (CD: LI) (0.25 – 0.60 floor area ratio) to Community Development: Commercial Office (CD: CO) (0.35 – 1.0 floor area ratio).

Change of Zone No. 7672 proposes to change the zoning classification from Manufacturing-Service Commercial (M-SC) to Commercial Office (C-O).

Conditional Use Permit No. 3599 proposes to permit construct of a three-story 52,798 sq.ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq.ft. banquet hall on 3.1 gross acres.

The proposed project is located in the Mead Valley Area Plan, more specifically the project is located northerly of northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway.

BACKGROUND:

The project proposes to construct a three story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres. The hotel will have an outdoor swimming pool and spa area, exercise room, laundry facilities, and breakfast area. The project site provides 180 parking spaces, 8 of which are used as accessible parking, and 17 bike rack spaces for guests and employees. The project has driveway entrances on Harvill Avenue and Dree Circle. There is a perimeter 6 foot high decorative block wall located on the northern and eastern property lines. Approximately 28 employees will work at the facility. The hotel operates 24 hours daily. The banquet hall operates from 7:00 a.m. to 2:00 a.m. the next day. The project has driveway access on both Dree Circle and Harvill Avenue. The facility will have a Type 47 alcohol license from the Department of Alcoholic Beverage Control. Type 47 license are used for on-site sale of alcohol as part of as an eating establishment. The license allows for the sale of beer, wine, and distilled spirits for consumption on the licenses premises.

ISSUES OF POTENTIAL CONCERN:

Mead Valley Municipal Advisory Council

The applicant is presenting his project to the Mead Valley Municipal Advisory Council (MVMAC) on April 8, 2015. The applicant has been informed that any comments from the MVMAC meeting will require review by staff and may require continuing the Planning Commission meeting.

Commercial Office Land Use Designation

The proposed Commercial Office (CO) land use designation was initiated by the Planning Commission and Board of Supervisors through the General Plan Initiation Proceedings process in August 28, 2008, and September 16, 2008 respectively. The CO land use designation allows for a variety of office uses and support services and is permitted based on their compatibility with its surrounding uses. The proposed hotel facility will provide support services in terms of accommodation and conference room facilities. The proposed hotel facility is also compatible with its immediate surrounding uses which consist of a gas station, convenience store, and fast food restaurants.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #6): | Community Development: Light Industrial |
| 2. Proposed General Plan Land Use: | Community Development: Commercial Office |
| 3. Surrounding General Plan Land Use (Ex. #6): | Community Development: Light Industrial, Commercial Retail, City of Perris |
| 3. Existing Zoning (Ex. #3): | Manufacturing-Service Commercial |
| 4. Proposed Zoning (Ex. #3): | Commercial-Office |
| 5. Surrounding Zoning (Ex. #3): | Manufacturing-Service Commercial, Manufacturing Heavy, City of Perris |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant, gas station, convenience store, fast food restaurants |
| 7. Project Data: | Total Acreage: 3.1 gross acres
Total Building Area: 61,735 sq.ft.
Floor Area Ratio: 0.46 FAR
Number of Rooms: 103
Number of Floors: 3 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT RESOLUTION NO. 2015-006 RECOMMENDING ADOPTION of General Plan Amendment No. 1058.

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

ADOPT MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 41981**, 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,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1058, amending the General Plan Land Use designation for the subject property from Community Development: Light Industrial to Community Development: Commercial Office, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7672, amending the zoning classification for the subject property from Manufacturing-Service Commercial to Commercial Office, based on the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 3599, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

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 currently designated Community Development: Light Industrial in the Mead Valley Area Plan.
2. The proposed use, a hotel and banquet hall facility, is consistent with the proposed land use designation of Commercial Office. The proposed hotel facility will provide support services in terms of accommodation and conference room facilities. The proposed hotel facility is also compatible with its immediate surrounding uses which consist of a gas station, convenience store, and fast food restaurants.
3. The project site is surrounded by properties which are designated Community Development: Light Industrial and Commercial Retail. The City of Perris is to the east.
4. The current zoning for the subject site is Manufacturing-Service Commercial.
5. The proposed use, a hotel and banquet hall facility, is a permitted use, subject to approval of a conditional use permit, in the proposed Commercial Office zone.
6. The proposed use, a hotel and banquet hall facility, is consistent with the development standards set forth in the proposed Commercial Office zone, specifically:

- a) The project has no minimum setbacks because there are no adjacent residential zones.
 - b) The project's building height of 43 feet is consistent and within the maximum building height restriction of 50 feet.
 - c) The project proposes decorative block walls along the northern and eastern property lines for sound mitigation purposes. Block walls are not required when not adjacent to residential zones.
 - d) The project's proposed landscaping exceeds the minimum landscape coverage requirement of 15%. The project provides 20% coverage.
 - e) The project proposes one trash enclosure area which will contain three double-wide trash bins. The trash enclosure is screened with decorative block wall and landscaping.
 - f) The project provides a total of 180 parking stalls, which is consistent with minimum requirement of 179 parking stalls.
 - g) The project's roof mounted mechanical equipment shall be screened from ground elevation view.
7. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial, Scenic Highway Commercial, and Manufacturing Heavy. The City of Perris is to the east.
 8. Similar commercial uses such as gas stations, convenience stores, and fast food restaurants have been constructed and operating in the project vicinity.
 9. This project is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Fee Area but not within a designated Criteria Cell of the WRMMSHCP.
 10. This project is within the Sphere of Influence of the City of Perris. The Riverside County Planning Department transmitted a copy of the project to the City of Perris Planning Department on October 27, 2008. No comments from the City of Perris have been received.
 11. In order to support the proposed General Plan Amendment, it must be established that the proposal could possibly satisfy certain required findings. The Administration Element of the General Plan and Article II of Riverside County Ordinance No. 348 identify four categories of amendments, Technical, Entitlement/Policy, Foundation and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1058 falls into the Entitlement/Policy Amendment category which involves an amendment within the same Foundation-Component, Community Development. The applicant is requesting a change in land use designation from Light Industrial to Commercial Office.

The Administration Element of the General Plan and Article II of Riverside County Ordinance No. 348 explains that two findings must be made, and at least one of five additional findings must be made to justify an entitlement/policy amendment. The two findings are:

- a) The proposed change does not involve a change in or conflict with the Riverside County Vision, any General Plan Principle set forth in General Plan Appendix B, and any Foundation Designation in the General Plan.
- b) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

The additional findings, only one of which need be made include:

- c) Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.
- d) A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.
- e) An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.
- f) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.
- g) An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors

Findings:

- a) The proposed change does not involve a change in or conflict with the Riverside County Vision, any General Plan Principle, and any Foundation Designation.

The proposed Amendment would contribute to the achievement of the general plan principles and policies, and would not be detrimental to them. The project is consistent with General Plan Principles such as:

- encouraging increased densities and intensities for transit-adaptive development (the project is proposing an intensive 103 bedrooms located adjacent to the 215 freeway which is a major freeway corridor),
- optimize existing circulation systems (the project is located adjacent 215 freeway which is a major freeway corridor),
- bicycle friendly communities (the project proposes bike racks to promote alternative modes of transportation),
- balanced growth by ensuring a balance of jobs, housing and services within communities (the project will add 28 employees which contribute to the economy of the Mead Valley area),
- use of infill sites within existing urbanized area (the vacant project site is located in a regionally urbanized area along the 215 freeway),
- provide employment-generating uses (the project will create approximately 28 direct jobs related to the hotel facility),
- stimulate growth of businesses focused on national and international markets (the project is a part of the Marriott hotel company which has world-wide recognition),
- provide for a range of uses in major transportation/employment centers (the project is located adjacent to the 215 freeway which is a major freeway corridor), and
- focus on availability of vacant, developable land that can accommodate a variety of economic enterprises (the project is located on vacant, desirable land for development which can cater to a variety of economic enterprise).

The project is consistent with these above principles which contribute to the achievement of the General Plan. The proposed Amendment from Light Industrial to Commercial Office will not result in a change to a Foundation Component designation as both are already in the Community Development Foundation. The findings can be made that the proposed Amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

b) The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them.

The Vision for Riverside County states that employment is one of the most basic individual needs and values a growing and diversified job base within Riverside County residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of the economy. The proposed Amendment is consistent with the vision as it is providing job opportunities in the commercial, office, and tourism sectors that will contribute to growing the economy in the County. The Land Use Element of the General Plan encourages a "balanced mixtures of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments". The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing employment opportunities for a growing population. The proposed Amendment from Light Industrial to Commercial Office will not result in a change to a Foundation Component designation as both are already in the Community Development Foundation. The findings can be made that the proposed Amendment contributes to the County's vision and does not change or conflict with general plan principles.

f) An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The proposed Amendment is consistent with this finding as the project would create jobs both temporary construction jobs and permanent jobs in the commercial, office and tourism sector as part of the hotel facility.

Additionally, the proposed Amendment from Light Industrial to Commercial Office will not result in a change to a Foundation Component designation as both are already in the Community Development Foundation. The findings can be made that the proposed Amendment is required to expand the basic employment job opportunities.

12. Environmental Assessment No. 41981 identified the following potentially significant impacts:
- a) Biological Resources
 - b) Cultural Resources
 - c) 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.

CONCLUSIONS:

1. The proposed project is in conformance with the proposed Community Development: Commercial Office Land Use Designation, and with all other elements of the Riverside County General Plan with the approval of General Plan Amendment No. 1058.
2. The proposed project is consistent with the zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with the approval of Change of Zone No. 7672.
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.
6. The proposed project will not 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. A Historic District;
 - b. A General Plan Policy Area;
 - c. Tribal Land;
 - d. A Specific Plan;
 - e. A Fault Zone;
 - f. A High Fire Area;
 - g. A 100-year flood plain;
 - h. A Conservation Area;
 - i. Not in an area drainage plan, or dam inundation area;
 - j. An Agriculture Preserve; or
 - k. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The March Air Reserve Base Influence Area;
 - b. The General Plan Community Center Overlay
 - c. The City of Perris sphere of influence;
 - d. Very Low Liquefaction area;

- e. The Mt. Palomar Observatory Area;
- f. High Paleontological Sensitivity area;
- g. Mead Valley Area Plan;
- h. Mead Valley Municipal Advisory Council (MAC) area;
- i. The boundaries of the Val Verde Unified School District.

The subject site is currently designated as Assessor's Parcel Number No: 317-110-039

2
3 **RESOLUTION NO. 2015-006**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1058**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 April 15, 2015, to consider the above-referenced matter; and,

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

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

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on February 18, 2015, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:

21 **ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental
22 Assessment No. 41981; and,

23 **ADOPTION** of General Plan Amendment No. 1058; and,

24 **APPROVAL** of Conditional Use Permit No. 3599.
25
26
27
28

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07672 GPA01058 CUP03599
VICINITY/POLICY AREAS

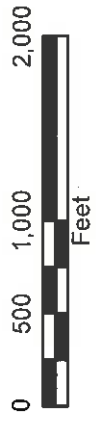
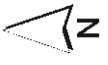
Supervisor Jeffries
 District 1

Date Drawn: 03/04/2015
 Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2014, the County of Riverside adopted a new General Plan setting new goals and designations for unincorporated Riverside County. For further information, please contact the Riverside County Planning Department at (951) 955-4200 (Western County) or at (951) 955-4277 (Eastern County) or visit <http://www.riversidecounty.gov>.

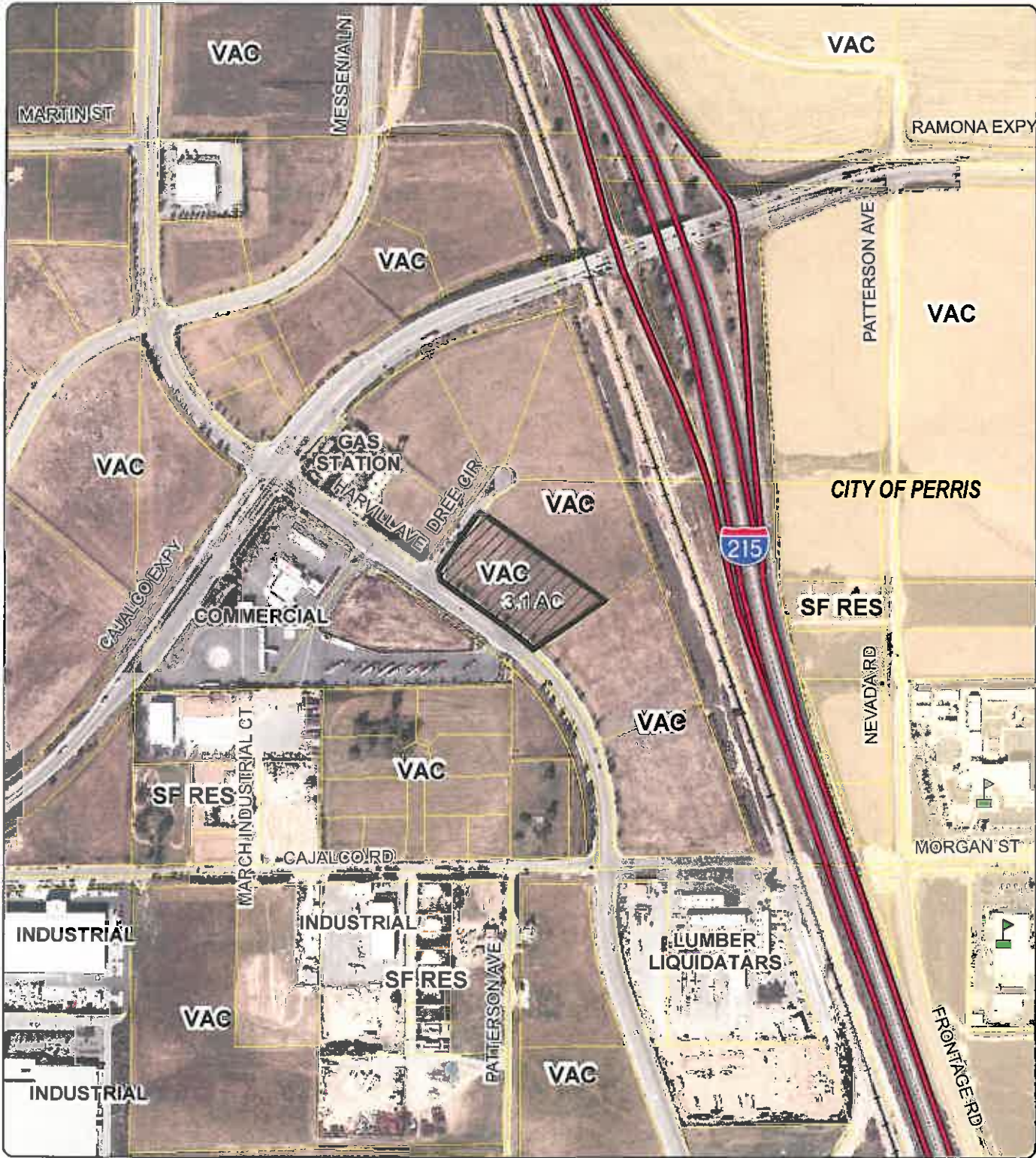
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07672 GPA01058 CUP03599

Supervisor Jeffries
District 1

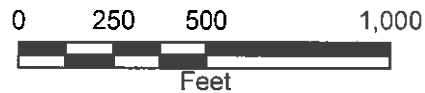
Date Drawn: 03/04/2015
Exhibit 1

LAND USE



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website <http://planning.rcdms.org>

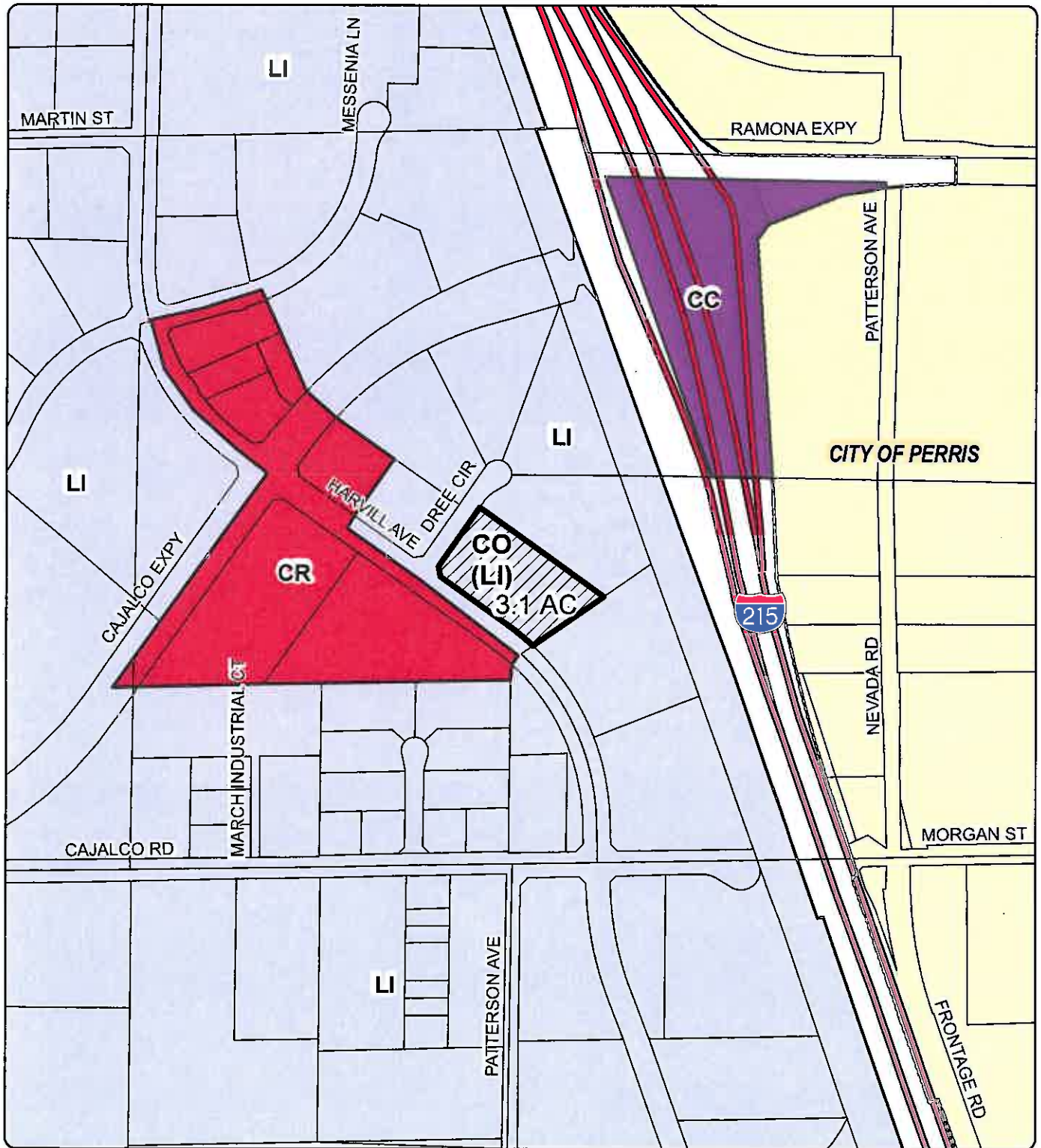
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07672 GPA01058 CUP03599

PROPOSED GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 03/04/2015
Exhibit 6



Zoning Area: North Perris

Author: Vinnie Nguyen



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

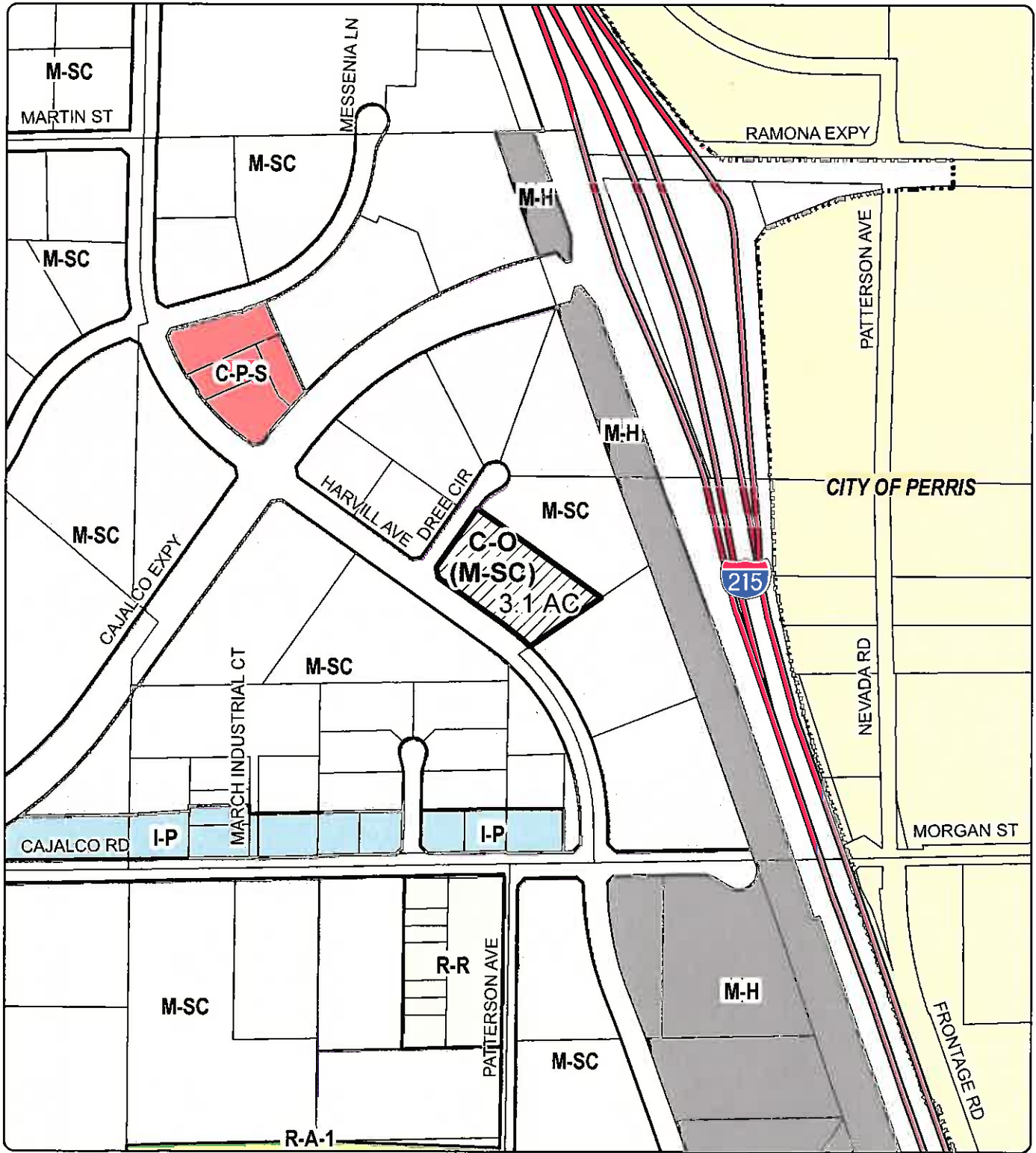
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07672 GPA01058 CUP03599

Supervisor Jeffries
District 1

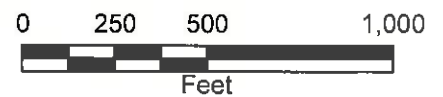
Date Drawn: 03/04/2015
Exhibit 3

PROPOSED ZONING



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rcrtime.org>

GENERAL PLAN AMENDMENT #1058

LAND USE: LIGHT INDUSTRIAL (LI)
 ZONE: MANUFACTURING-SERVICE COMMERCIAL (M-SC)

LANDOWNER/APPLICANT
 FAYEZ SEDRAK
 2137 NORCO DRIVE
 NORCO, CA 92860
 PHONE: (951)-265-7354

EXHIBIT PREPARER/ENGINEER
 COMPANY: FUSCO ENGINEER
 CONTACT: FRED HIRATO
 ADDRESS: 2850 INLAND EMPIRE BLVD, ST B
 ONTARIO, CA 91764
 PHONE: (909)-561-0676

VACANT
 APN: 317-110-030
 ZONE: MANUFACTURING-SERVICE COMMERCIAL (M-SC)

VACANT
 APN: 317-110-029

VACANT
 APN: 317-110-040
 546.42'

VACANT
 APN: 317-130-034
 ZONE: MANUFACTURING-SERVICE COMMERCIAL (M-SC)

EXISTING GENERAL PLAN USE DESIGNATION: LIGHT INDUSTRIAL (CD:LI)
 PROPOSED GENERAL PLAN USE DESIGNATION: COMMUNITY DEVELOPMENT OFFICE (CD:CO)
 (3.12 AC.)

L=130.72, R=908.00

285.74'

251.85'

252.71'

CIRCLE

DREE

HARVILL AVENUE

VACANT
 APN: 317-110-034
 ZONE: MANUFACTURING-SERVICE COMMERCIAL (M-SC)

LAND USE: COMMERCIAL RETAIL (CR)
 ZONE: MANUFACTURING-SERVICE COMMERCIAL (M-SC)

LEGAL DESCRIPTION

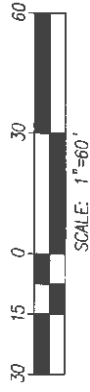
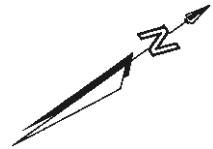
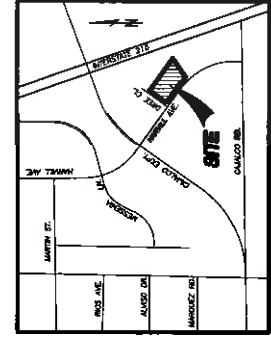
PARCEL 33 OF PARCEL MAP NO. 24110, AS SHOWN ON A MAP FILED IN BOOK 1165, PAGE 16 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE, CALIFORNIA

LAND USE / ZONING
 EXISTING USE: VACANT
 PROPOSED USE: HOTEL & BANQUET HALL
 EXISTING ZONING: MANUFACTURING-SERVICE COMMERCIAL (M-SC)
 PROPOSED ZONING: COMMERCIAL OFFICE (CO)

AGREAGE:
 GROSS SITE AREA: 3.12 AC.
 NET SITE AREA: 3.12 AC.

A.P.N.: 317-110-039

- NOTES:**
1. EXISTING GENERAL PLAN USE DESIGNATION: COMMUNITY DEVELOPMENT: LIGHT INDUSTRIAL (CD:LI)
 2. PROPOSED GENERAL PLAN USE DESIGNATION: COMMUNITY DEVELOPMENT: COMMERCIAL OFFICE (CD:CO)
 3. THOMAS GUIDE RIVERSIDE COUNTY (2006 ED.) PAGE 777. PORTION OF GRID D2. THE PROJECT SITE HAS BEEN DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER THE LATEST FLOOD INSURANCE MAP AVAILABLE AT THE COUNTY OF RIVERSIDE, LINING & INC AREAS, MAP ID 06065C14106 PANEL 1410 OF 3805 DATE AUGUST 28, 2008.
 - 4.



CASE #: GPA01058
DATED: 3/9/15
PLANNER: P.RULL

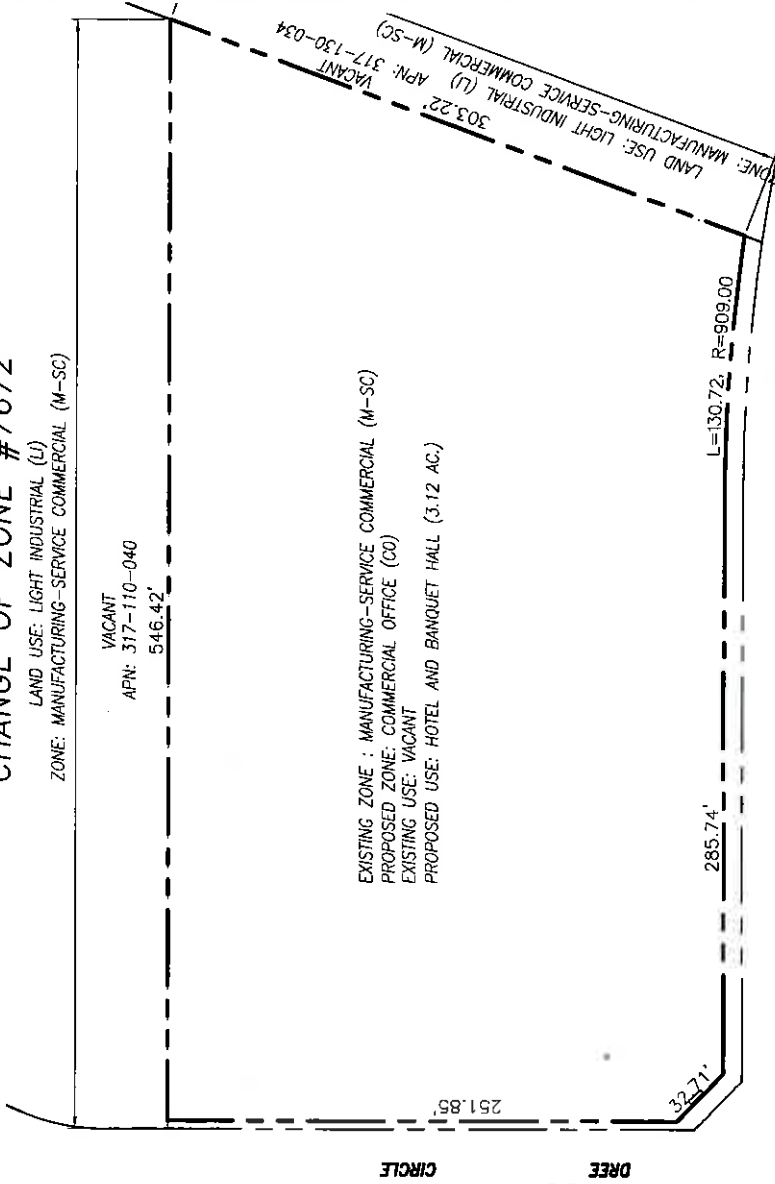
CHANGE OF ZONE #7672

LAND USE: LIGHT INDUSTRIAL (LI)
 ZONE: MANUFACTURING-SERVICE COMMERCIAL (M-SC)

VACANT
 APN: 317-110-030

VACANT
 APN: 317-110-029

LAND USE: LIGHT INDUSTRIAL (LI)
 ZONE: MANUFACTURING-SERVICE COMMERCIAL (M-SC)



LANDOWNER/APPLICANT
 FAYEZ SEDRAK
 2337 NORCO DRIVE
 NORCO, CA 92860

PHONE: (951)-265-7354

EXHIBIT PREPARER/ENGINEER
 COMPANY: FUSCOE ENGINEER
 CONTACT: FRED HIRANO
 ADDRESS: 2850 INLAND EMPIRE BLVD, ST B
 ONTARIO, CA 91764
 PHONE: (909)-581-0876

LEGAL DESCRIPTION

PARCEL 33 OF PARCEL MAP NO. 24110, AS SHOWN ON A MAP FILED IN BOOK 165, PAGE 16 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE, CALIFORNIA

A.P.N.: 317-110-039

AGREEMENT:
 GROSS SITE AREA: 3.12 AC.
 NET SITE AREA: 3.12 AC.

LAND USE / ZONING
 EXISTING USE: VACANT
 PROPOSED USE: HOTEL & BANQUET HALL
 EXISTING ZONING: MANUFACTURING-SERVICE COMMERCIAL (M-SC)
 PROPOSED ZONING: COMMERCIAL OFFICE (CO)

EXISTING ZONE : MANUFACTURING-SERVICE COMMERCIAL (M-SC)
 PROPOSED ZONE: COMMERCIAL OFFICE (CO)
 EXISTING USE: VACANT
 PROPOSED USE: HOTEL AND BANQUET HALL (3.12 AC.)

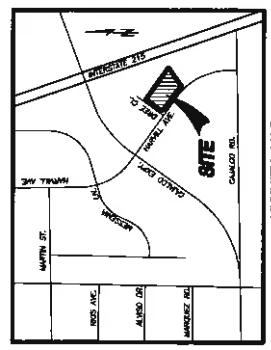
303.22'
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 ZONE: MANUFACTURING-SERVICE COMMERCIAL (M-SC)

DREE CIRCLE

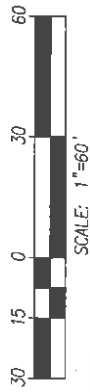
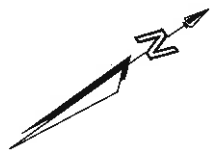
HARVILL AVENUE

VACANT
 APN: 317-110-034
 LAND USE: COMMERCIAL-RETAIL (CR)
 ZONE: MANUFACTURING-SERVICE COMMERCIAL (M-SC)

- NOTES:
1. EXISTING GENERAL PLAN USE DESIGNATION: COMMUNITY DEVELOPMENT; LIGHT INDUSTRIAL (CULI);
 PROPOSED GENERAL PLAN USE DESIGNATION: COMMUNITY DEVELOPMENT; COMMERCIAL OFFICE (CO-60).
 2. THOMAS GUIDE RIVERSIDE COUNTY (2006 ED.) PAGE 777, PORTION OF GRID D2. THE PROJECT SITE HAS BEEN DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN; PER THE LATEST FLOOD INSURANCE MAP AVAILABLE AT THE COUNTY OF RIVERSIDE, UNINC. & INC AREAS, MAP ID 06065C1410C PANEL 1410 OF 3805 DATE AUGUST 28, 2009.
 - 3.
 - 4.



VICINITY MAP

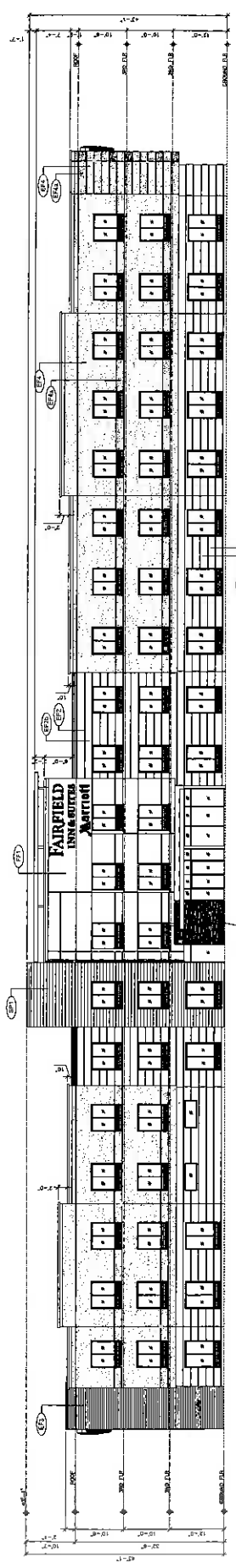


CASE #: CZ07672
DATED: 3/9/15
PLANNER: P.RULL

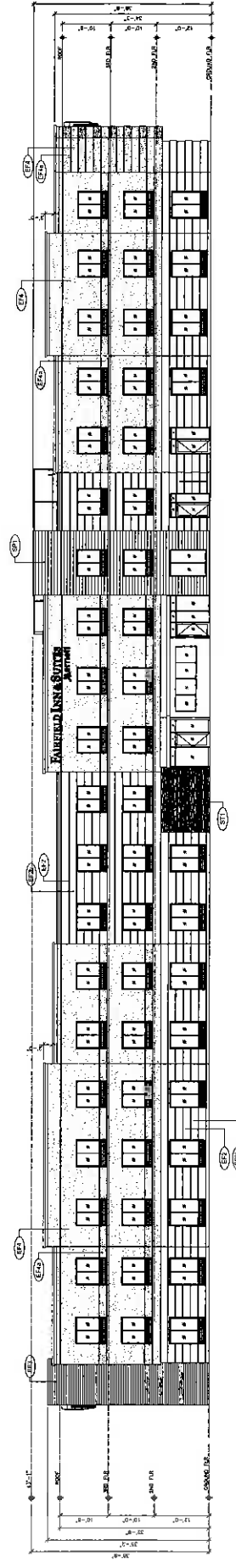
DATE	BY	REVISION
12/11/13	MD	ISSUE NO. 1
12/17/13	MD	ISSUE NO. 2
1/16/14	MD	ISSUE NO. 3
1/22/14	MD	ISSUE NO. 4
1/29/14	MD	ISSUE NO. 5
2/5/14	MD	ISSUE NO. 6
2/12/14	MD	ISSUE NO. 7
2/19/14	MD	ISSUE NO. 8
2/26/14	MD	ISSUE NO. 9
3/5/14	MD	ISSUE NO. 10

FAIRFIELD INN AND BANQUET HALL
 MARROTT HOTEL
 HARKLE AND DORSE CIRCLE
 MARROTT HOTEL
 RIVERSIDE COUNTY, CALIF. 9559

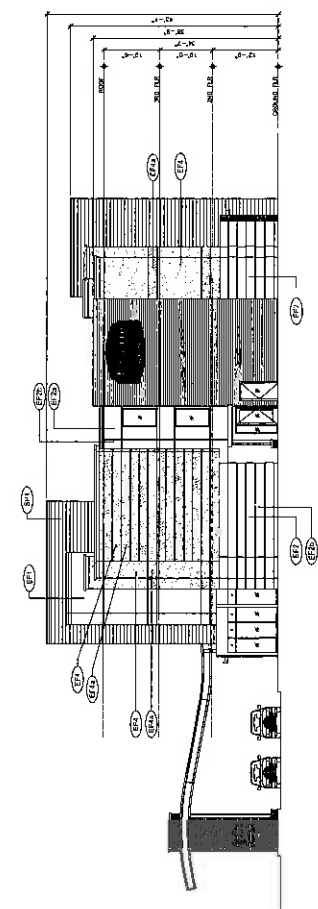
PROPOSED ELEVATIONS - HOTEL



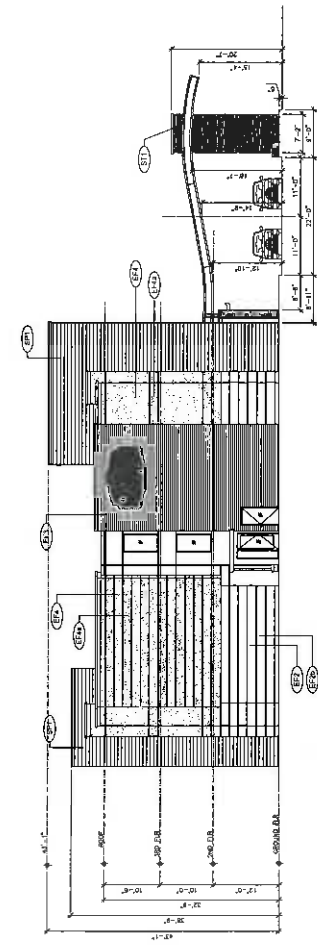
WEST (FRONT) ELEVATION
 SCALE: 1/8" = 1'-0"



EAST (REAR) ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH (RIGHT) ELEVATION
 SCALE: 1/8" = 1'-0"



NORTH (LEFT) ELEVATION
 SCALE: 1/8" = 1'-0"

- ① MARKERS: 1/2" DIA. (1/2" DIA. MARKERS)
- ② MARKERS: 1/4" DIA. (1/4" DIA. MARKERS)
- ③ ACCEPT: 1/2" DIA. (1/2" DIA. MARKERS)
- ④ ACCEPT: 1/4" DIA. (1/4" DIA. MARKERS)
- ⑤ MARKERS: 1/2" DIA. (1/2" DIA. MARKERS)
- ⑥ MARKERS: 1/4" DIA. (1/4" DIA. MARKERS)
- ⑦ MARKERS: 1/2" DIA. (1/2" DIA. MARKERS)
- ⑧ MARKERS: 1/4" DIA. (1/4" DIA. MARKERS)
- ⑨ MARKERS: 1/2" DIA. (1/2" DIA. MARKERS)
- ⑩ MARKERS: 1/4" DIA. (1/4" DIA. MARKERS)

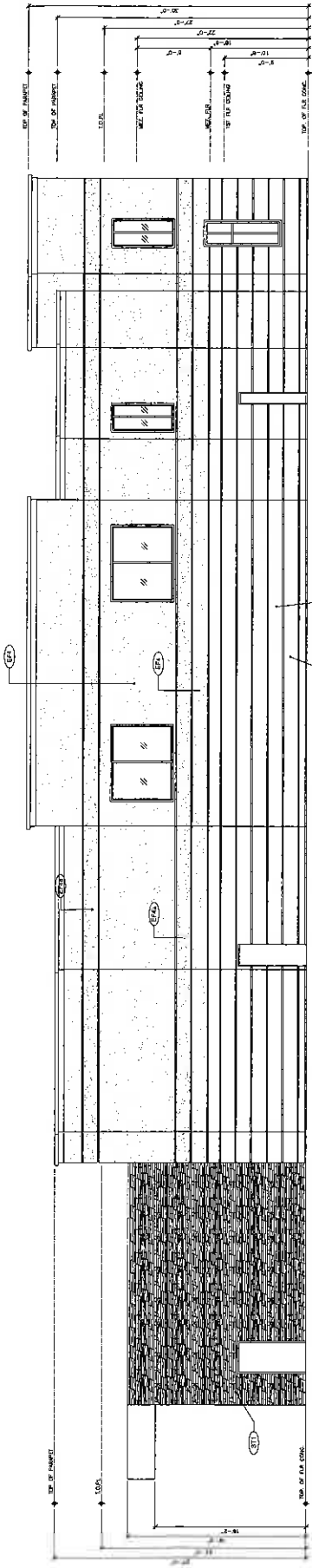
CASE #: CUP3599 AMD#2
EXHIBIT: B (bldg elevation)
DATED: 12/4/14
PLANNER: P.RULL

NO.	DATE	DESCRIPTION
1	1/22/17	CONCEPT
2	1/22/17	CONCEPT
3	1/22/17	CONCEPT
4	1/22/17	CONCEPT
5	1/22/17	CONCEPT
6	1/22/17	CONCEPT
7	1/22/17	CONCEPT
8	1/22/17	CONCEPT
9	1/22/17	CONCEPT
10	1/22/17	CONCEPT

MARRIOTT HOTEL
 FAIRFIELD INN AND BANQUET HALL
 HAMLEN AVENUE AND DREXEL DRIVE
 RIVERSIDE COUNTY, CALIF. 92509
 APN 317-110-039

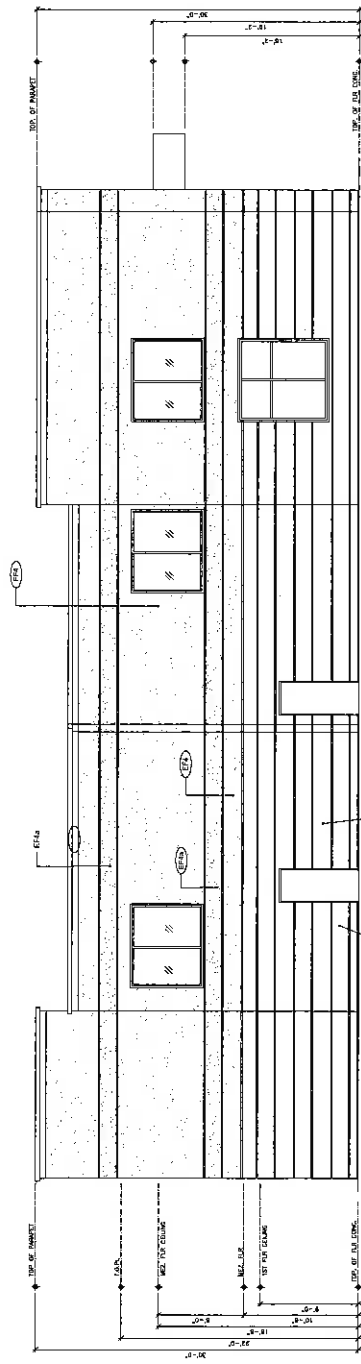
PROPOSED BANQUET HALL
 SOUTH & EAST ELEVATIONS

DATE	1/22/17
BY	1/22/17
SCALE	AS NOTED
SHEET	A3.2



BANQUET HALL - WEST ELEVATION
SCALE 1/4" = 1'-0"

- FINISHES: ACCENT EPS FINISH
- DARK EPS FINISH COLOR
- ACCENT EPS COLOR
- DARK EPS FINISH COLOR, TREATED
- SLATE FINISH EPS COLOR
- SLATE FINISH EPS COLOR
- MARBLE FINISH EPS COLOR
- ACCENT EPS COLOR
- GLASS FINISH EPS COLOR
- EXTENSION ACCENT FINISH
- ACCENT FINISH



BANQUET HALL - SOUTH ELEVATION
SCALE 1/4" = 1'-0"

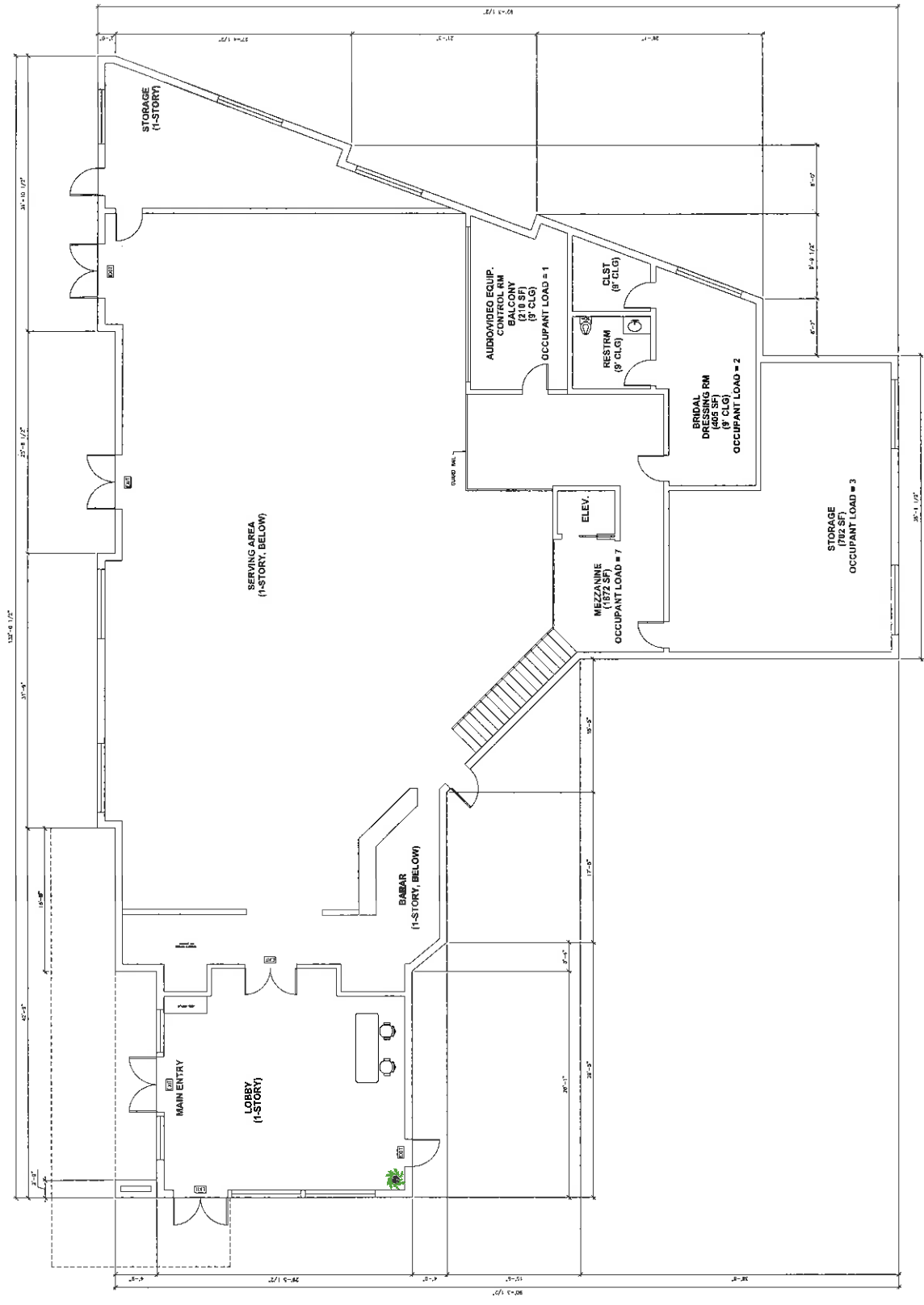
REVISION	DATE	BY	CHKD
1	12/22/23		
2	12/22/23		
3	12/22/23		
4	12/22/23		
5	12/22/23		
6	12/22/23		
7	12/22/23		
8	12/22/23		
9	12/22/23		
10	12/22/23		
11	12/22/23		
12	12/22/23		

MARRIOTT HOTEL
 FARFIELD INN AND BANQUET HALL
 MARILL AVENUE AND BERT DRISCOLL
 PERIS, CALIFORNIA
 RIVERSIDE COUNTY, C.U.P. 95599
 APN 317-110-039

**PROPOSED BANQUET HALL
 MEZZANINE FLOOR PLAN**

DATE	12/22/23
SCALE	AS NOTED
PROJECT	12/22
DESIGNER	AS NOTED
CLIENT	AS NOTED
ARCHITECT	AS NOTED
ENGINEER	AS NOTED
PLUMBER	AS NOTED
ELECTRICIAN	AS NOTED
Mechanical	AS NOTED
Structural	AS NOTED
Fire Protection	AS NOTED
Life Safety	AS NOTED
Other	AS NOTED

A2.3



MEZZANINE FLOOR AREA = 1872 SF
 OCCUPANT LOAD = 1872/200 = 7

PROPOSED MEZZANINE FLOOR PLAN
 SCALE: 1/8" = 1'-0"



CONCEPTUAL GRADING PLAN MARRIOTT FAIRFIELD INN APN: 317-110-039 IN THE COUNTY OF RIVERSIDE, CA

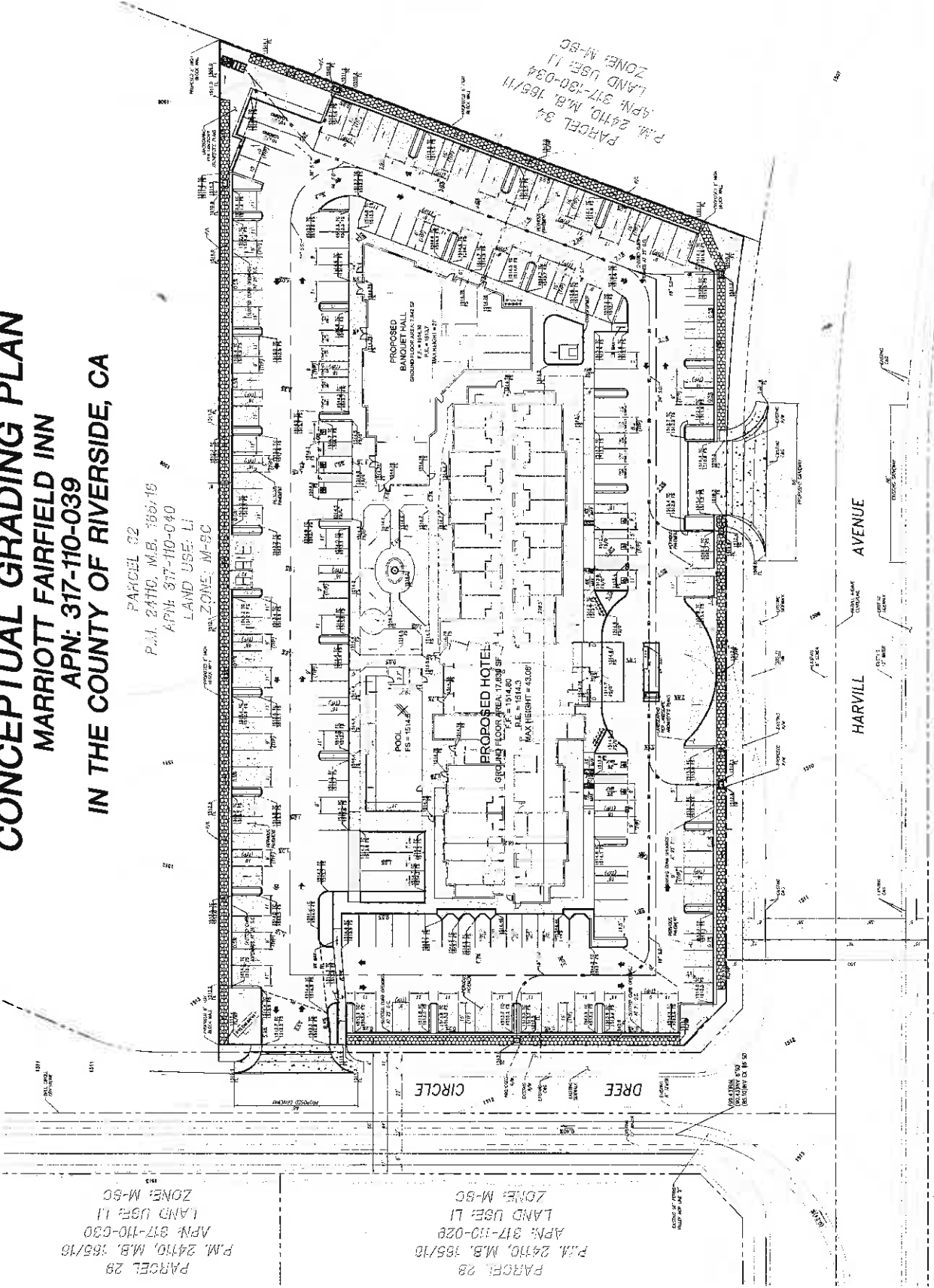
PARCEL 29
P.M. 24110, M.B. 165/16
APN: 317-110-030
LAND USE: LI
ZONE: M-SC

PARCEL 28
P.M. 24110, M.B. 165/16
APN: 317-110-029
LAND USE: LI
ZONE: M-SC

PARCEL 36
P.M. 24110, M.B. 165/11
APN: 317-110-084
LAND USE: CR
ZONE: M-SC

PARCEL 32
P.M. 24110, M.B. 165/15
APN: 317-110-040
LAND USE: LI
ZONE: M-SC

PARCEL 34
P.M. 24110, M.B. 165/11
APN: 317-160-034
LAND USE: LI
ZONE: M-SC



		CONDITIONAL USE PERMIT PARCEL 33 OF PM 24110 MB 165/16 MARRIOTT FAIRFIELD INN IN THE COUNTY OF RIVERSIDE, CA																					
MARRIOTT FAIRFIELD INN 13317 HARVILL AVE. RIVERSIDE, CA 92503 PHONE: (951) 251-1554		PROJECT NO. SHEET NO. 2 DATE: 10/20/16																					
REVISIONS <table border="1"> <tr><th>NO.</th><th>DATE</th><th>BY</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>		NO.	DATE	BY	DESCRIPTION																	SCALE: 1" = 20' 	
NO.	DATE	BY	DESCRIPTION																				

Fairfield Inn

CONCEPTUAL LANDSCAPE PLAN

Harvill Avenue and Dree Circle
Riverside County, CA

APN: 917110039-1

Fairfield Inn & Suites
Harvill Ave. and Dree Cir.
Riverside County, Ca
Reference Eto:
Allowance is 70% of ETO

RPA Job No.: 13-23
Total Irrigated Landscape Area:
LMD & Trail Area

57

27,466 SQ. FT.

MAWA: Maximum Applied Water Allowance

Reference ET (inches per year)
ET Adjustment Factor
Total Landscape Area
Conversion Factor (gallons per sq.ft.)

(MAWA) Total Landscape Area
(ET) (LA) (0.62) = Gallons Per Year

(87.00) (0.70) (27,466) (0.62) = **679,453.91** Gallons Per Year

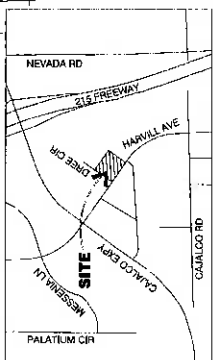
NOTES:
LANDSCAPE TO CONFORM TO ORDINANCE #852.
LANDSCAPE SHALL BE PLANTED WITH NATIVE
FRIENDLY PLANTS. PLANTS SHOULD BE DROUGHT TOLERANT AND
SUITABLE TO THE CLIMATE AREA.
IRRIGATION SYSTEM TO BE AUTOMATIC WITH LOW WATER VOLUME
HEADS.

LANDSCAPE PLANTING WITHIN THE 100 FEET OF AN ENTRY OR EXIT
OR DRIVE SHALL BE PLANTED WITH PLANTS THAT ARE DROUGHT
TOLERANT AND FRIENDLY TO THE CLIMATE AREA. PLANTS SHOULD
BE DROUGHT TOLERANT AND SUITABLE TO THE CLIMATE AREA.
PLANTS SHOULD BE PLANTED WITHIN THE 100 FEET OF AN ENTRY OR
EXIT OR DRIVE SHALL BE PLANTED WITH PLANTS THAT ARE DROUGHT
TOLERANT AND FRIENDLY TO THE CLIMATE AREA. PLANTS SHOULD
BE DROUGHT TOLERANT AND SUITABLE TO THE CLIMATE AREA.

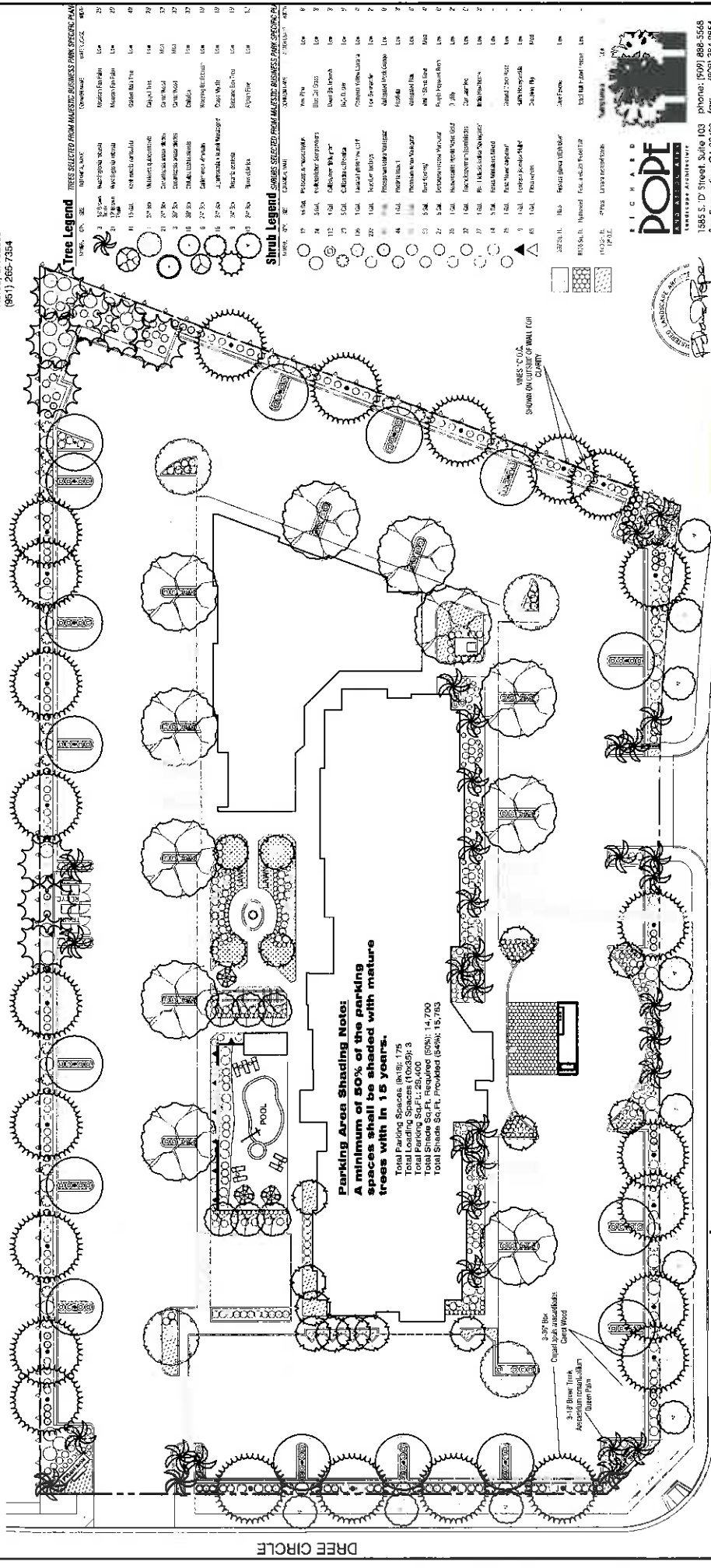
PLANTS USED ARE NOT ON THE RIVERSIDE COUNTY AGRICULTURAL
COMMISSIONERS LIST OF SUITABLE PLANT MATERIAL.

ALL TREES PLANTED WITHIN 100 FEET OF AN ENTRY OR EXIT
OR DRIVE SHALL BE PLANTED WITH PLANTS THAT ARE DROUGHT
TOLERANT AND FRIENDLY TO THE CLIMATE AREA. PLANTS SHOULD
BE DROUGHT TOLERANT AND SUITABLE TO THE CLIMATE AREA.

3" OF MULCH SHALL BE PLACED IN ALL PLANTING BEDS. AREAS WITH
GROUND COVER FROM TREES SHALL HAVE 1" OF MULCH.



Owner/Applicant:
Favez Sadrak
2337 Norco Drive
Norco, CA 92860
(951) 265-7314



Parking Area Shading Note:
A minimum of 50% of the parking
spaces shall be shaded with mature
trees with in 15 years.

Total Parking Spaces: 175
Total Landscaping Spaces: 110 (62.5%)
Total Parking Sq. Ft.: 25,400
Total Landscaping Sq. Ft.: 14,700
Total Shaded Sq. Ft. Required (50%): 12,700
Total Shaded Sq. Ft. Provided (54%): 15,715

3-3/4" Box
Chesnut Bark mulch
Cedar Wood
3-1/2" Black Tank
Aerobic mulch
Bamboo Palm

SHOWING ON OUTSIDE OF WALL FOR
CLARITY

Tree Legend

SYMBOL	TREE SPECIES	HEIGHT	SPREAD	PLANTING DATE
1	10' - 12' Tall	10'	12'	2024
2	12' - 15' Tall	12'	15'	2024
3	15' - 20' Tall	15'	20'	2024
4	20' - 25' Tall	20'	25'	2024
5	25' - 30' Tall	25'	30'	2024
6	30' - 35' Tall	30'	35'	2024
7	35' - 40' Tall	35'	40'	2024
8	40' - 45' Tall	40'	45'	2024
9	45' - 50' Tall	45'	50'	2024
10	50' - 55' Tall	50'	55'	2024
11	55' - 60' Tall	55'	60'	2024
12	60' - 65' Tall	60'	65'	2024
13	65' - 70' Tall	65'	70'	2024
14	70' - 75' Tall	70'	75'	2024
15	75' - 80' Tall	75'	80'	2024
16	80' - 85' Tall	80'	85'	2024
17	85' - 90' Tall	85'	90'	2024
18	90' - 95' Tall	90'	95'	2024
19	95' - 100' Tall	95'	100'	2024
20	100' - 105' Tall	100'	105'	2024
21	105' - 110' Tall	105'	110'	2024
22	110' - 115' Tall	110'	115'	2024
23	115' - 120' Tall	115'	120'	2024
24	120' - 125' Tall	120'	125'	2024
25	125' - 130' Tall	125'	130'	2024
26	130' - 135' Tall	130'	135'	2024
27	135' - 140' Tall	135'	140'	2024
28	140' - 145' Tall	140'	145'	2024
29	145' - 150' Tall	145'	150'	2024
30	150' - 155' Tall	150'	155'	2024
31	155' - 160' Tall	155'	160'	2024
32	160' - 165' Tall	160'	165'	2024
33	165' - 170' Tall	165'	170'	2024
34	170' - 175' Tall	170'	175'	2024
35	175' - 180' Tall	175'	180'	2024
36	180' - 185' Tall	180'	185'	2024
37	185' - 190' Tall	185'	190'	2024
38	190' - 195' Tall	190'	195'	2024
39	195' - 200' Tall	195'	200'	2024
40	200' - 205' Tall	200'	205'	2024
41	205' - 210' Tall	205'	210'	2024
42	210' - 215' Tall	210'	215'	2024
43	215' - 220' Tall	215'	220'	2024
44	220' - 225' Tall	220'	225'	2024
45	225' - 230' Tall	225'	230'	2024
46	230' - 235' Tall	230'	235'	2024
47	235' - 240' Tall	235'	240'	2024
48	240' - 245' Tall	240'	245'	2024
49	245' - 250' Tall	245'	250'	2024
50	250' - 255' Tall	250'	255'	2024
51	255' - 260' Tall	255'	260'	2024
52	260' - 265' Tall	260'	265'	2024
53	265' - 270' Tall	265'	270'	2024
54	270' - 275' Tall	270'	275'	2024
55	275' - 280' Tall	275'	280'	2024
56	280' - 285' Tall	280'	285'	2024
57	285' - 290' Tall	285'	290'	2024
58	290' - 295' Tall	290'	295'	2024
59	295' - 300' Tall	295'	300'	2024
60	300' - 305' Tall	300'	305'	2024
61	305' - 310' Tall	305'	310'	2024
62	310' - 315' Tall	310'	315'	2024
63	315' - 320' Tall	315'	320'	2024
64	320' - 325' Tall	320'	325'	2024
65	325' - 330' Tall	325'	330'	2024
66	330' - 335' Tall	330'	335'	2024
67	335' - 340' Tall	335'	340'	2024
68	340' - 345' Tall	340'	345'	2024
69	345' - 350' Tall	345'	350'	2024
70	350' - 355' Tall	350'	355'	2024
71	355' - 360' Tall	355'	360'	2024
72	360' - 365' Tall	360'	365'	2024
73	365' - 370' Tall	365'	370'	2024
74	370' - 375' Tall	370'	375'	2024
75	375' - 380' Tall	375'	380'	2024
76	380' - 385' Tall	380'	385'	2024
77	385' - 390' Tall	385'	390'	2024
78	390' - 395' Tall	390'	395'	2024
79	395' - 400' Tall	395'	400'	2024
80	400' - 405' Tall	400'	405'	2024
81	405' - 410' Tall	405'	410'	2024
82	410' - 415' Tall	410'	415'	2024
83	415' - 420' Tall	415'	420'	2024
84	420' - 425' Tall	420'	425'	2024
85	425' - 430' Tall	425'	430'	2024
86	430' - 435' Tall	430'	435'	2024
87	435' - 440' Tall	435'	440'	2024
88	440' - 445' Tall	440'	445'	2024
89	445' - 450' Tall	445'	450'	2024
90	450' - 455' Tall	450'	455'	2024
91	455' - 460' Tall	455'	460'	2024
92	460' - 465' Tall	460'	465'	2024
93	465' - 470' Tall	465'	470'	2024
94	470' - 475' Tall	470'	475'	2024
95	475' - 480' Tall	475'	480'	2024
96	480' - 485' Tall	480'	485'	2024
97	485' - 490' Tall	485'	490'	2024
98	490' - 495' Tall	490'	495'	2024
99	495' - 500' Tall	495'	500'	2024
100	500' - 505' Tall	500'	505'	2024

HARVILL AVENUE

Landscape Plan
Scale: 1" = 20'

CASE #: CUP3599 AMD#2
EXHIBIT: L (landscaping)
DATED: 12/4/14
PLANNER: P.RULL

1885 S. D Street, Suite 103 phone: (951) 888-5568
San Bernardino, CA 92408 fax: (951) 384-9554

Fairfield Inn

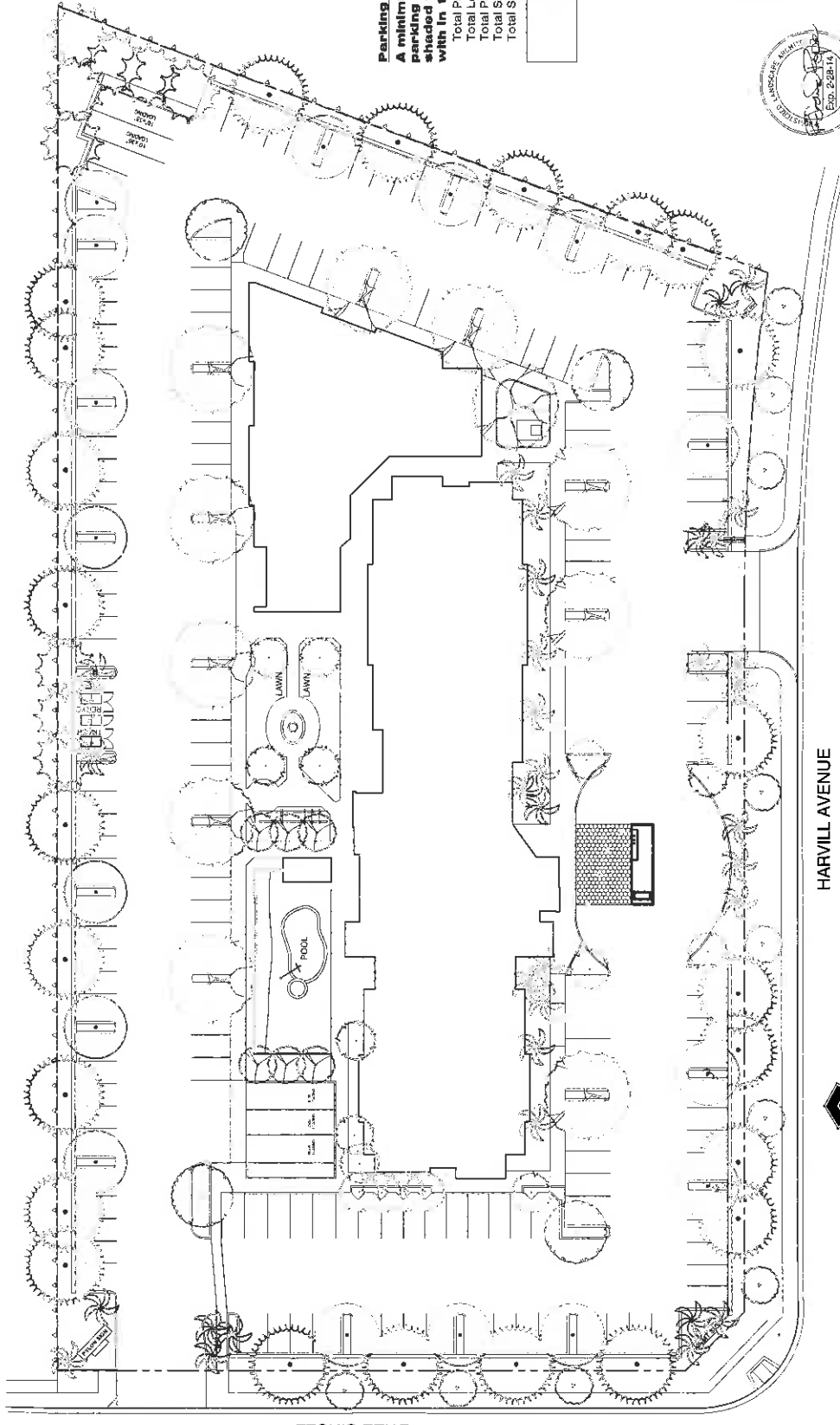
SHADING PLAN

Harvill Avenue and Dree Circle
Riverside County, CA

APN: 817110089-1

Owner/Applicant:

Payal Sadrak
20771 Harvill Ave
Norco, CA 92860
(951) 265-7354



Parking Area Shading Note!
A minimum of 50% of the parking spaces shall be shaded with mature trees with in 15 years.

- Total Parking Spaces (6'x18): 180
- Total Loading Spaces (10'x35): 5
- Total Parking Sq.Ft.: 30,910
- Total Shade Sq.Ft. Required (60%): 15,455
- Total Shade Sq.Ft. Provided (50%): 15,506

☐ = Usable Tree Shade At Parking Lot



RICHARD POPE
landscape architecture
1585 S. D Street, Suite 103 phone: (909) 898-5568
San Bernardino, CA 92408 fax: (909) 354-9854
email: rpopel@vetcom.net
Richard Pope, Landscape Architect, CA# 2664

Shading Plan
Scale: 1"=20'



HARVILL AVENUE



North

0 10 20 30 40 50



MATERIAL BOARD



STUCCO SAND FLOAT
FINISH 20/30
BY LA HABRA STUCCO
48 MEADOWBROOK (73)
BASE 100



STUCCO SAND FLOAT
FINISH 20/30
BY LA HABRA STUCCO
504 BLUE GREY (47)
BASE 200



STUCCO SAND FLOAT
FINISH 20/30
BY LA HABRA STUCCO
50 CRISTAL WHITE (79)
BASE 100



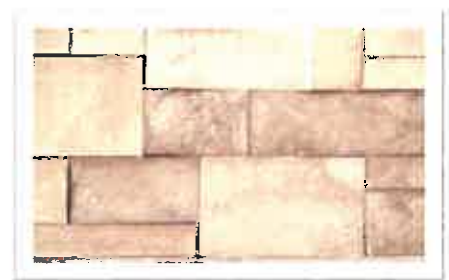
STUCCO SAND FLOAT
FINISH 20/30
BY LA HABRA STUCCO
25 SADDLEBACK (52)
BASE 200



STUCCO SAND FLOAT
FINISH 20/30
BY LA HABRA STUCCO
97 PACIFIC SAND (57)
BASE 200



OYSTER
EL DORADO
CUT COARSE STONE



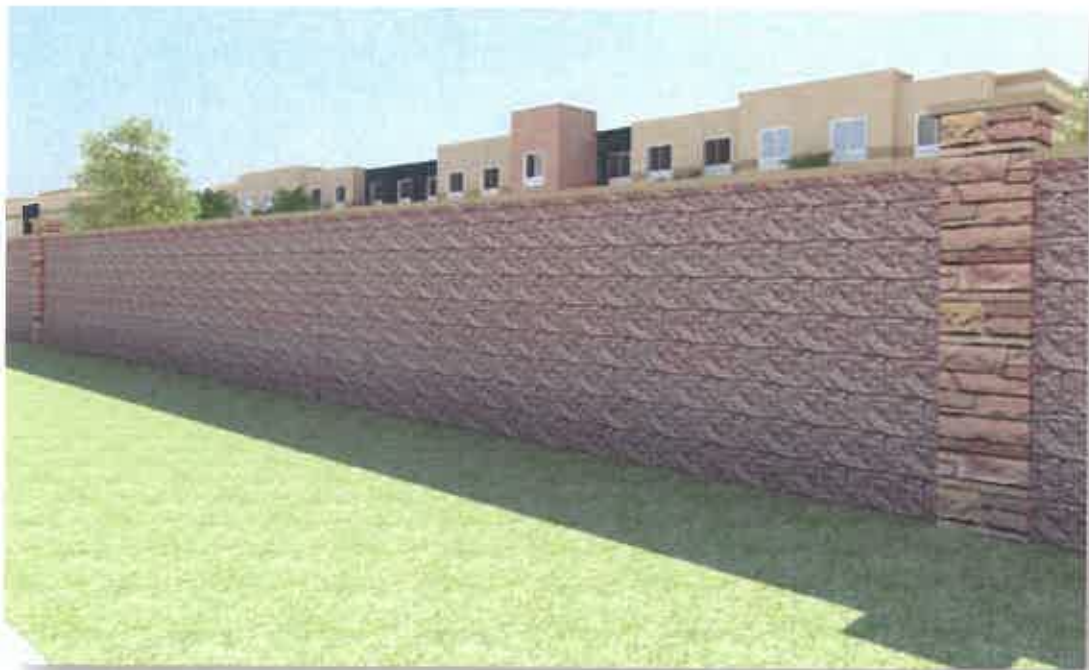
STW TAN ENGINEERING



PERIMETER FENCE RENDERING



INSIDE FACE



OUTSIDE FACE

FAIRFIELD
INN &
SUITES



RENDERING PICTURES



FAIRFIELD
INN &
SUITES

PROJECT:



ADDRESS:
APN#:

**HARVILL AVE. AND DREE CIRCLE , PERRIS, CA
317110039-1**



T W TAN ENGINEERING
STRUCTURAL/CIVIL ENGINEERING
155 W. Hospitality Lane, Tel: (909) 283-6633
Suite 105
San Bernardino, CA 92408

FAIRFIELD
INN &
SUITES



W TAN ENGINEERING
STRUCTURAL/CIVIL ENGINEERING
155 W. Hospitality Lane, Suite 160, San Bernardino, CA 92410
Tel: (909) 383-0633

FAIRFIELD
INN &
SUITES



FAIRFIELD
INN & SUITES



W TAN ENGINEERING
STRUCTURAL/CIVIL ENGINEERS
155 W. Hospitality Lane, Suite 105
San Bernardino, CA 92410
Tel: (909) 483-6533

FAIRFIELD
INN &
SUITES



W TAN ENGINEERING
STRUCTURAL & CIVIL ENGINEERING
155 W. Hospitality Lane, Suite 165
San Bernardino, CA 92410
Tel: (909) 283-6633

FAIRFIELD
INN &
SUITES



T W TAN ENGINEERING
STRUCTURAL ENGINEERS
155 W. Hospitality Lane, Tel: 909.383.0633
Suite 165
San Bernardino, CA 92408

FAIRFIELD
INN &
SUITES



T W TAN ENGINEERING
STRUCTURAL/MECHANICAL ENGINEERING
155 W. Hacienda Lane, Suite 165, San Bernardino, CA 92410
Tel: (909) 393-8600

FAIRFIELD
INN &
SUITES



W TAN ENGINEERING
STRUCTURAL/CIVIL ENGINEERING
155 W. Hospitality Lane. Tel: (994) 283-8503
Suite 102
217, Selangor, JAL. 02608

FAIRFIELD
INN &
SUITES



W T W TAN ENGINEERING
STRUCTURAL/CIVIL ENGINEERING
155 W. Healy City Lane, #100
San Bernardino, CA 92408
Tel: (909) 381-6633

FAIRFIELD
INN &
SUITES



W TAN ENGINEERING
STRUCTURAL/CIVIL ENGINEERING
155 W. Hensley Lane, Tel: (909) 583-8633
Suite 265
San Bernardino, CA 92468

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41981

Project Case Type (s) and Number(s): General Plan Amendment No.1058, Change of Zone No. 7672, Conditional Use Permit No. 3599

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Paul Rull, Contract Planner

Telephone Number: (951) 955-0972

Applicant's Name: Fayez Sedrak

Applicant's Address: 2337 Norco Drive, Norco CA 92860

I. PROJECT INFORMATION

A. Project Description:

The General Plan Amendment proposes to change the project site's existing General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 floor area ratio) to Community Development: Commercial Office (CD:CO) (0.35 – 1.0 floor area ratio). The Change of Zone proposes to change the site's existing zoning classification from Manufacturing – Service Commercial (M-SC) to Commercial Office (C-O). The Conditional Use Permit proposes to construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres.

The proposed project is located in the Mead Valley Area Plan, more specifically the project is located northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway.

The project proposes to construct a three story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres. The hotel will have an outdoor swimming pool and spa area, exercise room, laundry facilities, and breakfast area. The project site provides 179 parking spaces, 8 of which are used as accessible parking, and 17 bike rack spaces for guests and employees. The project has driveway entrances on Harvill Avenue and Dree Circle. There is a perimeter 6 foot high decorative block wall located on the northern and eastern property lines.

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

C. Total Project Area: 3.1 gross acres

Residential Acres:	n/a	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	3.1	Lots:	Sq. Ft. of Bldg Area: 62,646	Est. No. of Employees: 28
Industrial Acres:	n/a	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:
Recreation Acres:	n/a			

D. Assessor's Parcel No(s): 317-110-039

E. Street References: Located northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 4 West, Section 12

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is one parcel totaling 3.1 acres. The site is vacant. The land is flat with minimal topographical change and a slight downward slope from west to east. Elevation ranges from 1512 feet to 1516 feet above mean sea level. The surrounding area is a mixture of vacant parcels, commercial gas station, truck weighing station, industrial manufacturing and processing, and the 215 freeway.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** A General Plan Amendment is required to change the current land use designation from Community Development: Light Industrial to Community Development: Commercial Office.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets with all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Mead Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial

E. Proposed Foundation Component(s): Community Development

F. Proposed Land Use Designation(s): Commercial Office (0.35 – 1.0 floor area ratio)

G. Overlay(s), if any: Community Center

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

I. Adjacent and Surrounding:

1. **Area Plan(s):** Mead Valley

- 2. **Foundation Component(s):** Community Development
- 3. **Land Use Designation(s):** Light Industrial, Commercial Retail
- 4. **Overlay(s), if any:** Community Center

J. 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

K. Existing Zoning: Manufacturing-Service Commercial

L. Proposed Zoning, if any: Commercial Office

M. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial, Scenic Highway Commercial, Industrial Park

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 checked="" 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

3/9/15

Date

Paul Rull

Printed Name

For Steve Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, Temescal Canyon Area Plan, Figure 10 "Scenic Highways"

Findings of Fact:

a) The project is not located near a scenic highway corridor. The nearest State Eligible highway is Highway 74 located approximately 4 miles south of the project. Therefore, impacts are considered less than significant.

b) The project site is flat and devoid of natural features such as trees, rock outcroppings or unique landmark features. The project is located along the 215 freeway in an industrial area of Mead Valley that has been developed with tall industrial buildings. The project location is located infill between existing industrial development and the 215 freeway. Construction of the project will not obstruct any prominent scenic vistas, nor will it create an aesthetically offensive sight viewable by the public. The height of the building, 43 feet, is consistent with the proposed Commercial Office zone development height standard of 50 feet. The building height is also consistent with the Airport Land Use Commission requirements. The buildings have been design with a contemporary architecture style appropriate with hotel use. Therefore, impacts are considered less than significant.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project is located 40.1 miles away from the Mt. Palomar Observatory, which is within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655, including the use of low landscape bollard lights near the entry gates to the site, at roundabouts, and at hammerhead intersections. Therefore, impacts are considered less than significant.

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?	<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: Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The new structures will result in a new source of light and glare from the addition of the hotel and banquet hall lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The project will also include a 6 foot high perimeter decorative block wall along the northern and eastern boundary and landscaping which will minimize offsite light intrusion. The project includes no reflective surfaces that could result in substantial glare during the night. Therefore, impacts are considered less than significant.

b) The project is surrounded by existing commercial and industrial businesses, and vacant land that is zoned for commercial/industrial uses. The nearest existing single family residence is located 0.5 miles south of the project. These existing homes are immediately adjacent to existing industrial uses. The new structures will result in a new source of light and glare from the addition of the hotel and banquet hall lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The project will also include a 6 foot high perimeter decorative block wall along the northern and eastern boundary and landscaping which will minimize offsite light intrusion. Based on these requirements to be consistent with Ordinance No. 655, and the proximity between the existing single family residences and the project, the 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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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

1. Agriculture	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3

Findings of Fact:

- a) According to the County General Plan GIS database, the project is located within lands of local importance, and not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No impacts would occur.
- b) According to the County GIS database, the project is not located within an Agriculture Preserve, under a Williamson Act contract. No impacts would occur.
- c) The surrounding properties are zoned Manufacturing-Service Commercial and Scenic Highway Commercial. There are no agriculturally zoned properties within 300 feet of the project. No impacts would occur.
- d) The project does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. No impacts 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
2. 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, Eastern Coachella Valley Area Plan "Land Use Map"

Findings of Fact:

a) The County has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. No impacts would occur.

b) According to the Mead Valley Area Plan Land Use Map, 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. No impacts would occur.

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, 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. No impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

3. Air Quality Impacts	<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	<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
source emissions?				
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 checked="" type="checkbox"/>	<input 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; RK Engineering Group, Inc., December 18, 2014

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) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.¹ Consistency review is presented below:

(1) The project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated in Table 1 of this report; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involves a General Plan Amendment, and is therefore considered a *significant project*.

The project would accommodate the growth that has been projected for the project vicinity and sub-region through the construction of needed infrastructure, thus removing an impediment to growth within the project area. Emissions projections used to establish SCAQMD attainment objectives reflect adopted regional and local land use plans. Therefore, the emissions associated with the proposed project are within the amounts already accounted for in the 2012 AQMP. The project will be consistent with the projections with any applicable air quality plans and impacts will be less than significant.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine

¹ South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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particulate matter standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations.

Project-related emissions were modeled by RK Engineering Group, Inc. in December 2014. Analysis of the data concludes that construction, operational, and other project-related emissions will not exceed thresholds projected by SCAQMD without the need for mitigation. Table 1 provides a summary of construction and operational emissions from the project. Impacts will be less than significant.

**Table 1
Project Peak Emissions (without mitigation)**

Source	Peak Daily Emissions (lb/day)					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
<i>Maximum Construction Emissions</i>						
Year 2014	42.10	56.98	43.76	0.08	4.37	3.50
Year 2015	75	100	550	150	150	55
SCAQMD Threshold	No	No	No	No	No	No
Potential Impact?	42.10	56.98	43.76	0.08	4.37	3.50
<i>Maximum Operational Emissions</i>						
Year 2015	8.61	10.81	32.81	0.08	4.95	1.54
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No
<i>Source: RK Engineering Group, Inc. Marriott Hotel Development Air Quality and GHG Impact Study. Updated December 18, 2014.</i>						
<i>Note: Volatile organic compounds are measured as reactive organic compounds</i>						

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 to the south and east, which are considered a sensitive receptor, however, the project will not generate substantial point source emissions because hotel uses do not generate substantial toxic air contaminants. Furthermore, the project does not involve any intersections (31,600 or more vehicles per hour) that could result in the formation of a CO hotspot. Impacts will be less than significant.

e) According to the EPA, there is one facility, AOC, Inc (located at 19991 Seaton Avenue in Perris, CA) that reports releases of toxic air contaminants; however, there are currently no violations reported at this facility.² Therefore, the project will not create sensitive receptors located within one mile of an existing substantial point source emitter. Impacts will be less than significant.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such

² United States Environmental Protection Agency. Enforcement and Compliance History Online. <http://echo.epa.gov/detailed-facility-report?fid=110000479385&redirect=echo> [February 2015]

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed hotel development does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

4. 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Multipurpose Open Space Element. Review by Environmental Programs Division

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 within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) but not within a designated Criteria Cell. Because the project is located within the WRMSHCP Fee Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the WRMSHCP area. However, 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. Therefore, impacts will be less than significant.

b-c) The Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species on-site. However, EPD believes there is still the potential for the Burrowing Owl to occupy the project site and perimeter prior to grading due to suitable habitat for the species. Therefore, prior to issuance of grading permits, in accordance with County standard requirements, burrowing owl clearance surveys shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered (COA 60.EPD.1). Furthermore, other birds not observed on the project site but protected by the Migratory Bird Treaty Act (MBTA) and/or California Department of Fish and Wildlife (CDFW) codes have the potential to occur because of the existence of native vegetation and mature trees. While nesting birds were not located onsite, nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur (COA 60.EPD.1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

d) No regularly used wildlife corridors could be detected through sign or observation. The project does 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 impacts are considered less than significant.

e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, no impacts will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation: Prior to grading activities, a burrowing owl survey and MBTA survey (COA 60.EPD.1) shall occur to determine presence of bird population onsite.

Monitoring: Department of Building and Safety Grading Division, Planning Department (County Biologist)

CULTURAL RESOURCES Would the project

5. Historic Resources

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

Source: Brian F. Smith and Associates, Inc. *Phase I Cultural Resource Survey*, dated November 18, 2014.

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

a) The Cultural Phase I site survey did not identify the project site as historic. The project will not alter or destroy any historic site. Therefore impacts are considered less than significant.

b) The site is completely vacant with no structures or buildings. Historical aerial photographs of the project area show no structures or buildings. The Cultural Phase I site survey did not identify any historic or archaeological resources within the proposed project boundaries. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

6. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Brian F. Smith and Associates, Inc. *Phase I Cultural Resource Survey*, dated November 18, 2014.

Findings of Fact:

a-b) The Cultural Phase I site survey indicated that the proposed project is not located within an archaeological site and would not cause a substantial adverse change in significance to an archaeological resource. However, it has been incorporated into the project that in the event of unanticipated resources are identified during grading activities or construction that an archaeologist shall be brought in to assess the find and make recommendations (COA 10.PLANNING.5). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Therefore, impacts are considered less than significant.

c) The project site is not located on a known formal or informal cemetery. However, it has been incorporated into the project that in the event human remains are encountered, that no further disturbance shall occur until the County Coroner has assess the situation (COA 10.PLANNING.4). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Therefore, impacts are considered less than significant.

d) The project site does not contain nor will restrict any existing religious or sacred uses within the project site. No impacts will occur.

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.

7. 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) The project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan. Due to the high level of sensitivity of the area, the project has been conditioned prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan for the project site (COA 60.PLANNING.1), and prior to grading final the applicant shall submit to the County Geologist a copy of the paleontological monitoring report for site grading operations (COA 70.PLANNING.1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

Mitigation: Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan (COA 60.PLANNING.1), and said plan shall be submitted to County Geologist (COA 70.PLANNING.1).

Monitoring: Department of Building and Safety Grading Division, Planning Department, County Geologist

GEOLOGY AND SOILS Would the project

8. 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, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The Geological report indicates that the project site is not located on an active or potentially active fault and has no active faulting on the project site or in the adjacent areas. Furthermore, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

9. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur. The Geological report indicated that the project site's potential for liquefaction considered as "low to very low." Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

10. 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); Riverside County TLMA GIS. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Some CBC requirements include specific guidelines for foundation construction, fire protection and earthquake protection systems, and so forth. As CBC requirements are applicable to all development, they are not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

11. 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 TLMA GIS. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a) The project site is relatively flat and is generally surrounded by flat topographical land. There are no steep slopes in the nearby vicinity. The Geological report indicates that land sliding due to seismic shaking is nil. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

12. 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 TLMA GIS. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a) The project is located in an area of susceptibility for subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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13. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Riverside County General Plan, Figure 12 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"

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. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. 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?

Grading Review, GEO No. 2414

Findings of Fact:

a) The project is topographically flat and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. The land is flat with minimal topographical change and a slight downward slope from west to east. Elevation ranges from 1512 feet to 1516 feet above mean sea level. The project is not anticipated to create any steep slopes during future construction activities. Therefore, impacts are considered less than significant.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, impacts are considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Soils

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) through preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs as administered in the SWPPP by a qualified SWPP Designer (QSD) are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The project Geological Report indicates soils tested on site were determined to have mostly low to very low expansive soil index. Compliance with the CBC requirements pertaining to residential development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is not proposing the use of septic systems. Full sewer service will be provided through Eastern Municipal Water District. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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turbidic discharge within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Therefore, impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs such as the use of gravel bags and sediment filters, fiber rolls and silt fencing during construction activity will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. 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"

Findings of Fact:

a) The site is located in an area of Moderate 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 CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on- or off-site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

18. 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: RK Engineering Group, Inc. *Marriott Hotel Development Air Quality and GHG Impact Study*. Updated December 18, 2014.

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

a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 metric tons of carbon dioxide equivalents (MTCO_{2e}) per year for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. As shown in Table 2 below, the Greenhouse Gas Analysis lists the total GHG emissions associated with construction, construction GHG emissions conservatively amortized over 30 years, annual GHG emissions associated with operation, and significance determination. The findings from Table 2 show that GHG emissions would mostly be influenced by emissions from operational activities and that construction activities would contribute little to overall GHG emissions. Table 2 further shows that indirect GHG emissions associated with the use of electricity and mobile source emissions, specifically vehicles, would contribute the most to operational emissions and that operational GHG emissions would make up approximately 98 percent of the total GHG emissions associated with the proposed project. Because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO_{2e} per year, impacts will be less than significant.

**Table 2
Construction and Operational GHG Emissions and Impacts**

	CO _{2e}
Construction (amortized)	
Site Preparation	9.82
Grading	12.01
Building Construction	464.57
Paving	20.53
Architectural Coating	3.82
Total Construction	510.75
<i>Amortized Construction (MTCO_{2e})</i>	<i>17.02</i>
Operation (MTCO_{2e})	
Area Source	0.01
Energy Source	1,393.66
Mobile Source	944.30
Waste	25.65
Water	13.94
<i>Annual Operation (MTCO_{2e})</i>	<i>2,377.56</i>
Construction and Operation GHG Emissions (MTCO_{2e})	2,394.58
GHG Significance Threshold (MTCO_{2e})	3,000
Significant?	No
<i>Source: RK Engineering Group, Inc. Marriott Hotel Development Air Quality and GHG Impact Study. Updated December 18, 2014.</i>	

b) Because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO_{2e} per year, the project will not contribute considerably to the County's cumulative GHG emissions and thus will be consistent with state and regional plans in reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will 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.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. Hazards and Hazardous Materials	<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 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 checked="" type="checkbox"/>	<input 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: Associated Consulting Civil & Environmental Services, Inc. *Phase I Environmental Site Assessment*, December 23, 2014. Environmental Health Services Department review.

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 consistent with the proposed Commercial Office zone. This zone permits for certain land uses which might use hazardous materials like hotels. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project has been conditioned for the requirement of a HAZMAT business plan in the event the project exceed 55 gallons, 200 cubic feet or 500 pounds of storage of hazardous materials or any acutely hazardous materials or extremely hazardous substances (COA 90.E HEALTH.1). The project will not involve the transport, use or disposal of hazardous materials as it consists of a Rite Aid pharmacy along with two other commercial shell buildings. Therefore, impacts are considered less than significant.

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 because hotel uses do not engage in activities with risk of upset. If any accidents occur during construction activity that will create a significant hazard to the public or the environment like oil spills, all standard hazardous remediation and removal procedures shall be implemented.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A Phase I Environmental Site Assessment (ESA) was conducted on December 23, 2014 and the report determined that there was no evidence of a recognized environmental condition (REC) in the form of oils, grease, etc. used to operate and maintain equipment on the project site. Furthermore, no structures were identified on the site with the potential to contain polychlorinated biphenyl (PCBs). The report indicates that there is a small potential for Asbestos Containing Materials to be present in the scattered trash located on site. A completion of asbestos survey is recommended if construction materials and trash are encountered during excavation prior to any development. Therefore impacts are considered less than significant.

c) The project will have driveway access on Dree Circle and Harvill Avenue, which will provide adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. In addition, construction impacts are not anticipated to cause significant impacts to emergency access or routes of travel during construction or operations of the proposed project. Therefore, impacts are considered less than significant.

d) The proposed project is located within one quarter mile of an existing school. The nearest school to the project site is Val Verde High School which is located on the opposite side of the 15 freeway in the City of Perris, approximately 0.22 miles (as the crow flies). The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Diesel particulate matter will be emitted during construction temporarily but based on distance from any sensitive receptors; no significant impacts will be anticipated. Therefore, impacts are considered less than significant.

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. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

20. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) The project site is located within the March Air Reserve Base Airport Influence Area, and is approximately 1.6 miles away from the airport. The project has been reviewed by the Airport Land Use Commission (ALUC) and was determined to be consistent (subject to conditions which are included as part of this project as 10.PLANNING.40) with the 1984 Riverside County Airport Land Use Plan as applied to the March Air Reserve Base Airport Influence Area. Based on the review and approval by ALUC (and their associated conditions), the project is not a safety hazard for people residing or working in the project area. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. 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 13 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) According to the General Plan's Safety Element, the proposed project site is located in an area designated as low for wildfire susceptibility. The project is also not located within a High Fire Area or Fire Responsibility Area. The proposed project will not 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. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. 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

22. Water Quality Impacts

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

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas

Findings of Fact:

a) The project site is generally flat and post-development of the project will result in pre-development runoff rates as required by the NPDES program through implementation of Low Impact Development (LID) standards. LID standards include requiring stormwater runoff to be infiltrated, captured and reused, and/or treated onsite through stormwater BMPs. Therefore, the project shall 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 that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) The construction of the project will implement BMP measures to reduce off-site water quality issues by including non-structural, structural, and treatment BMPs to minimize the potential for contaminated stormwater discharges and for potential downstream pollutant loading. The project includes an on-site stormwater drainage system involving conveying and treating flows utilizing water quality/infiltration basins design in accordance with NPDES programs and will not violate water quality standards. Therefore, impacts are considered less than significant.

c) The project site is not located within a groundwater recharge area where groundwater levels are currently rising. The Project does not propose to use groundwater wells for landscape irrigation or as a potable water source. The project will receive potable water service and sanitary sewer service from Eastern Municipal Water District. Therefore, impacts are considered less than significant.

d) The project has been designed to include a comprehensive drainage system that collects storm flows, retains/infiltrates the increase in post-development flow, and discharges the surface water at pre-development levels. The project will not create or contribute runoff water that will exceed the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Therefore, impacts are considered less than significant.

e) The project is not located within a 100-year flood hazard area. The project proposes the construction of residential homes that are not near or within a 100-year flood hazard area. Therefore, there will be no impact.

f) The project does propose placement of structures that would impede a 100-year flood hazard area. Therefore, there will be no impact.

g) The project does not propose any uses for the hote facility that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. Impacts considered less than significant.

h) The project will be designed to treat stormwater runoff via a water quality infiltration basin in accordance with the water quality standards. On-site drainage facilities will be managed by the hotel facility to minimize vector population and/or odors. Impacts will be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

23. 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-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, west of the City of Perris and is currently vacant. The construction of storm drain and/or other flood control devices are required by the Riverside County Flood Control and Water Conservation District. The project will not substantially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 will result in flooding on- or off-site. Impacts will be less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements as discussed in Section 22b. Impacts will be less than significant.

c) The project site is located in an unincorporated area of Riverside County, west of the City of Perris. According to the General Plan, the closest dam is located 3.5 miles at Perris Lake northwest of the project. The General Plan also designates the project site is outside an area subject to dam inundation. There are no levees in vicinity of the project. Therefore, impacts are considered less than significant.

d) The project will not cause changes in the amount of surface water in any water body. There are no water bodies onsite or nearby. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

24. Land Use

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

Source: Riverside County General Plan, GIS database, Project Application Materials, City of Perris General Plan and Sphere of Influence.

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, and located 0.1 miles west of the City of Perris, and within the City of Perris Sphere of Influence. Implementation of the project will require a General Plan Amendment to change the land use designation from Community Development: Light Industrial to Community Development: Commercial Office (0.35 – 1.0 floor area ratio). The project will construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres, and conform to the policies in the Mead Valley Area Plan. The project's floor area ratio of 0.46 FAR is consistent with the standards in the Commercial Office land use designation and Commercial Office zone. The project is surrounded by Light Industrial and Commercial Retail land use designations. The project's proposed use is consistent and compatible with the existing established industrial and commercial businesses immediately west, surrounding vacant land immediately to the north east and south, and the single family residential homes to the southwest. The proposed hotel facility is compatible with the surrounding land use designation as well as the existing uses. Therefore the project will not result in a substantial alternation to the present land use of the area and impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to the Riverside County Land Information System and the City of Perris General Plan, the project site is located within the City of Perris Sphere of Influence with no general plan land use designation. The City's General Plan land use designation closest to the project site is Perris Valley Commerce Center Specific Plan, specifically, Planning Area 3, which designates properties on the opposite side of the freeway from the project as Commercial and Potential Basin Areas. The proposed hotel is compatible with both these uses and will not have a significant impact on them. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Planning	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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; Riverside County General Plan

Findings of Fact:

a) The project site's current zoning, Manufacturing-Service Commercial, does not allow for the development of a hotel without a General Plan Amendment and Change of Zone. Therefore, in order to be consistent with the General Plan Amendment proposed land use designation of Commercial Office, the proposed development would require a Change of Zone from Manufacturing-Service Commercial to Commercial Office. The proposed hotel and banquet hall are permitted uses within the Commercial Office zone. The project's floor area ratio of 0.46 FAR is consistent with the standards in the Commercial Office land use designation and Commercial Office zone. The height of the building, 43 feet, is consistent with the proposed Commercial Office zone development height standard of 50 feet. The project meets all other Commercial Office development standards and requirements in Ordinance No. 348. Therefore, the project is consistent with the proposed zone of Commercial Office, and impacts are considered less than significant.

b) The properties surrounding the project are zoned Manufacturing-Service Commercial. The City of Perris boundaries are located east of the project on the opposite side of the 215 freeway. The City's zoning in this area is classified as Perris Valley Commerce Center Specific Plan, specifically, Planning Area 3, which designates properties as Commercial and Potential Basin Areas. The proposed Commercial Office zone is compatible with the surrounding Manufacturing-Service Commercial and with the City of Perris commercial zones. Therefore, 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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c) The project is surrounded by existing commercial and industrial uses as well as vacant land. There are single family residences further south and west of the project. The City of Perris is located on the opposite side of the 215 freeway. The proposed hotel is compatible with the existing as gas station, convenience stores and restaurants located on the corner of Cajalco Expressway and Harvill Avenue. The proposed hotel is also compatible with the truck stop immediately adjacent to the west of the project, as well as the industrial storage and processing uses further south. The project is an extension of the commercial uses in the area. Therefore, impacts are considered less than significant.

d) The project is consistent with the Riverside County General Plan and Mead Valley Area Plan with approval of the proposed General Plan Amendment changing the land use designation from Community Development: Light Industrial to Community Development: Commercial Office. The proposed hotel is consistent with the proposed Commercial Office land use designation. Commercial office uses are based on their compatibility with the surrounding land uses. The project is surrounded by existing commercial and industrial uses as well as vacant land. The proposed hotel is compatible with the existing as gas station, convenience stores and restaurants located on the corner of Cajalco Expressway and Harvill Avenue. The proposed hotel is also compatible with the truck stop immediately adjacent to the west of the project, as well as the industrial storage and processing uses further south. The hotel's 0.46 Floor Area Ratio (FAR) is consistent with the Commercial Office FAR range of 0.35 – 1.0. The project is not located within a Policy Area within the Mead Valley Area Plan. Therefore, impacts are considered less than significant.

e) The project will not disrupt or divide the physical arrange of an established community. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

26. 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, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is located in an area that has available geologic information indicates that mineral deposits are likely to exist, however, the significant of the deposit is undetermined. The General Plan identifies policies that encourage

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the immediate area surrounding the project site. The project does not propose any mineral extraction on the project site. Therefore, the project will not result in the permanent loss of significant mineral resources. No impact would occur.

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. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from nearby proposed, existing or abandoned quarries or mines. No impact will occur.

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

27. 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, Mead Valley Area Plan, RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact:

a-b) The project site is located within the March Air Reserve Base Airport Influence Area. The project is approximately located 8,800 feet southerly of March Air Reserve Base. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County's Industrial Hygiene Department. The study and analysis did not require any extra

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigation for noise generated from the airport. The study did recommend measures to mitigate noise impacts from the 215 freeway, such as requiring a six foot high block wall on the eastern property line (a 6 foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a "windows closed" condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). These mitigations will reduce street level noise to below a less than significant level, and contribute to the further reduction of noise from the airport, which is already a less than significant impact. The project has also been reviewed and approved by the Airport Land Use Commission that found the project consistent with the 1984 Riverside County Airport Land Use Plan as applied to the March Air Reserve Base Airport Influence Area subject to conditions (COA 10.PLANNING.40). Therefore, the impacts are considered less than significant with the mitigation measures incorporated.

Mitigation: The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014 (COA 10.PLANNING.41).

Monitoring: Department of Building and Safety, Industrial Hygiene

28. Railroad Noise

NA A B C D

Source: Riverside County General Plan, Mead Valley Area Plan, Local Circulation Policies, "Rail", RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact: There is a railroad spur line running adjacent to the 215 freeway on the west side. The project is approximately 300 feet west of the railroad spur line. There are two parcels in between the project and the railroad spur line. In the future when these parcels get developed, future buildings will provide additional sound attenuation and buffer the project. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County's Industrial Hygiene Department. The study indicated that the noise source from the rail line would affect the building façade facing the rail line and will experience a noise level of 54.2 dBA CNEL at 530 feet from the railroad tracks. The study recommends measures to mitigate noise impacts from the 215 freeway and railroad, such as requiring a six foot high block wall on the eastern property line (a 6 foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a "windows closed" condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). These measures will mitigate the noise impacts from the railroad and highway to a less than significant level.

Mitigation: The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014 (COA 10.PLANNING.41).

Monitoring: Department of Building and Safety, Industrial Hygiene

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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29. Highway Noise

NA A B C D

Source: Riverside County General Plan, Circulation Element, "Rail", RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact: The project boundary is approximately 460 feet west of the 215 freeway. There are two parcels in between the project and the railroad spur line. In the future when these parcels get developed, future buildings will provide additional sound attenuation and buffer the project. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County's Industrial Hygiene Department. The noise study identifies that the 215 freeway is one of the main sources of noise impacting the project site. The study anticipates that the building façade facing the 215 freeway will experience traffic noise levels of approximately 69.6 dBA CNEL, and the façade facing Harvill Avenue will experience noise levels of approximately 66.7 dBA CNEL. The swimming pool area will experience traffic noise levels of approximately 70.5 dBA CNEL, however with the inclusion of a 6 foot high perimeter block wall, the pool noise level will be reduced to 62.4 dBA CNEL, which is below the County's exterior standard and considered less than significant. The study recommends measures to mitigate noise impacts from the 215 freeway and railroad, such as requiring a six foot high block wall on the eastern property line (a 6 foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a "windows closed" condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). The noise impacts from the highway on the project are considered less than significant with mitigation measures incorporated.

Mitigation: The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014 (COA 10.PLANNING.41).

Monitoring: Department of Building and Safety, Industrial Hygiene

30. Other Noise

NA A B C D

Source: Project Application Materials, Review by Department of Industrial Hygiene, "Rail", RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact: The vacant parcel surrounding the project could potentially be developed as light commercial manufacturing. The Department of Industrial Hygiene reviewed the noise impacts of the project and determined the 6 foot high perimeter block wall which will assist in reducing some of the existing noise impacts, as well as the potential future noise impacts associated with the industrial uses. However, it will be dependent on the applicant of the future manufacturing development to provide sufficient mitigation measures to ensure that their project does not significantly impact this project. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

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

31. Noise Effects on or by the Project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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”); Noise review by Department of Industrial Hygiene, “Rail”, RK Engineering Group, Inc. Noise Impact Study dated March 14, 2014.

Findings of Fact:

a) The proposed project will raise ambient noise levels in the area which currently exist without the project. The proposed project will construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County’s Industrial Hygiene Department. The project has existing development to the north and west in the form of a gas station, restaurants, and truck station. The noise generated from by the project will not significantly increase the existing noise levels generated by these uses and the traffic noises they create. There are noise sources in the surrounding area (adjacent streets, 215 freeway and railroad) that will impact the project. The project has therefore been conditioned for the following to reduce the noise impacts from these sources to a less than significant level: the study requires a six foot high block wall on the eastern property line (a 6 foot high block wall is located on the northern and eastern property lines) and requiring all windows and glass doors facing the 215 freeway use dual glazing at STC rating of 30 or higher, and all windows and glass doors facing Harvill Avenue shall use a STC rating of 26 or higher, and a “windows closed” condition for all rooms facing the roadway and rail line/freeway (COA 10.PLANNING.41). In addition, the construction of the project will be required to be consistent with State building code which will provide further sound attenuation through building materials. The noise generated from the project is consistent with the surrounding uses. Therefore, impacts are considered less than significant with mitigation measures incorporated.

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. Construction noise represents a short-term impact on the ambient noise levels. Noise generated by construction equipment may include trucks, graders, bulldozers, concrete mixers and portable generators. Grading activities typically represent one of the highest potential sources of noise impacts. Construction noise is of short-term duration and will not present any long-term impacts on the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site or surrounding are. The following measures identified in the noise study would reduce potentially significant short-term construction impacts to the surrounding community (COA 10.PLANNING.41):

- All construction equipment, fixed or mobile, shall equip properly operating and maintained mufflers. All stationary construction equipment shall be directed away from noise sensitive receptors.
- All equipment shall be located in staging areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors during all project construction.
- All high noise impact construction-related activities shall be limited to constructions hours determined by County staff.

Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. This is a standard policy and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, impacts are considered less than significant with the mitigations incorporated.

c) Future guests located on the project site, as well as off-site uses, including nearby sensitive receptors, may experience noise due to an increase in human activity within the area from people utilizing the hotel, traffic generated by the project, and guests utilizing the on-site amenities. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. The noise generated by the project's land uses will not exceed the County of Riverside's compatibility thresholds and is considered less than significant.

d) Persons might be exposed to groundborne vibration or groundborne noise levels during construction and operation of the project and from the train vibrations. A Noise Impact Study was prepared by RK Engineering Group, Inc. dated March 14, 2014, and was reviewed and accepted by the County's Industrial Hygiene Department. The study indicates that the project site is approximately 530 feet from the tracks, and is outside the FTA standard of 80 VdB. Also it states that up to 30 events could occur per day without exceeding the vibration threshold. Therefore, impacts are considered less than significant.

Mitigation: The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014 (COA 10.PLANNING.41).

Monitoring: Department of Building and Safety, Industrial Hygiene

POPULATION AND HOUSING Would the project

32. 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, neces-	<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
situating the construction of replacement housing elsewhere?				
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Housing Element

Findings of Fact:

a) The project site is currently vacant. The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. 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 percent or less of the County's median income. The project is a hotel facility. The project will have no significant impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impact will occur.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e-f) The project will not cumulatively exceed regional or local population projects or induce population growth to an area. No impact would occur.

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:

33. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element; Google Maps 2013.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is the Mead Valley Fire Station, located at 21510 Pinewood Street, approximately 2 miles west of the project site.

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 90.PLANNING.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Sheriff Services

Source: Riverside County Sheriff's Department,

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed 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 shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 90.PLANNING.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Schools

Source: Val Verde Unified School District; Google Maps 2013.

Findings of Fact: The project site is located within the Val Verde Unified School District. The nearest school to the project site is Val Verde High School, located at 972 Morgan Street, approximately 0.2 miles southeast of the project. The project will not physically alter existing facilities or result in the construction of new facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will 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.

36. Libraries

Source: Riverside County General Plan; Google Maps 2013.

Findings of Fact:

The closest library to the project site is the Perris Library located at 163 E. San Jacinto Avenue, approximately 4 miles southeast of the project site. The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 90.PLANNING.28). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Health Services

Source: Riverside County General Plan

Findings of Fact:

The project site is located within an area served by the County Health Centers. The closest health center to the project site is Valley Plaza Doctors Hospital, located at 2224 Medical Center Drive, approximately 2.5 miles southeast of the project site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

38. Parks and Recreation

a) Would the project include recreational facilities or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Site Plan; Google Maps 2013.

Findings of Fact:

a) The project will include the construction of an outdoor swimming pool and spa amenity as part of the hotel facility. The construction and operation of the pool and spa will be consistent with County standards and will be reviewed by Building and Safety and Environmental Health Services Departments. The hotel will also have an indoor exercise gym area for use by the hotel guests. The proposed landscape conceptual plan, site plan and floor plan show these facilities. These amenities serve as a form of recreation for guests who are temporarily staying at the hotel. Project implementation will not require the construction or expansion of recreational facilities that can cause adverse physical effects on the environment. Therefore, impacts are considered less than significant.

b) The project will include one private amenities only to be used by hotel's guests. The project will 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. Therefore impacts are considered less than significant.

c) The project is within Community Service Area (CSA) 152. Residential 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. However, since the project is a commercial use, it will not significantly add to the burden of community park infrastructure, and is exempt from paying park fees (Quimby). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. 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 GIS database shows no County required trails crossing the project site. The project has not proposed any trails. Therefore the project will have no impact.

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

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Transportation Department project review December 2014.

Findings of Fact:

a-b) The project will not conflict with an applicable plan, ordinance, policy or a congestion management program. As determined through review and conclusion by Riverside County Transportation Department the size and location of the project does not require a traffic study and is exempt from traffic study requirements as the proposed 103 bed room hotel facility would not generate 100 or more peak hour trips. It is estimated that a hotel of this size would generate 72 peak hourly trips in the afternoon. The project is consistent with all County transportation plans. It was also

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. The project will not generate significant amounts of vehicle trips to significantly impact the level of service standards in the vicinity, and therefore will not create any significant traffic congestion. Therefore, impacts are considered less than significant.

c-d) The project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will not impact the existing railroad line that is approximately 300 feet east of the project site. The project will have no impact.

e-f) The proposed project will have two points of access to the site: one driveway on Dree Circle, and one driveway on Harvill Avenue. The internal circulation of the site is in accordance with Riverside County Guidelines and will provide adequate fire department access and widths in case of an emergency. Line of sight for turning movements will be in compliance with Riverside County guidelines. The project will not increase hazards due to the design and layout. Driveways entrances have been spaced far enough from the intersections to allow adequate distancing and sight lines. The project will also not create a significant impact for new roads or maintenance of roads as both Dree Circle and Harvill Avenue are both paved and improved. Therefore impacts are considered less than significant.

g) The project will not cause an effect upon circulation during the project's construction. The project will be required to submit to RTLMA for review and approval a staging plan to identify the location(s) for onsite and off-site construction equipment, mechanized equipment and building materials. Therefore, impacts in this regard are considered less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. The project site has one driveway each on Dree Circle and Harvill Avenue providing primary and secondary access into the site. There is adequate circulation distances around the facility for emergency vehicles to operate. Therefore, impacts are considered less than significant.

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 provide for 17 bike rack spaces for alternate modes of transport. The project will also have paved sidewalks along its street frontage for use by pedestrians and cyclists. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

41. Bike Trails

Source: Temescal Canyon Area Plan, Figure 8 "Trails and Bikeway System"; Riverside County General Plan,

Findings of Fact:

There are no bike trails within the immediate vicinity of the project area. No impact will occur.

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

42. 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: Riverside County Land Information System;

Findings of Fact:

a) The project's water needs will be served by Eastern Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, impacts are considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Land Information System;

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's wastewater needs will be served by the Eastern Municipal Water District. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, impacts are considered less than significant.

b) There is a sufficient wastewater capacity available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. 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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is currently available within the area and will be connected to the project site. The project is not anticipated to create a need for new facilities.

d) Storm water drainage will be handled on-site. Additional details regarding storm water drainage are discussed in Section 25. Impacts will be less than significant.

e-f) Street lighting exists for access to the project site. The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant

g) The project will not require construction or expansion of new government facilities. The project will function sufficiently with existing government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Energy Conservation				
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

a) The proposed project will not 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

47. 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 discussed in this Environmental Assessment, implementation of the proposed project will 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 will be less than significant.

48. 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: As discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

49. 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: As discussed in this Environmental Assessment, the proposed project will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Riverside County General Plan and Environmental Impact Report

Location Where Earlier Analyses, if used, are available for review: 4080 Lemon Street

County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92502

File: EA.PP10130R3

Revised: 3/9/2015 9:38 AM

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for a three-story 52,798 sq.ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq.ft. banquet hall on 3.1 gross acres.

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 CONDITIONAL 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 CONDITIONAL 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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

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 Conditional Use Permit No. 3599 shall be henceforth defined as follows:

APPROVED EXHIBIT = Conditional Use Permit No. 3599, Amended No. 2, dated 12/4/14.

Exhibit A, Site Plans, dated 12/4/14
Exhibit B, Floor Plans, dated 12/4/14
Exhibit C, Building Elevations, dated 12/4/14
Exhibit G, Grading, dated 12/4/14
Exhibit L, Landscaping, dated 12/4/14
Exhibit R, Building Rendering, dated 12/4/14

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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE

RECOMMND

Conditional Use Permit 3599 (CUP 3599) is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of this facility to ensure that all requirements to obtain water and sewer service are met with EMWD, as well as, all other applicable agencies.

As the agency providing sewer service, EMWD shall be the responsible agency to ensure that all grease interceptor requirements (if applicable) are met. Any existing septic system(s) and/or well(s) must be properly abandoned or removed under permit with the Department of Environmental Health (DEH).

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.

10.FIRE. 2 USE-#23-MIN REQ FIRE FLOW

RECOMMND

Minimum required fire flow shall be 4000 GPM for a 4 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-#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 210 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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

Conditional Use Permit 03599 is a proposal to construct a hotel and a detached ancillary banquet hall/restaurant on an approximately 3.24-acre site. The site is located in the Perris area south of Cajalco Road at the southeast corner of Harvill Avenue and Dree Street. Change of Zone 07672 is being processed concurrently with this proposal. The site is Parcel 33 of Parcel Map 24110. The District previously reviewed this site as PAR 1036.

The District's existing Perris Valley Master Drainage Plan (MDP) Line E (District Project No. 4-0-00490) is an underground storm drain which runs southerly in Harvill Avenue, turns easterly in Dree Circle, proceeds easterly within an easement through private property before connecting to the box culvert under the Interstate 215 freeway. This facility, which is a component of other existing drainage infrastructure and street improvements constructed by Parcel Map 24110, provides this site with significant protection from major flooding. Therefore, the site is considered free from ordinary storm flood hazard. However a storm of unusual magnitude may cause some damage. Any grading should perpetuate the existing southeasterly drainage flow patterns of the area and new construction should comply with all applicable ordinances. This southeasterly flow pattern of the site would be consistent with the drainage patterns planned for the Perris Valley MDP. Flows from this site, and future surrounding development in this area, are intended to flow to Lateral E-8. Since no site runoff is discharged directly to the Line E storm drain, no encroachment permit from the District is required.

It is proposed to discharge onsite runoff at the southeast corner of the site. It appears this may be a concentration of flows onto the adjacent property and letter(s) of permission should be obtained from these property owner(s). The development of this site would increase peak flow rates on downstream properties, especially properties downstream of the freeway. The District recommends the increased runoff generated by this development be mitigated so the flow rates from the post-developed condition are no greater than the pre-developed condition. There are no District maintained facilities proposed with this proposal but the District's standard 'Increase Runoff Criteria' (See 10.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

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

FLOOD RI. 3 INCREASED RUNOFF CRITERIA) is provided as a reference and a guide to the engineer and the plan checker. The WQMP and any drainage related issues, including maintenance responsibilities, will be reviewed and approved by the Transportation Department.

The project is located in within the boundaries of the Perris Valley Area Drainage Plan (ADP) for which fees have been established by the Board of Supervisors.

10.FLOOD RI. 2 USE 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. 3 USE 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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

10.FLOOD RI. 3

USE INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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 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 = $.9 - (.8 \times \% \text{IMPERVIOUS})$
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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

10.FLOOD RI. 3 USE INCREASED RUNOFF CRITERIA (cont.) (cont.) RECOMMND

facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association.

10.FLOOD RI. 4 USE COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - VIABLE LANDSCAPING RECOMMND

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

10.PLANNING. 2 USE - LANDSCAPING REVIEW/COMPL RECOMMND

All landscaping plans shall be prepared in accordance with Ordinance 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance 348, Section 18.12. Such plans shall be reviewed and approved by the Planning Department, the appropriate maintenance authority, and shall be in conformance with the PRELIMINARY LANDSCAPING plans.

10.PLANNING. 3 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. 4 MAP - IF HUMAN REMAINS FOUND RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

10.PLANNING. 4

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 5

MAP - INADVERTENT ARCHAEO FIND

RECOMMND

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

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

10.PLANNING. 6 USE - PDA04887

RECOMMND

County Archaeological Report (PDA) No. 4887 submitted for this project (CUP03599/GPA01058) was prepared by Brian F. Smith and Associates and is entitled: "Phase I Cultural Resources Survey for the Sedrak/Fairfield Inn Project< Riverside County," dated November 18, 2014.

(PDA) No. 4887 concluded that there are no cultural resources present on this property.

(PDA) No. 4887 recommends no mitigation monitoring.

10.PLANNING. 7 USE - GEO02414

RECOMMND

County Geologic Report (GEO) No. 2414, submitted for this project (CUP03599) was prepared by City & County Soil Engineering and Testing Corp. and is entitled: "Geological and Geotechnical Report, Proposed 108 Room Fairfield Hotel Complex, Approximately 3.50 Acres, SE corner of Dree Circle and Harville Avenue, Perris Area, County of Riverside, California", dated March 28, 2013.

GEO02414 concluded:

- 1.No active or potentially active faults are known to transect the site.
- 2.The subject site is not located within the limits of the currently established Earthquake Fault Zone.
- 3.The probability of ground rupture is considered nil.
- 4.The overall potential for liquefaction is considered low to very low.
- 5.Land sliding due to seismic shaking is nil.
- 6.The possibility of seiches/tsunamis is considered nil.
- 7.The potential for rockfall at the site is considered unlikely.
- 8.The potential for settlement due to seismic shock will be minimal.
- 9.Expansion potential is mostly low to very low.

GEO02414 recommended:

- 1.During the grading, more sandy material should be inter-mixed with clayey sand to minimize the Expansion Index.
- 2.Reworking of at least upper five (5) feet of top soils in the structural grading area must be considered during the earthwork operation.
- 3.Remedial grading would be required to remove loose alluvial material at shallow depths and re-compact the bottom at optimum moisture content prior to placing any

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

10.PLANNING. 7 USE - GEO02414 (cont.)

RECOMMND

fill or foundation.

GEO No. 2414 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2414 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 8 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. 9 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. 10 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. 11 USE - COLORS & MATERIALS

RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B and R.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

10.PLANNING. 13 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7:00 a.m. to 2:00 a.m. the following day for the banquet hall, and hotel operations are 24 hours daily. .

10.PLANNING. 14 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 that a total of 179 parking spaces are required, and 180 parking spaces are provided.

10.PLANNING. 16 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. 23 USE - NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 24 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Department of Alcoholic Beverage Control, or equivalent agency as provided by law for the sale of alcohol. If the licensing expire or lapse at any time in the future, the sale of alcohol as part of this permit will become null and void.

10.PLANNING. 25 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,

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

10.PLANNING. 25 USE - EXTERIOR NOISE LEVELS (cont.) RECOMMND

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.

10.PLANNING. 28 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. 29 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 - 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. 34 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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

10.PLANNING. 34 USE - ORD 810 O S FEE (1) (cont.) RECOMMND

EXHIBIT shall not be included in the Project Area.

10.PLANNING. 35 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.

10.PLANNING. 38 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 40 USE - AIRPORT LAND USE COMM. RECOMMND

The project shall be consistent with the Airport Land Use Commission conditions heard and accepted at the ALUC meeting on February 13, 2014. These conditions are provided below:

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

2.The following uses shall be prohibited:

(a)Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

10.PLANNING. 40

USE - AIRPORT LAND USE COMM. (cont.)

RECOMMND

straight final approach towards a landing at an airport.

(c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, recycling centers containing putrescible wastes, and construction and demolition debris facilities, fly ash disposal and incinerators).

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

(e)Children's schools, noise sensitive outdoor nonresidential uses, and hazards to flight.

3.Prior to issuance of any building permits, the landowner shall convey and have recorded an avigation easement to the March Inland Port Airport Authority.

4.The attached "Notice of Airport in Vicinity" shall be provided to all potential tenants and purchasers.

5.Any new retention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. In the event that a retention basin or detention basin is established on this site, on-site landscaping shall not include trees that produce seeds, fruits or berries.

6.This project has been evaluated as a proposal for the establishment of a hotel and restaurant. The County of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure: churches, chapels, and other places of worship, classrooms, day care centers, gymnasiums, theaters, conference or convention halls,

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

10.PLANNING. 40 USE - AIRPORT LAND USE COMM. (cont.) (cont.) RECOMMND

auditoriums, fraternal lodges, bowling alleys, gaming, auction rooms.

10.PLANNING. 41 USE - NOISE STUDY RECOMMEN. RECOMMND

The applicant/developer shall comply with the recommendations made by the County's Department of Industrial Hygiene letter dated November 5, 2014. These recommendations are listed below as well:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant: Six foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the road of the eastern site of the lot facing I-215 along CUP 3599. (Height taken from page 5-2 & Exhibit E of the Acoustical Report) These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the hotel and the road.

3. All windows and glass door facing on facing Harville Ave. shall use dual glazing

3. All windows and glass door facing on facing Harville Ave. shall use dual glazing at STC rating of 26 or higher.

4. 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.

6. During construction, best efforts should be made to locate stockpiling and/or vehicle

6. 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 site.

7. In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

10.PLANNING. 41 USE - NOISE STUDY RECOMMEN. (cont.) RECOMMND

8. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

10.PLANNING. 42 USE - HOTEL USE ONLY RECOMMND

The project shall only be used as a hotel per the project description. No fractional ownership or anything similar is allowed under this Conditional Use Permit No. 3599. Any changes to the description or operation of may require a Planning Department application.

10.PLANNING. 43 USE - NO OFFSITE CONSUMPTION RECOMMND

The project is prohibited to sell beer and wine for consumption off-site consistent with Section 18.48 of Ordinance No. 348.

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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

10.TRANS. 3

USE - LANDSCAPE RQMTS (LS)

RECOMMND

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

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

- 1) Submit landscape and irrigation plans to the County Transportation Department, Landscape Section for review and approval. Such plans shall be submitted with a completed Agreement for Payment of Costs of Application Processing form (IP application) with the applicable current fee as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping guidelines. Emphasis shall be placed on using low water use plant species that are drought tolerant;
- 2) Ensure all landscape and irrigation plans are in conformance with the approved conceptual landscape exhibit;
- 3) Ensure all landscaping is provided with a weather-based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

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

10.TRANS. 4

USE - 100YR SUMP OUTLET

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

10. GENERAL CONDITIONS

10.TRANS. 9 USE - WRITTEN PERM FOR GRADING (cont.) RECOMMND

facilities to be installed outside of the project boundaries. A copy of the written authorization shall be submitted to the Transportation Department for review and approval.

10.TRANS. 10 USE - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific. However, in order to meet the requirements of a Final Project Specific WQMP, the report must be completed in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality measures.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

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.

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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

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 n 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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 7 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. 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.

60.BS GRADE. 9 USE - 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 USE - ALTERNATIVE PVMT RECOMMND

In instances where the grading plan involves the use of porous or pervious pavements as an alternative to asphalt and concrete surfaces, prior to the issuance of a grading permit, approval shall be obtained from the Building and Safety Department.

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 or Riverside County Transportation Department 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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

60. PRIOR TO GRADING PRMT ISSUANCE

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.

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

60.EPD. 1 USE - MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 USE MITCHARGE

RECOMMND

The County Board of Supervisors has adopted the Perris Valley 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.

Conditional Use Permit 3599 is located within the limits of the Perris Valley 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 3.24-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. 2 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 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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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. 9 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 3.1 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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 9 USE - SKR FEE CONDITION (cont.) RECOMMND

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. 11 USE - REQD APPLICATIONS (1) RECOMMND

No grading permits shall be issued until General Plan Amendment No. 1058 and Change of Zone No. 7672 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designations and/or zones ultimately applied to the property.

60.PLANNING. 12 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3599, 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 - REVISE STREET IMP PLAN RECOMMND

Prior to the submittal of the required street improvement plan per condition of approval 90.TRANS.6, obtain the existing street improvement plan and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, Part "E", page 10 of the "Improvement Plan Check - Policies and Guidelines" manual available on the Internet at:
www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guidelines.html

If you have any questions, please call the Plan Check Section at (951) 955-6527.

60.TRANS. 2 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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 USE - PRIOR TO ROAD CONSTRUCT (cont.) RECOMMND

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.

60.TRANS. 3 USE - FILE L&LMD APPLICATION RECOMMND

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.3 and 90.TRANS.5.

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 - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

60.TRANS. 5 USE - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing access restriction on Harvill Avenue. The applicant begin the vacation process by filing a separate application with the County Surveyor for a conditional vacation of the access restriction for the Board of Supervisors to consider and approve. If the Board of Supervisors denies the vacation request, the project will need to be redesigned.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 USE - SUBMIT WQMP AND PLANS

RECOMMND

The project specific Final WQMP, 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 Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to the issuance of grading permits. All submittals shall be date stamped by a registered engineer.

60.TRANS. 7 USE - WQMP MAINT DETERMINATION

RECOMMND

The project proponent shall contact the Transportation Department to determine the appropriate entity that will maintain the BMPs identified in the project specific WQMP. This determination shall be documented in the project specific WQMP. The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 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.

70.TRANS. 2 USE - ESTBL MAINT ENTITY

RECOMMND

The project proponent shall begin the process of establishing the maintenance entity identified in the approved project specific WQMP.

80. PRIOR TO BLDG PRMT ISSUANCE

B&S DEPARTMENT

80.B&S. 1 BP* GREEN BLDG CODE WASTE RED.

INEFFECT

GREEN BUILDING CODE WASTE REDUCTION (Non Residential):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:
1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.
For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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.

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 AND POOL PLANS REQD RECOMMND

A total of 3 complete set of plans for each food and pool facility are needed including a fixture schedule,

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE - FOOD AND POOL PLANS REQD (cont.) RECOMMND

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."

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 USE MITCHARGE RECOMMND

The County Board of Supervisors has adopted the Perris Valley 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.

Conditional Use Permit 3599 is located within the limits of the Perris Valley 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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 1 USE MITCHARGE (cont.) RECOMMND

has a total of 3.24-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

80.PLANNING. 1 USE - LANDSCAPING SECURITIES RECOMMND

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

80.PLANNING. 4 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 and R.

80.PLANNING. 5 USE - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

80.PLANNING. 6 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval. Roof equipment shall not be seen from the ground view or relocated and stealthed on the ground to the satisfaction of the Planning and Building and Safety Departments.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 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. 14 USE - REQD APPLICATIONS (2) RECOMMND

No building permits shall be issued until General Plan Amendment No. 1058 and Change of Zone No. 7672 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

80.PLANNING. 16 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from the following agencies shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letters, summarized as follows:

Airport Land Use Commission, dated February 13, 2014
Industrial Hygiene, dated November 5, 2014
Waste Management Department, dated March 5, 2015

80.PLANNING. 18 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 19 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. 20 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3599, 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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Harvill Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per County Standard No. 93, Ordinance 461.

Sufficient public street right-of-way along Dree Circle shall be conveyed for public use to provide for a 37 foot half-width right-of-way per County Standard No. 103, Ordinance 461.

80.TRANS. 2 USE - CORNER CUT-BACK I RECOMMND

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

80.TRANS. 3 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:

- (1) Landscaping along Harvill Avenue and Dree Circle.
- (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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(3) Two (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE, or other electric provider.

80.TRANS. 4 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.

80.TRANS. 5 USE-LANDSCAPING/TRAIL COM/IND 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.

Landscaping plans shall be designed within Harvill Avenue and Dree Circle 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.

80.TRANS. 6 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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7

USE - LANDSCAPE PLAN SUBMITTAL

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall submit a combined on-site and off-site landscape plan to the Transportation Department, Landscape Section for review and approval. The submittal shall include the Agreement for Payment of Costs of Application Processing form with the applicable fee.

The landscaping plans shall be in conformance with the approved conceptual landscape exhibit; 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 Licensed/Registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans;
- 4) Emphasis on native and drought tolerant plant 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,

The Transportation Department shall clear this condition.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 7 USE - LANDSCAPE PLAN SUBMITTAL (cont.) RECOMMND

All model home complexes and park sites with ADA path of travel issues or concerns shall be processed as a Minor Plot Plan through the Planning Department.

80.TRANS. 8 MAP - LS LNDSCPNG PROJ SPECIFC RECOMMND

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

1. Remove all non-functional turf from the project, specifically within the parkways.

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 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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

90. PRIOR TO BLDG FINAL INSPECTION

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 - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 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

90.BS GRADE. 7 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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - PRECISE GRDG APPROVAL (cont.) RECOMMND

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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division,
at (951) 358-5055 for any additional requirements.

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
2013 edition. 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-#35-VOICE FIRE ALARM RECOMMND

Applicant or developer shall be responsible to install a
manual and automatic pre-recorded VOICE Fire Alarm System.
Plans must be submitted to the Fire Department for approval
prior to installation.

90.FIRE. 4 USE-#37-LOW LEVEL EXIT SIGN RECOMMND

(HOTEL)

Floor - Level exit signs, exit markers and exit path
marking shall be installed per the California Building
Code.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

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)

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of 180 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 8 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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.) RECOMMND

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. 6 USE - LOADING SPACES RECOMMND

A minimum of 5 loading spaces 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. 7 USE - COMPACT PARKING SPACES RECOMMND

A maximum 18 parking spaces may be sized for compact cars (8 1/2' x 16') and shall be clearly marked "COMPACT CARS ONLY".

90.PLANNING. 8 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. 10 USE - INSTALL BIKE RACKS RECOMMND

A bicycle rack with a minimum of 17 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 USE - INSTALL BIKE RACKS (cont.) RECOMMND

approval, and shall be installed in accordance with those plans.

90.PLANNING. 11 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.

90.PLANNING. 12 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. 13 USE - WALL/BERM REQUIRED RECOMMND

A minimum 6 foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along the project's northern and eastern property line as shown in EXHIBIT A and as outlined in the Industrial Hygiene Department letter dated November 5, 2014.

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. 15 USE - TRASH ENCLOSURES RECOMMND

3 trash enclosures which are adequate to enclose a minimum of 6 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

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 15 USE - TRASH ENCLOSURES (cont.) RECOMMND

block and 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. 19 USE - WALL & FENCE LOCATIONS RECOMMND

Wall locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 21 USE - POOL AND SPA FENCING RECOMMND

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.]

90.PLANNING. 22 USE - AGENCY CLEARANCE RECOMMND

A clearance letter from the following agencies shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letters, summarized as follows:

- Airport Land Use Commission, dated February 13, 2014
- Industrial Hygiene, dated November 5, 2014
- Waste Management, dated March 5, 2015

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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - SKR FEE CONDITION (cont.)

RECOMMND

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.1 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. 24 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. 27 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 the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3599 is calculated to be 3.1 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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

90. PRIOR TO BLDG FINAL INSPECTION

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 Conditional Use Permit No. 3599 has been calculated to be 3.1 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.

TRANS DEPARTMENT

90.TRANS. 1 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.

90.TRANS. 2 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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 USE STREETLIGHT AUTHORIZATION (cont.) RECOMMND

2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 3 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. 4 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. 5 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 '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:

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (1) Landscaping along Harvill Avenue and Dree Circle.
- (2) Streetlights.
- (3) Street sweeping.

90.TRANS. 6 USE - EXISTING CURB & GUTTER RECOMMND

On existing curb and gutter, new driveway, closure of existing driveways, sidewalks, and/or drainage devices within County right-of-way, including sewer and water laterals, on Dree Circle and Harvill Avenue shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: www.tlma.co.riverside.ca.us/trans/land_dev_plan_check_guide_lines.html. If you have questions, please call the Plan Check Section at (951) 955-6527.

NOTE: 1. A 36' driveway along Dree Circle and a 40' driveway along Harvill Avenue shall be constructed in accordance with County Standard No. 207A.

90.TRANS. 7 USE - LANDSCAPING 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 Harvill Avenue and Dree Circle.

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.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 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 Harvill Avenue and Dree Circle.

90.TRANS. 9 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.

90.TRANS. 10 USE - LNDSCP INSPECTION DEPOSI RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds in the IP/ST account to cover the costs of the applicable landscape inspection. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section.

The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 11 USE - LANDSCAPE INSPECTION RQM RECOMMND

The permit holder's landscape architect (or on-site representative) is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the installation inspection, the applicant will arrange for an 1-year 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 Transportation Department's 80.TRANS condition entitled "USE-LANDSCAPE SECURITY" and the 90.TRANS condition entitled "LANDSCAPE

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 USE - LANDSCAPE INSPECTION RQM (cont.) RECOMMND

INSPECTION DEPOSIT."

Upon successful completion of the installation inspection, the Transportation 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 Transportation Department. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 12 USE-COMPLY WITH LNDSKP/IRRGTN RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with approved conceptual landscape exhibit, landscaping, irrigation, and shading plans. The Transportation Department will verify and inspect that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

90.TRANS. 13 USE - VACATION RECOMMND

The applicant, by his/her design, is requesting a vacation of the existing access restriction on Harvill Avenue. The applicant shall have completed the vacation process of the access restriction by obtaining approval from the Board of Supervisors. If the Board of Supervisors denies the vacation request, the project will need to be redesigned.

90.TRANS. 14 USE - FACILITY COMPLETION RECOMMND

The Transportation Department will not release occupancy permits for any residential lot within the map or phase within the map prior to the Transportation Department's acceptance of the drainage system for operation and maintenance.

CONDITIONAL USE PERMIT Case #: CUP03599

Parcel: 317-110-039

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 15 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.

90.TRANS. 16 USE - BMP MAINT AND INSPECTION

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 Transportation Department for review and approval prior to the issuance of occupancy permits.

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

DATE: October 27, 2008

TO:

1st Supervisor
1st Planning Commissioner
Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.

P.D. Trails Coordinator J. Jolliffe
Riv. Transit Agency
Riv. Sheriff's Dept.
Riv. Co. Waste Management Dept.
EDA – County Service Area No. 89 (Perris)
EDA – Redevelop Agency
Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas
Riv. Co. Airport Land Use – John Guerin

March Air Reserve Base
City of Perris
Val Verde Unified School Dist.
Caltrans District # 8
Cal. Native American Heritage Comm.
Eastern Information Center (UCR)
P.D. Archaeologist
P.D. Landscape Architects – Ron Dyo

GENERAL PLAN AMENDMENT NO. 1058, CHANGE OF ZONE NO. 7672, CONDITIONAL USE PERMIT NO. 3599 – EA41981 - Applicant: Michael Easton - Engineer/Representative: Niall Saunders, AIA - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan - Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) Community Center Overlay (CCO) Location: tion: Northeastly of Harvill Road, southeasterly of Dree Circle, and westerly of Interstate 215 – 3.24 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST: The General Plan Amendment proposes to change the project site's existing General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 floor area ratio) to Community Development: Commercial Office (CD:CO) (0.35-1.00 floor area ratio). The Change of Zone proposes to change the site's existing zoning classification from Manufacturing – Service Commercial (M-SC) to Commercial Office (C-O). The Conditional Use Permit is a proposal for a four-story, 77,900 sq. ft. hotel with 136 rooms and a three-story, 30,820 sq. ft. medical building, and 199 parking spaces. – APN: 317-110-039**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on November 20, 2008**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Nicole Berumen**, Project Planner, at **(951) 955-0545** or email at **nberumen@rctlma.org / MAILSTOP# 1070**.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 3, 2013

TO:

Riv. Co. Transportation Dept.

Riv. Co. Environmental Health Dept.

Riv. Co. Public Health – Industrial Hygiene

Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check

Riv. Co. Environmental Programs Division

P.D. Geology Section

P.D. Landscaping Section

P.D. Archaeology Section

Riv. Co. Airport Land Use – John Guerin

City of Perris

March Air Reserve Base

Mead Valley MAC

GENERAL PLAN AMENDMENT NO. 1058, CHANGE OF ZONE NO. 7672, CONDITIONAL USE PERMIT NO. 3599 – EA41981 - Applicant: Faye Sedrak - Engineer/Representative: W. Tan Engineering - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan - Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) Community Center Overlay (CCO) Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of Interstate 215 – 3.2 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The General Plan Amendment proposes to change the project site's existing General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 floor area ratio) to Community Development: Commercial Office (CD:CO) (0.35-1.00 floor area ratio). The Change of Zone proposes to change the site's existing zoning classification from Manufacturing – Service Commercial (M-SC) to Commercial Office (C-O). The Conditional Use Permit proposes to construct a three-story 51,994 sq. ft. hotel with 103 rooms and a detached ancillary one-story 5,656 sq. ft. banquet hall/restaurant on 3.2 gross acres – APN: 317-110-039

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT comments on January 2, 2014**. All 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 **Paul Rull**, Project Planner, at (951) 955-0972 or email at prull@rctlma.org / MAILSTOP# 1070.

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 30, 2014

TO:

Department of Alcoholic Beverage Control

GENERAL PLAN AMENDMENT NO. 1058, CHANGE OF ZONE NO. 7672, CONDITIONAL USE PERMIT NO. 3599 AMENDED NO.2 – EA41981 - Applicant: Fayez Sedrak - Engineer/Representative: W. Tan Engineering - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan - Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) Community Center Overlay (CCO) Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of Interstate 215 – 3.2 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The General Plan Amendment proposes to change the project site's existing General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 floor area ratio) to Community Development: Commercial Office (CD:CO) (0.35-1.00 floor area ratio). The Change of Zone proposes to change the site's existing zoning classification from Manufacturing – Service Commercial (M-SC) to Commercial Office (C-O). The Conditional Use Permit proposes to construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 9,848 sq. ft. banquet hall/restaurant on 3.1 gross acres – APN: 317-110-039

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on November 6, 2014.** 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

PLANNING, GEOLOGY, ARCHAEOLOGY, LANDSCAPE, TRANSPORTATION, ENVIRONMENTAL HEALTH, FIRE, BUILDING & SAFETY: PLAN CHECK, FLOOD

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@rctima.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.

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: March 5, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Plan Check

Riv. Co. Building & Safety – Grading
Riv. Co. Environmental Programs Dept.
Regional Parks & Open Space Dist.
P.D. Geology Section-D. Jones

P.D. Landscaping Section-Mark Hughes
P.D. Archaeology Section-Heather Thomson
March Air Reserve Base

GENERAL PLAN AMENDMENT NO. 1058, CHANGE OF ZONE NO. 7672, CONDITIONAL USE PERMIT NO. 3599 AMENDED NO.2 – EA41981 - Applicant: Fayez Sedrak - Engineer/Representative: W. Tan Engineering - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan - Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) Community Center Overlay (CCO) Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of Interstate 215 – 3.2 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The General Plan Amendment proposes to change the project site's existing General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 floor area ratio) to Community Development: Commercial Office (CD:CO) (0.35-1.00 floor area ratio). The Change of Zone proposes to change the site's existing zoning classification from Manufacturing – Service Commercial (M-SC) to Commercial Office (C-O). The Conditional Use Permit proposes to construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.2 gross acres – APN: 317-110-039

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comments on November 6, 2014.** 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

PLANNING, GEOLOGY, ARCHAEOLOGY, LANDSCAPE, TRANSPORTATION, ENVIRONMENTAL HEALTH, FIRE, BUILDING & SAFETY: PLAN CHECK, FLOOD

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.

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



CHAIR January 18, 2014

Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Paul Rull, Contract Planner
Riverside County Planning Department
4080 Lemon Street, Twelfth Floor
Riverside CA 92501
HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1094MA13

Related File No.: GPA01058 (General Plan Amendment), CZ07672 (Change of Zone) and CUP03599 (Conditional Use Permit)

APN: 317-110-039

Dear Mr. Rull:

On February 13, 2014, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. GPA01058 (General Plan Amendment Case No. 1058), a proposal to change the General Plan (Mead Valley Area Plan) land use designation of a 3.24-acre (net area) site located northeasterly of Harvill Avenue, southeasterly of Dree Circle and Cajalco Expressway, northerly of (old) Cajalco Road, and westerly of Interstate 15 from Community Development: Light Industrial (CD:LI) to Community Development: Commercial Office (CD:CO), **CONSISTENT** with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base (now March Air Reserve Base/March Inland Port).

On February 13, 2014, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CZ07672 (Change of Zone Case No. 7672), a proposal to change the zoning of the property described above from M-SC (Manufacturing – Service Commercial) to C-O (Commercial-Office), **CONSISTENT** with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base (now March Air Reserve Base/March Inland Port).

On February 13, 2014, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CUP03599 (Conditional Use Permit Case No. 3599), a proposal to construct a three-story, 51,994 square foot hotel with 103 rooms and a detached one-story, 5,656 square foot banquet hall/restaurant on the property described above, **CONSISTENT** with the 1984 Riverside County Airport Land Use Plan, as applied to the Airport Influence Area of March Air Force Base (now March Air Reserve Base/March Inland Port), subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Children's schools, noise sensitive outdoor nonresidential uses, and hazards to flight.
3. Prior to issuance of any building permits, the landowner shall convey and have recorded an aviation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
4. The attached notice shall be given to all prospective purchasers and/or tenants of the property.
5. Any new retention basin on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature. In the event that a retention basin or detention basin is established on this site, on-site landscaping shall not include trees that produce seeds, fruits, or berries.
6. This project has been evaluated as a proposal for the establishment of a hotel and restaurant. The County of Riverside shall require additional review by the Airport Land Use Commission prior to the establishment of any of the following uses in this structure:

Churches, chapels, and other places of worship; classrooms; day care centers; gymnasiums; theaters; conference or convention halls; auditoriums; fraternal lodges; bowling alleys; gaming; auction rooms.

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION February 18, 2014

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549, or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Edward C. Cooper, Director

JJGJG:bks

Attachment: Notice of Airport in Vicinity

cc: Parcel 33 Trust, Attn.: Fayez Sedrak (applicant/landowner)
 W. Tan Engineering (representative)
 Gary Gosliga, Airport Manager, March Inland Port Airport Authority
 Dan Fairbanks, March Joint Powers Authority
 Jon Wreschinsky, March Air Reserve Base
 ALUC Staff

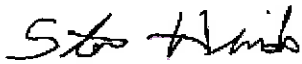
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COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: November 5, 2014

To: Paul Rull
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: 
Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
(951) 955-8980
Fax: (951) 955-8988



Project Reviewed: Conditional Use Permit 3599 Amd. No. 2, General Plan Amd. No. 1058 & Change of Zone No. 7672

Reference Number: SR 12529

Applicant: Fayez Sedrak, P.E.
2337 Norco Drive
Norco, CA 92860

Noise Consultant RK Engineering Group, Inc.
4000 Westerly Place, Suite 280
Newport Beach, CA 92660

Review Stage: First Review

**Information
Provided:**

"Marriott Hotel Development, Noise Impact Study, County of Riverside California" dated March 14, 2014 JN: 2388-2014-01

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 195,600 assumed for Interstate 215 (the County General Plan classifies Interstate 215 an "Freeway ADT design capacity of 27,300 assumes Harvill Ave. (the County General Plan classifies Harvill Ave. as "Major" roadways) quoted from the "Mead Valley Area Plan Circulation, Volume 1 - Figure 7, dated August 2003".
2. Truck/Auto Mix as follows (Cal Trans & Riverside Co. Road Department):

For Interstate 215

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	91.00	77.5	14.0	10.5
Med. Truck	4.08	48.0	2.0	50.0
Heavy Truck	4.92	48.0	2.0	50.0

For Major Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

3. 134Traffic Speed of 40 MPH Highways and 65 MPH for Freeway.

4. The distance from the center of Interstate 215 to the nearest building face is estimated to be over 750 feet. The distance from the center Harvill Ave. to the nearest building face is estimated to be over 144 feet.
5. Modeling for Interstate 215 was done using a "soft site" and Harvill Ave. was done using "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:

With minor changes the consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn. The recommendations below should reduce the interior noise levels to at or 45 Ldn (CNEL).

Recommendations:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Six foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the road of the eastern site of the lot facing I-215 along CUP 3599.

(Height taken from page 5-2 & Exhibit E of the Acoustical Report)

These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the hotel and the road.

2. All windows and glass doors facing on facing I 215 shall use dual glazing at STC rating of 30 or higher.

3. All windows and glass door facing on facing Harville Ave. shall use dual glazing at STC rating of 26 or higher.

Construction –Related Mitigation Measures:

4. 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.
5. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
6. 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 site.
7. In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.
8. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

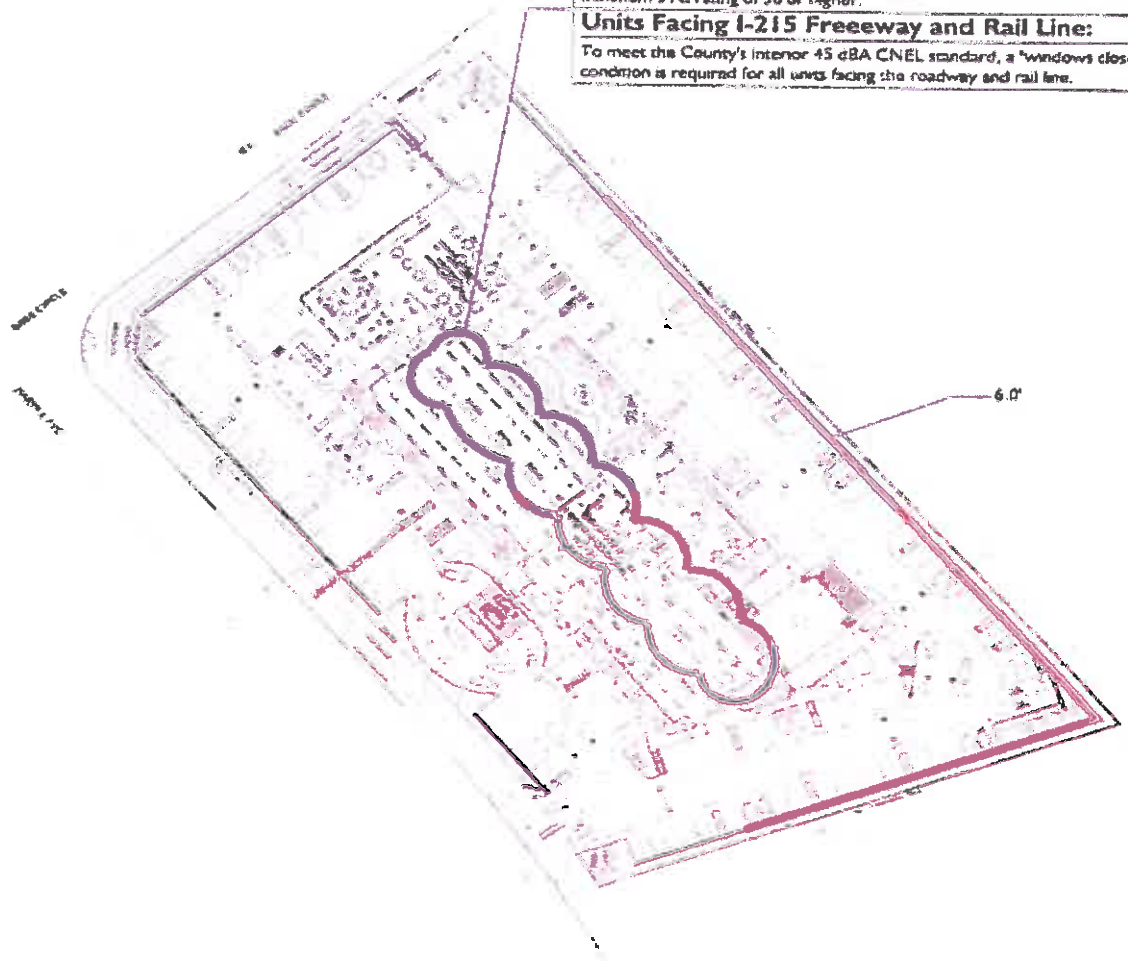
Exhibit E
Recommendations

First Row Units Directly Facing I-215 Freeway:

All windows and sliding glass doors facing the I-215 Freeway will require a minimum STC rating of 30 or higher.

Units Facing I-215 Freeway and Rail Line:

To meet the County's interior 45 dBA CNEL standard, a "windows closed" condition is required for all units facing the roadway and rail line.



Legend:

X.X' = Minimum Noise Barrier Height (in Feet)

— = Noise Barrier (for illustrative purposes only)

Remaining Units:

All other windows and sliding glass doors on the project site should utilize a minimum STC rating of 35.

March 5, 2015

Paul Rull, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit No. 3599

Updated Proposal: The project proposes a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.2 gross acres.

APN: 317-110-039

Dear Mr. Rull:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of Interstate 215, in the Mead Valley Area Plan. In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 1327 (California Solid Waste Reuse and Recycling Access Act), the California Green Building Standards, AB 341 (Mandatory Commercial Recycling), and AB 1826 (Organic Waste Recycling) through diverting solid waste from landfill disposal, the RCWMD recommends 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 for EACH building**, 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 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 for EACH building**, 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. AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:
 - Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
 - Subscribe to a recycling service with their waste hauler.
 - Provide recycling service to their tenants (if commercial or multi-family complex).
 - Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

7. AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:
 - Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
 - Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.
8. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Paul Rull, Project Planner
CUP03599
March 5, 2015
Page 3

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3200.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kinika Hesterly', written over a light blue horizontal line.

Kinika Hesterly
Urban Regional Planner II

PD# 171242

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

**APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN**

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPS 01058 DATE SUBMITTED: 6/25/08

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Michael Easton E-Mail: measton@eastonpacific.com

Mailing Address: 1900 E. Warner, Suite M
Santa Ana California 92705
City State ZIP

Daytime Phone No: (949) 223 5090 Fax No: (949) 223 5099

Engineer/Representative's Name: Niall Saunders AIA E-Mail: niall@architectsoc.com

Mailing Address: 250 Newport Center Drive, Suite 304
Newport Beach California 92660
City State ZIP

Daytime Phone No: (949) 721 0730 Fax No: (949) 721 0767

Property Owner's Name: Fayez Sedrak E-Mail: fsedrak@sbcglobal.net

Mailing Address: 2337 Norco drive
Norco California 92860
City State ZIP

Daytime Phone No: (951) 265 7354 Fax No: (951) 734 2368

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

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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.

Michael Easton

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.

Fayez Sedrak

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

MONA SEDRAK

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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 317-110-039-1

Section: Parcel 33 Township: Parcel Map 24110 Range: Map Book 317
T4S R4W SEC 12

Approximate Gross Acreage: 3.24 Acres

General location (nearby or cross streets): North of Harvill Avenue, South of I-215, East of Dree Circle, West of Cajalco Road.

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map, edition year, page number, and coordinates: 2008, Page 777, D-2

Existing Zoning Classification(s): M-SC

Existing Land Use Designation(s): Community Development: light Industrial (C-D: L-I)

Proposal (describe the details of the proposed general plan amendment):
Change from light industrial (CD: LI) with an existing FAR of 0.25 - 0.60, to a new General Plan designation: Community Development: Commercial Office (CD: CO) with a new FAR of 0.25 - 1.0.

Related cases filed in conjunction with this request:
Application for Change of Zone
Application for a Conditional Use Permit

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes No

Case Nos. none known

E.A. Nos. (if known) PAR 1036 E.I.R. Nos. (if applicable): _____

Name of Company or District serving the area the project site is located (if none, write "none.")		Are facilities/services available at the project site?	
		Yes	No
Electric Company	Southern California Edison	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Company	The Gas Co.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Telephone Company	Verizon (or AT&T also serves this area)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water Company/District	EMWD	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer District	EMWD	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Is water service available at the project site: Yes No

If "No," how far away are the nearest available water line(s)? (No of feet/miles) 54 feet

Is sewer service available at the site? Yes No

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) 59 feet

Is the project site located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No (PERRIS # 89)

Is the project site located within 8.5 miles of March Air Reserve Base? Yes No

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning 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: CZ 07672 DATE SUBMITTED: 6/25/08

APPLICATION INFORMATION

Applicant's Name: Michael Easton E-Mail: measton@eastonpacific.com

Mailing Address: 1900 E. Warner, Suite M
Santa Ana California 92705
City State ZIP

Daytime Phone No: (949) 223 5090 Fax No: (949) 223 5099

Engineer/Representative's Name: Niall Saunders AIA E-Mail: niall@architectsoc.com

Mailing Address: 250 Newport Center Drive, Suite 304
Newport Beach California 92660
City State ZIP

Daytime Phone No: (949) 721 0730 Fax No: (949) 721 0767

Property Owner's Name: Fayez Sedrak E-Mail: fsedrak@sbcglobal.net

Mailing Address: 2337 Norco drive
Norco California 92860
City State ZIP

Daytime Phone No: (951) 265 7354 Fax No: (951) 734 2368

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

APPLICATION FOR CHANGE OF ZONE

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.

Michael Easton

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.

Fayez Sedrak

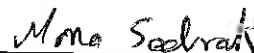
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

MONIA SEDRAK

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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PROPERTY INFORMATION:

Assessor's Parcel Number(s): 317-110-039-1

Section: Parcel 33 Township: Parcel Map 24110 Range: Map Book 317

T45R4W SEC 12

Approximate Gross Acreage: 3.24 Acres

General location (nearby or cross streets): North of Harvill Avenue, South of I-215, East of Dree Circle, West of Cajalco Road

Thomas Brothers map, edition year, page number, and coordinates: 2008, Page 777, D-2

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The project is not in a Specific Plan. The proposal is to change the existing M-SC Zone to a C-O Zone (Commercial - Office).

Related cases filed in conjunction with this request:

Application for a Conditional Use Permit

Application for Amendment to Riverside County General Plan

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: Cup 03599 DATE SUBMITTED: 6/25/08

APPLICATION INFORMATION

Applicant's Name: Michael Easton E-Mail: measton@eastonpacific.com

Mailing Address: 1900 E. Warner, Suite M
Santa Ana California 92705
City State ZIP

Daytime Phone No: (949) 223 5090 Fax No: (949) 223 5099

Engineer/Representative's Name: Niall Saunders AIA E-Mail: niall@architectsoc.com

Mailing Address: 250 Newport Center Drive, Suite 304
Newport Beach California 92660
City State ZIP

Daytime Phone No: (949) 721 0730 Fax No: (949) 721 0767

Property Owner's Name: Fayez Sedrak E-Mail: fsedrak@sbcglobal.net

Mailing Address: 2337 Norco drive
Norco California 92860
City State ZIP

Daytime Phone No: (951) 265 7354 Fax No: (951) 734 2368

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APPLICATION FOR LAND USE AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Michael Easton
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 Fayez Sedrak
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

X MONA SEDRAK
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): 317-110-039-1

Section: Parcel 33 Township: Parcel Map 24110 Range: Map Book 317

Approximate Gross Acreage: 3.24 Acres

TASRAW SEC 12

General location (nearby or cross streets): North of Harvill Avenue, South of I-215, East of Dree Circle, West of Cajalco Road.

Thomas Brothers map, edition year, page number, and coordinates: 2008, Page 777, D-2

APPLICATION FOR LAND USE AND DEVELOPMENT

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

2 new buildings are proposed on the single parcel lot, consisting of a 3-STOREY
hotel containing 103 guest rooms plus in-house accessory uses (laundry, meeting room & snack bar). Project will
include all required on-site parking, landscaping & outdoor amenities (pool and patio). No map or new subdivision
A CHANGE WILL ALSO BE PROPOSED

Related cases filed in conjunction with this request:

Application for Amendment to Riverside County General Plan
Application for Change of Zone

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) PAR 1036 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

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) 54 feet

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) 59 feet

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?
1,595 Cu. Yards

Estimated amount of cut = cubic yards: 5,435 Cu. Yards

Estimated amount of fill = cubic yards _____

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

Import 3,840 Cu. Yards Export 0 Neither _____

What is the anticipated source/destination of the import/export?
Nearest available source

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

GENERAL PLAN AMENDMENT NO. 1058, CHANGE OF ZONE NO. 7672, CONDITIONAL USE PERMIT NO. 3599 AMENDED NO. 2 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Fayez Sedrak - Engineer/Representative: W. Tan Engineering - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan - Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) Community Center Overlay (CCO) Location: Northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway – 3.2 Gross Acres – Zoning: Manufacturing – Service Commercial (M-SC) – **REQUEST:** The General Plan Amendment proposes to change the project site's existing General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 floor area ratio) to Community Development: Commercial Office (CD:CO) (0.35 – 1.0 floor area ratio). The Change of Zone proposes to change the site's existing zoning classification from Manufacturing – Service Commercial (M-SC) to Commercial Office (C-O). The Conditional Use Permit proposes to construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
APRIL 15, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Paul Rull, at 951-955-0972 or email lrross@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Paul Rull
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/5/2015

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

APN (s) or case numbers CZ07672/GPA01058/CUP0359⁹ For

Company or Individual's Name Planning Department

Distance buffered 1200'

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

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

NAME: Vinnie Nguyen

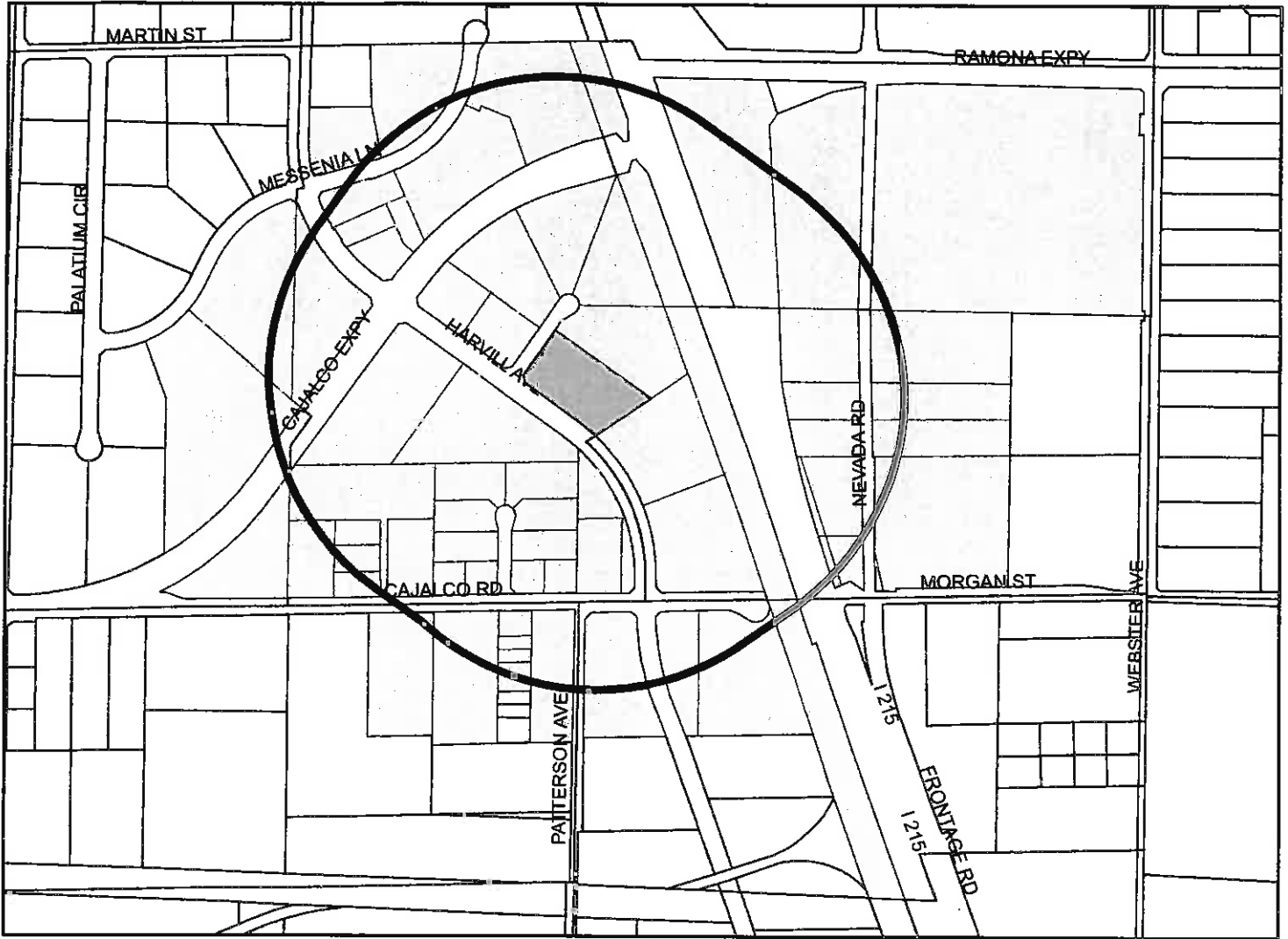
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07672/GPA01058/CUP03599 (1200 feet buffer)



Selected Parcels

317-140-035	317-110-006	317-110-072	317-140-036	317-140-037	317-110-028	317-130-016	317-130-017	317-130-020	317-130-021
317-140-015	317-130-026	317-110-057	317-110-058	317-110-070	317-110-071	317-160-042	317-160-043	317-140-009	317-100-019
317-100-020	317-100-029	317-110-020	317-110-062	317-110-066	317-110-068	317-110-069	317-110-039	317-110-009	317-110-010
317-110-034	317-120-021	317-110-029	317-110-030	317-110-031	317-110-032	317-110-040	317-120-019	317-120-020	317-130-030
317-160-027	317-110-035	317-160-021	317-110-038	317-110-041	317-110-042	317-110-043	317-110-044	317-110-045	317-110-046
317-110-047	317-110-048	317-110-049	317-110-050	317-110-051	317-120-016	317-130-038	317-130-040	317-130-041	317-120-015
317-130-037	317-130-047	317-140-049	317-130-034	317-130-035	317-140-038	317-110-004	317-110-037	317-130-025	317-110-008



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: 317110008, APN: 317110008
WILLIAM WARNER
C/O PAUL N WARNER
1573 JAMESON CT
RIVERSIDE CA 92507

ASMT: 317110040, APN: 317110040
RIVERSIDE COUNTY TRANSPORTATION COM
C/O CATHY BECHTEL
4080 LEMON ST 3RD FL
RIVERSIDE CA 92501

ASMT: 317110010, APN: 317110010
PAUL WARNER
P O BOX 1381
MORENO VALLEY CA 92556

ASMT: 317110050, APN: 317110050
SHIRLEY SABA, ETAL
41309 AVENIDA BIONA
TEMECULA CA 92591

ASMT: 317110028, APN: 317110028
MONA SEDRAK, ETAL
C/O TAX SERVICE
2834 HAMNER AVE NO 508
NORCO CA 92860

ASMT: 317110051, APN: 317110051
SHIRLEY SABA, ETAL
41309 AVD BIONA
TEMECULA CA 92591

ASMT: 317110034, APN: 317110034
PINNACLE REAL ESTATE HOLDINGS INC
C/O WILLIAM D ANGEL
23261 CAJALCO EXPRS
PERRIS CA 92571

ASMT: 317110069, APN: 317110069
MAJESTIC FREEWAY BUSINESS CENTER
C/O LINDA CASEY
13191 CROSSROADS N 6TH FL
CITY OF INDUSTRY CA 91746

ASMT: 317110035, APN: 317110035
RIVERSIDE COUNTY TRAVEL ZONE CENTER II
23261 CAJALCO EXY
PERRIS, CA. 92570

ASMT: 317110071, APN: 317110071
J L S ENTERPRISES
P O BOX 1290
AGOURA HILLS CA 91376

ASMT: 317110037, APN: 317110037
PEGGY STAGLIANO, ETAL
5501 ST ANDREWS CT
PLANO TX 75093

ASMT: 317110072, APN: 317110072
DEBORAH SIROONIAN, ETAL
14150 VINE PL
CERRITOS CA 90703

ASMT: 317110039, APN: 317110039
PARCEL 33 TRUST
C/O TAX SERVICE
2834 HAMNER AVE NO 506
NORCO CA 92860

ASMT: 317120021, APN: 317120021
RICHARD CHEN
3812 KIRKWOOD AVE
ORANGE CA 92869

ASMT: 317130021, APN: 317130021
GLENN ROWLEY
11401 PETTIT
MORENO VALLEY CA 92555

ASMT: 317140009, APN: 317140009
BARBARA CLOYD, ETAL
23665 CAJALCO RD
PERRIS CA 92570

ASMT: 317130025, APN: 317130025
WF FERON
620 ARROW HIGHWAY
LA VERNE CA 91753

ASMT: 317140015, APN: 317140015
HELEN TOTH
19543 PATTERSON AVE
PERRIS, CA. 92570

ASMT: 317130026, APN: 317130026
I 215 AT RAMONA
C/O QUANAH PROP
2600 E SOUTHLAKE 120 371
SOUTHLAKE TX 76092

ASMT: 317140035, APN: 317140035
VIRGINIA CRUZ, ETAL
655 COTTONWOOD ST NO 4
WOODLAND CA 95695

ASMT: 317130035, APN: 317130035
VCH NO 1
C/O HAMANN COMPANIES
1000 PIONEER WAY
EL CAJON CA 92020

ASMT: 317140036, APN: 317140036
JINESA DELFIS, ETAL
305 N CHICAGO AVE
BOLIVAR MO 65613

ASMT: 317130040, APN: 317130040
STATE OF CALIF
DEPT OF TRANSPORTATION
464 W FOURTH ST 6TH FL
SAN BERNARDINO CA 92401

ASMT: 317140037, APN: 317140037
CORA FANN, ETAL
3248 HIGHWAY RB
BOLIVAR MO 65613

ASMT: 317130041, APN: 317130041
KAY FOLLETT, ETAL
C/O KAY S FOLLETT
6254 PARIMA ST
LONG BEACH CA 90803

ASMT: 317140038, APN: 317140038
VICENTE CERVANTES
9031 OLIVE ST
BELLFLOWER CA 90706

ASMT: 317130047, APN: 317130047
VAL VERDE UNIFIED SCHOOL DIST
975 W MORGAN ST
PERRIS CA 92571

ASMT: 317140049, APN: 317140049
VANAGAN HOLDINGS INC
7411 VANTAGE WAY
DELTA BC CANADA V4G1C9



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ASMT: 317160027, APN: 317160027
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RIVERSIDE CA 92502

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Pechanga Cultural Resources
Pechanga Band of Luiseno Mission
Indians
Attn: Tuba Ebru Ozdil
P.O. Box 2183
Temecula CA 92593

Soboba Band of Luiseno Indians
Attn: Joseph Ontiveros
P.O. Box 487
San Jacinto CA 92581

Val Verde Unified School District
975 Morgan Street
Perris CA 92571

City of Perris Planning Dept.
Attn: Planning Director
101 N. D Street
Perris CA 92570

Airport Land Use Commission
Attn: John Guerin
4080 Lemon Street, 14th Floor
Riverside CA 92501

Eastern Municipal Water District
P.O. Box 8300
Perris CA 92572-8300

Fayez Sedrak
2337 Norco Drive
Norco CA 92860

W Tan Engineering
155 W.Hospitality Lane, Suite 165
San Bernardino CA 92408

Fayez Sedrak
2337 Norco Drive
Norco CA 92860

W Tan Engineering
155 W.Hospitality Lane, Suite 165
San Bernardino CA 92408

Fayez Sedrak
2337 Norco Drive
Norco CA 92860

W Tan Engineering
155 W.Hospitality Lane, Suite 165
San Bernardino CA 92408

Fayez Sedrak
2337 Norco Drive
Norco CA 92860

W Tan Engineering
155 W.Hospitality Lane, Suite 165
San Bernardino CA 92408

Fayez Sedrak
2337 Norco Drive
Norco CA 92860

W Tan Engineering
155 W.Hospitality Lane, Suite 165
San Bernardino CA 92408



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning 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

77588 El Duna Court, Suite H
Palm Desert, California 92211

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

Environmental Assessment No.41981, General Plan Amendment No.1058, Change of Zone No.7672, Conditional Use Permit No. 3599
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)

Fayez Sedrak
Project Applicant

2337 Norco Drive, Norco CA 92860
Address

Northeasterly of Harvill Road, southeasterly of Dree Circle, westerly of 215 Freeway
Project Location

The General Plan Amendment proposes to change the project site's existing General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 floor area ratio) to Community Development: Commercial Office (CD:CO) (0.35 – 1.0 floor area ratio). The Change of Zone proposes to change the site's existing zoning classification from Manufacturing – Service Commercial (M-SC) to Commercial Office (C-O). The Conditional Use Permit proposes to construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres

Project Description

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

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act \$2,210.00 + \$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: _____

Y:\Planning Case Files-Riverside office\CUP03599\DH-PC-BOS Hearings\PC\NOD Form.docx

Please charge deposit fee case#: ZEA41981 ZCFG5330 \$50.00
FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: General Plan Amendment No. 1058, Change of Zone No. 7672, Conditional Use Permit No. 3599

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: March 2, 2015

Applicant/Project Sponsor: Fayez Sedrak Date Submitted: June 25, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Paul Rull, Project Manager at 951-955-0972.

Y:\Planning Case Files-Riverside office\CUP03599\DH-PC-BOS Hearings\PC\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41981 CFG5330 \$50.00

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0806573

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: SEDRAK FAYEZ \$64.00
paid by: CK 132
CALIFORNIA FISH & GAME FOR GPA01058 CUP03599
paid towards: CFG05330 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Jun 25, 2008 12:45
MGARDNER posting date Jun 25, 2008

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

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1501395

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: SEDRAK FAYEZ \$2,210.00
paid by: CK 1459
CALIFORNIA FISH & GAME FOR GPA01058 CUP03599
paid towards: CFG05330 CALIF FISH & GAME - NEG DECL
at parcel:
appl type: CFG1

By _____ Feb 10, 2015 16:31
MGARDNER posting date Feb 10, 2015


Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

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

4 • 6

Agenda Item No.:
Area Plan: Countywide
Zoning: All Zoning Areas and Zones
Supervisorial District: All Districts
Planning Commission:
April 15, 2015

Ordinance No. 348.4802
CEQA Exempt
Applicant: County of Riverside


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Ordinance No. 348.4802

Pursuant to the Board of Supervisors' direction, Ordinance No. 348.4802 adds new provisions to Ordinance No. 348 (Section 3.4) clarifying that cultivation of marijuana is prohibited in all zone classifications throughout the unincorporated area of the County and that no permit of any type shall be issued for marijuana cultivation. Ordinance No. 348.4802 further provides that there shall be a limited exemption from enforcement for violations of the ordinance for marijuana cultivation in the following zone classifications in conjunction with a one-family dwelling if such marijuana cultivation complies with the conditions and standards set forth in a separate nuisance ordinance, Ordinance No. 925: Light Agriculture (A-1), Heavy Agriculture (A-2), Light Agriculture with Poultry (A-P), Citrus Vineyard (C/V), Natural Assets (N-A), One-Family Dwellings (R-1), One-Family Dwellings Mountain Resort (R-1A), Multiple-Family Dwellings (R-2), Limited Multiple-Family Dwellings (R-2A), General Residential (R-3), Village Tourist Residential (R-3A), Planned Residential (R-4), Residential Incentive (R-6), Residential Agricultural (R-A), Regulated Development (R-D), Rural Residential (R-R), Mobile Home Subdivisions and Mobile Home Parks (R-T), Mobile Home Subdivision Rural (R-T-R), Controlled Development Areas (W-2), Controlled Development Area with Mobile Homes (W-2-M), Wine Country – Winery (WC-W), Wine Country – Winery Existing (WC-WE), Wine Country – Equestrian (WC-E), Wine Country – Residential (WC-R), and Specific Plan (SP) when the underlying zone classification for that particular SP is one of the other zone classifications identified above.

Ordinance No. 348.4802 also amends Section 3.3 of Ordinance No. 348 to state that any use that is illegal under State or Federal law is not allowed under Ordinance No. 348. Additionally, Ordinance No. 348.4802 adds the previously adopted Wine Country zoning classifications to the list of zones set forth in Section 3.1 of Ordinance No. 348.

BACKGROUND:

On October 17, 2006 (agenda item 3.54), the Board of Supervisors adopted Ordinance No. 348.4423 making it clear that marijuana dispensaries are prohibited throughout the unincorporated area of the County. That language was previously in Section 3.3 of Ordinance No. 348 but is being moved to Section 3.4 under Ordinance No. 348.4802. Since 2006, the California Supreme Court has held that California's medical marijuana laws set forth in the Compassionate Use Act (CUA) and the Medical Marijuana Program Act (MMPA) do *not* preempt "the authority of California cities and counties, under their traditional land use and police powers, to allow, restrict, limit, or entirely exclude facilities that distribute medical marijuana, and to enforce such policies by nuisance actions." *City of Riverside v. Inland Empire Patients Health & Wellness Center*, 56 Cal.4th 729, 762-63 (May 2013).

The courts have applied similar reasoning in upholding various local government regulations or prohibitions of marijuana cultivation. For example, the Fifth District appellate court found that the CUA and MMPA do not require Tulare County to define growing marijuana as an acceptable agricultural use of land. *County of Tulare v. Nunes*, 215 Cal.App.4th 1188 (2013). Also, the Third District appellate court found the MMPA and the "Drug Den" abatement law, *Health & Safety Code §11570* did not preempt Tehama County's ordinance declaring that any cultivation of marijuana not in accordance with its provisions was a nuisance that could be abated. *Browne v. County of Tehama*, 213 Cal.App.4th 704 (Feb. 2013). Most recently, in *Maral v. City of Live Oak*, 221 Cal.App.4th 975 (Nov. 2013)(review denied March 26, 2014), an opinion issued after the *Inland Empire* decision, the Third District appellate court expanded its earlier opinion addressing cultivation and held:

The reasoning of *Inland Empire* applies to the cultivation of medical marijuana as well as its distribution, as both are addressed in the CUA and MMP. Accordingly, **we conclude the CUA and MMP do not preempt a city's police power to prohibit the cultivation of all marijuana within that city.** *Maral*, *id* at 976. [Emphasis added.]

Though the *Inland Empire* and *Maral* decisions both dealt with city ordinances, the decisions are also applicable to counties.

On November 25, 2014, the Board of Supervisors approved agenda item 3-1 directing staff to prepare an amendment to Ordinance No. 348 clarifying that cultivation of marijuana is expressly prohibited in all zones in the County with limited exemptions from enforcement for medical marijuana cultivation under specified conditions and standards in certain identified zones. Per the Board's direction, the specified conditions and standards under which the cultivation of medical marijuana would be exempted from enforcement would be set forth in a new separate ordinance (Ordinance No. 925). A copy of the Board's November 25, 2014 agenda item is attached to this staff report for reference.

A draft of proposed Ordinance No. 925, an Ordinance of the County of Riverside Prohibiting Marijuana Cultivation and Declaring Marijuana Cultivation to be a Nuisance, is attached to this staff report for informational purposes only. Proposed Ordinance No. 925, declares marijuana cultivation, either indoors or outdoors, upon any premises within all unincorporated areas to be prohibited and a public nuisance subject to abatement and administrative civil penalties. As directed by the Board, proposed Ordinance No. 925 states that the County is committed to making efficient and rational use of its limited investigative and prosecutorial resources and that there shall be a limited exemption from enforcement for violations of Ordinance No. 925 by primary caregivers and qualified patients for small amounts of marijuana cultivation for their own medical use in zone classifications identified Section 3.4 of Ordinance No. 348 when all of the following conditions and standards are complied with:

1. The premises shall contain a legally permitted one-family dwelling.
2. Cultivation of no more than twelve (12) marijuana plants per qualified patient.
3. Two (2) qualified patient limit to aggregate marijuana plant count for a maximum total of twenty-four (24) marijuana plants per premises.
4. At least one qualified patient or one primary caregiver must live on the premises.
5. All marijuana plants must be reasonably secured to prevent access by minors or theft, to a standard satisfactory to the enforcement officer.
6. All marijuana cultivation outside of any building must be fully enclosed by an opaque fence at least six feet in height. The fence must be adequately secure to prevent unauthorized entry. Bushes, hedgerows, plastic sheeting, or cloth material (tarps) shall not constitute an adequate fence.

7. Each building or outdoor area in which the marijuana plants are cultivated shall be set back at least ten (10) feet from all boundaries of the premises. Such setback distance shall be measured in a straight line from the building in which the marijuana plants are cultivated, or, if the marijuana plants are cultivated in an outdoor area, from the fence required by number 6 above to the boundary line of the premises.
8. The designated marijuana cultivation area must not be visible from any public right-of-way.
9. If the person cultivating marijuana plants on any premises is not the owner of the premises, such person shall submit a notarized letter from the owner(s) consenting to the marijuana cultivation on the parcel. This letter shall be examined by the enforcement officer, and shall then be returned to the submitter. The County shall prescribe forms for such letters.
10. Convicted felons, parolees or probationers shall not live on the premises.
11. Qualified patients for whom the marijuana plants are being cultivated shall have valid Medical Marijuana Identification Cards issued by the Riverside County Department of Public Health.
12. The address for the premises must be posted and plainly visible from the public right-of-way.
13. The marijuana cultivation shall not be within a multi-dwelling building.
14. The marijuana cultivation shall not be upon any premises located within one thousand (1,000) feet of any school, school bus stop, school evacuation site, church, park, child care center, or youth-oriented facility.

Under proposed Ordinance No. 925, any marijuana cultivation that does not comply with all of the above standards and conditions shall be subject to nuisance abatement enforcement and administrative civil penalties.

Per the Board's direction, proposed ordinances 348.4802 and 925 are not intended as, and should not be construed as, a legalization of marijuana under any circumstances but are an attempt to prioritize the County's civil abatement, prosecutorial and public safety resources with regard to marijuana cultivation. Under no circumstances will the County issue any types of land use permits or entitlements authorizing marijuana cultivation.

As stated above, the draft of proposed Ordinance No. 925 is being provided to the Planning Commission for informational purposes only. Consistent with Government Code sections 65850 and 65853 through 65855, the Planning Commission can only make a recommendation to the Board of Supervisors on Ordinance No. 348.4802. The Planning Commission will not be taking action on Ordinance No. 925 which will be brought to the Board of Supervisors for the Board's consideration and action at a publicly noticed meeting at a later date.

RECOMMENDATIONS:

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

FIND that the proposed amendment is exempt from CEQA pursuant to CEQA Guidelines section 15061(b)(3) and 15308.

ADOPT ORDINANCE NO. 348.4802 based upon the findings and conclusions incorporated in the staff report.

FINDINGS:

1. The proposed amendment applies to all unincorporated areas of Riverside County.
2. The proposed amendment does not alter or change any of the permitted land uses in the County. No new land uses are being authorized or permitted by the proposed amendment.
3. The proposed amendment does not authorize the County to issue any types of land use permits or entitlements for marijuana cultivation.
4. Marijuana cultivation in the unincorporated area of Riverside County can adversely affect the health, safety, and well-being of County residents. Countywide prohibition of marijuana cultivation is proper and necessary to avoid the risks of criminal activity, degradation of the natural environment, malodorous smells, and indoor electrical fire hazards that may result from unregulated marijuana cultivation. As recognized by the Attorney General's August 2008 Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use, marijuana cultivation or other concentration of marijuana in any location or premises without adequate security increases the risk that surrounding homes or businesses may be negatively impacted by nuisance activity such as loitering or crime.
5. The proposed ordinance amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Ordinance No. 348 is a prohibitive zoning ordinance. If a use is not listed in the ordinance, it is prohibited. Marijuana cultivation has never been listed as a use in Ordinance No. 348. The proposed amendment further clarifies that marijuana cultivation is not a permitted use under Ordinance No. 348. The proposed amendment also clarifies that any use that is illegal under State or Federal law is not allowed under Ordinance No. 348. No new land disturbance or development projects are associated with this ordinance amendment and it does not commit the County to approve any new land disturbance or development. In addition, the proposed amendment is also exempt from CEQA under CEQA Guidelines section 15308 – Actions taken by Regulatory Agencies for Protection of the Environment. The proposed amendment is being done to make clear that marijuana cultivation is prohibited and that all uses illegal under State and Federal law are also not allowed under Ordinance No. 348. Proposed Ordinance No. 925 sets forth the enforcement structure for violations of the ordinance with regard to marijuana cultivation.

CONCLUSIONS:

1. The proposed ordinance amendment in conformance with the Land Use Designations of the unincorporated area of Riverside County, and with all other elements of the Riverside County General Plan. As stated above, Ordinance No. 348.4802 does alter or change any of the permitted land uses in the County. No new land uses are being authorized or permitted by the proposed amendment.
2. The proposed ordinance amendment is consistent with the zone classifications 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 this ordinance amendment.

4. The proposed project will not have a significant effect on the environment.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The amendment covers all properties and parcels within the unincorporated areas of Riverside County.

ORDINANCE NO. 348.4802
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348
RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 3.1 of Ordinance No. 348 is amended to add the following zone classifications:

“WC-W	Wine Country – Winery
WC-WE	Wine Country – Winery Existing
WC-E	Wine Country – Equestrian
WC-R	Wine Country – Residential”

Section 2. Section 3.3 of Ordinance No. 348 is amended to read as follows:

“SECTION 3.3. USES ALLOWED IN ZONE CLASSIFICATIONS. The terminology used in Section 3.1 of this ordinance is general only and is not intended to be descriptive of all uses allowed in the zone classifications. The zone classifications are specifically set forth in subsequent articles of this ordinance to which reference should be made to determine all the uses permitted therein. When a use is not specifically listed as permitted or conditionally permitted in a zone classification, the use is prohibited unless, in circumstances where this ordinance empowers him to do so, the Planning Director makes a determination that the use is substantially the same in character and intensity as those uses permitted or conditionally permitted in the zone classification. Nothing in this ordinance shall be construed to allow a use that is otherwise illegal under State or Federal law.”

Section 3. A new Section 3.4 of Ordinance No. 348 is added to read as follows:

“SECTION 3.4. MARIJUANA DISPENSARIES AND MARIJUANA CULTIVATION PROHIBITED. In no event shall a medical marijuana dispensary or marijuana cultivation, as the terms are defined in this ordinance, be considered permitted or conditionally permitted uses in any zone classification. A medical marijuana dispensary is prohibited in all zone classifications and no permit of any type shall be issued therefor. Marijuana

1 cultivation is prohibited in all zone classifications and no permit of any type shall be issued
2 therefor. There shall be a limited exemption from enforcement for violations of this
3 section for marijuana cultivation in the following zone classifications in conjunction with a
4 one-family dwelling if such marijuana cultivation complies with the conditions and
5 standards set forth in Ordinance No. 925: Light Agriculture (A-1), Heavy Agriculture (A-
6 2), Light Agriculture with Poultry (A-P), Citrus Vineyard (C/V), Natural Assets (N-A),
7 One-Family Dwellings (R-1), One-Family Dwellings Mountain Resort (R-1A), Multiple-
8 Family Dwellings (R-2), Limited Multiple-Family Dwellings (R-2A), General Residential
9 (R-3), Village Tourist Residential (R-3A), Planned Residential (R-4), Residential Incentive
10 (R-6), Residential Agricultural (R-A), Regulated Development (R-D), Rural Residential
11 (R-R), Mobile Home Subdivisions and Mobile Home Parks (R-T), Mobile Home
12 Subdivision Rural (R-T-R), Controlled Development Areas (W-2), Controlled
13 Development Area with Mobile Homes (W-2-M), Wine Country – Winery (WC-W), Wine
14 Country – Winery Existing (WC-WE), Wine Country – Equestrian (WC-E), Wine Country
15 – Residential (WC-R), and Specific Plan (SP) when the underlying zone classification for
16 that particular SP is one of the other zone classifications identified in this Section.”

17 Section 4. A new Section 21.51j. is added to Ordinance No. 348 to read as follows:

18 “SECTION 21.51j. MARIJUANA CULTIVATION. The planting, growing, harvesting,
19 drying, processing, or storage of one or more marijuana plants or any part thereof in any
20 location, indoor or outdoor, including from within a fully enclosed and secure building.
21 Marijuana plant, as used herein, includes any mature or immature marijuana plant, or any
22 marijuana seedling.”

23 ///

24 ///

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



FROM: Supervisor Kevin Jeffries and Supervisor Jeff Stone

SUBMITTAL DATE:
November 25, 2014

SUBJECT: Report on Status of Amendment to Ordinance No. 348 Prohibiting the Cultivation of Marijuana with Limited Exemption and Initiation of an Ordinance Establishing the Conditions and Standards for a Limited Exemption from Enforcement of the County's Prohibition on Marijuana Cultivation for Registered Medical Marijuana Patients.

RECOMMENDED MOTION: That the Board of Supervisors:

1. Receive and file this report on the status of an amendment to Ordinance No. 348 enhancing the penalties for the cultivation of marijuana with a limited exemption from enforcement of the prohibition of cultivation for registered medical marijuana patients.
2. Adopt an order initiating a new County ordinance that would enhance the penalties on large scale marijuana cultivation and set forth the conditions and standards for a limited exemption from enforcement of the County's prohibition on medical marijuana cultivation for medical marijuana patients, the framework of which is broadly set forth in this status report.
3. Direct the Planning Department, County Public Health Officer, Code Enforcement Department and County Counsel to prepare and process the new ordinance and the amendment to Ordinance No. 348, in consultation with the Sheriff's Department.

(continued on page 2)

Kevin Jeffries,
First District Supervisor

Jeff Stone,
Third District Supervisor

FINANCIAL DATA	Current Fiscal Year	Next Fiscal Year	Total Cost	Ongoing Cost	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS:	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Stone, Benoit and Ashley
 Nays: None
 Absent: Tavaglione
 Date: November 25, 2014
 xc: Supvr. Jeffries, Supvr. Stone, Co.Co., Auditor, Planning
 Public Health, Code Enforce., Sheriff

Kecia Harper-Ihem
 Clerk of the Board
 By:
 Deputy

Prev. Agn. Ref.: 3-1 of 7/29/14; 3-2 of 9/23/14 | **District:** ALL | **Agenda Number:**

3-1

Departmental Concurrence

- A-30
- Positions Added
- 4/5 Vote
- Change Order

FORM 11: Report on Status of Amendment to Ordinance No. 348 Prohibiting the Cultivation of Marijuana with Limited Exemption and Initiation of an Ordinance Establishing the Conditions and Standards for a Limited Exemption from Enforcement of the County's Prohibition

DATE: [DATE]

PAGE: 2 of 3

BACKGROUND:

On July 29, 2014, in Agenda Item 3-1, the Board adopted an order to initiate an amendment to Ordinance No. 348 and set for public hearing Interim Ordinance No. 449.247 enhancing the penalties for the cultivation of marijuana with varying penalty amounts based upon the number of marijuana plants. During the Board's discussion of the agenda item, the majority of the Board stressed that they were focused on commercial, large-scale marijuana grows and wanted to direct public safety resources toward enforcement against such commercial, large-scale marijuana operations. Board members commented that they did not want County resources used to prosecute registered medical marijuana patients growing small amounts of marijuana for their own medicinal use. The Board further agreed to have Supervisors Stone and Jeffries work to refine the interim ordinance, based on the comments of the Board, before it came back for a public hearing.

Instead of adopting an interim ordinance that would have only been a temporary fix, it is now recommended that the Board move forward with an amendment to Ordinance No. 348, the County's zoning ordinance. The amendment will clarify that cultivation of marijuana is expressly prohibited in all zones in the County with limited exemptions from enforcement for medical marijuana cultivation under specified conditions and standards in certain identified zones. The specified conditions and standards under which the cultivation of medical marijuana would be exempted from enforcement would be set forth in a new separate ordinance. Those cultivating marijuana outside of this exemption would be subject to increased penalties and removal of plants based on the number of illegal plants possessed by the grower.

Marijuana remains an illegal substance under the Federal Controlled Substances Act and continues to be classified as a Schedule 1 Drug, making it unlawful under federal law to cultivate, manufacture, distribute, dispense or transport marijuana. The proposed actions outlined in this agenda item are not intended as, and should not be construed as, a legalization of marijuana under any circumstances but are an attempt to prioritize the County's civil abatement, prosecutorial and public safety resources. Specifically, it is recommended that the new ordinance make clear that registered medical marijuana patients, and their caregivers, would be exempt from enforcement of County ordinances with regard to small amounts of marijuana cultivation for their own medicinal use only under the following conditions and standards:

1. Twelve (12) plant limit per patient.
2. Two (2) patient limit to aggregate plant count for a maximum total of twenty-four (24) plants per parcel.
3. At least one patient or registered caregiver must live on the parcel.
4. Marijuana must be reasonably secured to prevent access by minors or theft.
5. The grow area must have a minimum setback from the property boundary of ten (10) feet and fifty (50) feet from an adjacent residential structure.
6. The designated grow area must not be visible from any public right-of-way.
7. If renting, the tenant must have consent of the property owner for cultivation of marijuana.
8. Convicted felons, parolees or probationers must not live on the property.
9. Patients for whom the medical marijuana is being grown must have a valid Riverside County Medical Marijuana Identification Card.
10. The property address must be posted and plainly visible from the street.
11. Fencing and any other structures used to grow, conceal, or secure medical marijuana plants must comply with County building standards and codes.

The above list is only a conceptual framework. The ordinance and ordinance amendment preparation process may result in the need to create further conditions or standards and further refine and define those listed above. Any marijuana cultivation that does not fall with the conditions and standards of the enforcement

FORM 11: Report on Status of Amendment to Ordinance No. 348 Prohibiting the Cultivation of Marijuana with Limited Exemption and Initiation of an Ordinance Establishing the Conditions and Standards for a Limited Exemption from Enforcement of the County's Prohibition

DATE: [DATE]

PAGE: 3 of 3

exemption will remain strictly prohibited in the County and will be subject to increased penalties and enforcement under local, state, and federal laws.

Since the zoning ordinance is several hundred pages in length and focused on land uses, placing the conditions and standards for exemption from enforcement for medical marijuana cultivation in a new separate ordinance would make the provisions easily accessible to registered medical marijuana patients. It would also allow the Board to have greater flexibility in making amendments to the new separate ordinance to reflect any changes in state and federal law with regard to marijuana. Amendments to the County's land use ordinance typically require public hearings before the Planning Commission and the Board of Supervisors under state law, whereas, amendments to other ordinances normally do not.

As stated in earlier agenda items on this topic, a collaborative multi-department ordinance planning and preparation strategy remains recommended. Departments such as the Sheriff's Department, the Planning Department, the County Public Health Officer, the Code Enforcement Department, the District Attorney's Office, and the County Counsel's Office will likely each be required to enforce or process some provision of the ordinances once effective. For this reason, it is crucial that each of these departments be fully involved during the ordinance preparation process and that these departments make this a priority.

In accordance with Government Code section 65850 and 65853, any ordinance that regulates the use of land, such as this amendment to the County's zoning ordinance must be considered first by the Planning Commission. Therefore, once prepared, the amendment to Ordinance No. 348 will be heard at the Planning Commission at a noticed public hearing before being presented to the Board of Supervisors for possible adoption. The new separate ordinance will also be presented to the Planning Commission with the amendment to Ordinance No. 348 which will afford members of the public the opportunity to review and comment on both before being submitted to the Board for possible final adoption.

Impact on Residents and Businesses

The proliferation of large-scale marijuana groves increases the risk of criminal activity, degradation of the natural environment and often results in illegal electrical and water connections and alterations. Large-scale marijuana cultivation also creates increased nuisance impacts to neighboring properties. The purpose of these amendments are to provide for greater enforcement against such large-scale marijuana grows with the goal of improving community livability and protecting public health, safety, and welfare, while also recognizing a limited enforcement exemption for small amounts of marijuana cultivated for medicinal uses by registered medical marijuana patients.

1 “[a]dopt local ordinances that regulate the location, operation, or
2 establishment of a medical marijuana cooperative or collective” and to
3 civilly and criminally enforce such ordinances.

4 d. In *City of Riverside v. Inland Empire Patients Health and Wellness Center,*
5 *Inc.* (2013) 56 Cal. 4th 729, the California Supreme Court held that
6 “[n]othing in the CUA or the MMP expressly or impliedly limits the
7 inherent authority of a local jurisdiction, by its own ordinances, to regulate
8 the use of its land...” Additionally, in *Maral v. City of Live Oak* (2013) 221
9 Cal.App.4th 975, the Court of Appeal held that “there is no right – and
10 certainly no constitutional right – to cultivate medical marijuana...” The
11 Court in *Maral* affirmed the ability of a local governmental entity to
12 prohibit the cultivation of marijuana under its land use authority.

13 e. The Federal Controlled Substances Act, 21 U.S.C. §§ 801 et seq., classifies
14 marijuana as a Schedule I Drug, which is defined as a drug or other
15 substance that has a high potential for abuse, that has no currently accepted
16 medical use in treatment in the United States, and that has not been
17 accepted as safe for use under medical supervision. The Federal Controlled
18 Substances Act makes it unlawful, under federal law, for any person to
19 cultivate, manufacture, distribute or dispense, or possess with intent to
20 manufacture, distribute or dispense, marijuana. The Federal Controlled
21 Substances Act contains no exemption for the cultivation, manufacture,
22 distribution, dispensation, or possession of marijuana for medical purposes.

23 f. Marijuana cultivation in the unincorporated area of Riverside County can
24 adversely affect the health, safety, and well-being of County residents.
25 Countywide prohibition of marijuana cultivation is proper and necessary to
26 avoid the risks of criminal activity, degradation of the natural environment,
27 malodorous smells, and indoor electrical fire hazards that may result from
28 unregulated marijuana cultivation, and that are especially significant if the

1 amount of marijuana cultivated on a single premises is not regulated and
2 substantial amounts of marijuana are thereby allowed to be concentrated in
3 one place.

4 g. Marijuana cultivation at locations or premises within one thousand feet of
5 schools, school bus stops, school evacuation sites, churches, parks, child
6 care centers, or youth-oriented facilities creates unique risks that the
7 marijuana plants may be observed by minors, and therefore be especially
8 vulnerable to theft or recreational consumption by minors. Further, the
9 potential for criminal activities associated with marijuana cultivation in
10 such locations poses heightened risks that minors will be involved or
11 endangered. Therefore, any amount of marijuana cultivation in such
12 locations or premises is especially hazardous to public safety and welfare,
13 and to the protection of children and the person(s) cultivating the marijuana
14 plants.

15 h. As recognized by the Attorney General's August 2008 Guidelines for the
16 Security and Non-Diversion of Marijuana Grown for Medical Use,
17 marijuana cultivation or other concentration of marijuana in any location or
18 premises without adequate security increases the risk that surrounding
19 homes or businesses may be negatively impacted by nuisance activity such
20 as loitering or crime.

21 i. The limited immunity from specified state marijuana laws provided by the
22 Compassionate Use Act and Medical Marijuana Program does not confer a
23 land use right or the right to create or maintain a public nuisance.

24 j. The County is committed to making efficient and rational use of its limited
25 investigative and prosecutorial resources. There shall be a limited
26 exemption from enforcement for violations of this ordinance by primary
27 caregivers and qualified patients for small amounts of marijuana cultivation
28 for their own medical use in zone classifications identified section 3.4 of

1 Ordinance No. 348 when all of the conditions and standards and standards
2 in section 12 of this ordinance are met.

3 Section 2. AUTHORITY. This ordinance is adopted pursuant to the authority granted
4 by Article XI, section 7 of the California Constitution, Health and Safety Code section 11362.83, and
5 Government Code sections 25845 and 53069.4.

6 Section 3. DEFINITIONS. As used in this ordinance, the following terms shall have
7 the following meanings:

8 a. Abatement Costs. Any costs or expenses, including County staff time
9 reasonably related to the abatement of conditions which violate this
10 ordinance, and shall include, but not be limited to, enforcement,
11 investigation, summaries, reports, notices, telephonic contact,
12 correspondence, mailing expense, title search costs, administrative costs
13 including scheduling and participation at hearings and meetings, Hearing
14 Officer costs, expenses incurred by the County, court costs, civil or
15 administrative penalties, collection, attorneys' fees, and other costs
16 associated with the removal, abatement or correction of a violation.

17 b. Child Care Center. Any licensed child care center, daycare center, or child
18 care home, or any preschool.

19 c. Church. A structure or leased portion of a structure, which is used primarily
20 for religious worship and related religious activities.

21 d. Enforcement Officer. The Sheriff, the Transportation and Land
22 Management Agency Director, Building Official, Code Enforcement
23 Official, County Counsel, Environmental Health Department Director,
24 Public Health Officer, Agricultural Commissioner, Fire Chief, Clerk of the
25 Board of Supervisors, and their designees.

26 e. Family. One or more non-transient, related or unrelated persons living
27 together as a single, nonprofit housekeeping unit.

28 f. Marijuana Cultivation. The planting, growing, harvesting, drying,

1 processing, or storage of one or more marijuana plants or any part thereof in
2 any location, indoor or outdoor, including from within a fully enclosed and
3 secure building.

4 g. Marijuana plant. Any mature or immature marijuana plant, or any
5 marijuana seedling.

6 h. Minor. A person under eighteen (18) years of age.

7 i. Multiple-Family Dwelling. A building or portion thereof used to house two
8 or more families, including domestic employees of each such family, living
9 independently of each other, and each having their own kitchen.

10 j. One-Family Dwelling. A building or detached structure, including a
11 mobilehome or manufactured home, containing one kitchen and used to
12 house not more than one family, including domestic employees.

13 k. Premises. A single parcel of property. Where contiguous parcels are under
14 common ownership or control, such contiguous parcels shall be counted as
15 a single "premises" for purposes of this ordinance.

16 l. Primary Caregiver. Shall have the meaning set forth in Health and Safety
17 Code sections 11362.5 and 11362.7 et seq.

18 m. Qualified Patient. Shall have the meaning set forth in Health and Safety
19 Code sections 11362.5 and 11362.7 et seq.

20 n. Responsible Party. (1) Each person committing the violation or causing a
21 condition on a premises located within the jurisdiction of the County of
22 Riverside which violates this ordinance; (2) each person who has an
23 ownership interest in that premises; or (3) each person who, although not an
24 owner, nevertheless occupies or has a legal right or a legal obligation to
25 exercise possession or control over that premises. In the event the person
26 who commits the violation or causes the violating condition is a minor, then
27 the minor's parents or legal guardian shall be deemed the responsible party.
28 In the event the violation or violating condition is most reasonably

1 attributable to a business, then that business, to the extent it is a legal entity
2 such that it can sue and be sued in its own name, and each person who is an
3 owner of that business shall be deemed responsible parties.

4 o. School. An institution of learning for minors, whether public or private,
5 offering a regular course of instruction required by the California Education
6 Code. This definition includes a nursery school, kindergarten, elementary
7 school, middle or junior high school, senior high school, or any special
8 institution of education, but it does not include a home school, vocational or
9 professional institution of higher education, including a community or
10 junior college, college, or university.

11 p. School Bus Stop. Any location designated in accordance with California
12 Code of Regulations, Title 13, section 1238, to receive school buses, as
13 defined in California Vehicle Code section 233, or school pupil activity
14 buses, as defined in Vehicle Code section 546.

15 q. School Evacuation Site. Any location designated by formal action of the
16 governing body, superintendent, or principal of any school as a location to
17 which minors are to be evacuated to, or are to assemble at, in the event of an
18 emergency or other incident at the school.

19 r. Youth-oriented Facility. Any facility that caters to or provides services
20 primarily intended for minors, or the individuals who regularly patronize,
21 congregate or assemble at the establishment are predominantly minors.

22 Section 4. PROHIBITIONS ON MARIJUANA CULTIVATION. NUISANCE
23 DECLARED. Marijuana cultivation, either indoors or outdoors, fixed or mobile, upon any premises
24 within all unincorporated areas of Riverside County is prohibited and hereby declared to be unlawful and
25 a public nuisance that may be abated in accordance with this ordinance. The foregoing prohibition shall
26 be imposed regardless of the number of qualified patients or primary caregivers residing at the premises
27 or participating directly or indirectly in the cultivation. Further, this prohibition shall be imposed
28 notwithstanding any assertion that the person(s) cultivating marijuana are the primary caregiver(s) for

1 qualified patients or that such person(s) are collectively or cooperatively cultivating marijuana.

2 Section 5. NOTICE TO ABATE UNLAWFUL MARIJUANA CULTIVATION.

3 Whenever the enforcement officer determines that a public nuisance as described in this ordinance exists
4 on any premises within the unincorporated area of Riverside County, he or she is authorized to notify the
5 owner of the premises and any other responsible party, through issuance of a "Notice to Abate Unlawful
6 Marijuana Cultivation."

7 Section 6. CONTENTS OF NOTICE. The Notice to Abate Unlawful Marijuana
8 Cultivation set forth in section 5 of this ordinance shall be in writing and shall:

- 9 a. Identify the owner(s) of the premises upon which the nuisance exists, as
10 named in the last County Equalized Assessment Roll, and identify any
11 other responsible party, if other than the owner(s), and if known or
12 reasonably identifiable.
- 13 b. Describe the location of such premises by its commonly used street address,
14 giving the name or number of the street, road or highway and the number, if
15 any.
- 16 c. Identify such premises by reference to the assessor's parcel number.
- 17 d. Contain a statement that unlawful marijuana cultivation exists on the
18 premises and that it has been determined by the enforcement officer to be a
19 public nuisance described in this ordinance.
- 20 e. Describe the unlawful marijuana cultivation that exists and the actions
21 required to abate it.
- 22 f. Contain a statement that the owner or responsible party is required to
23 abate the unlawful marijuana cultivation within ten (10) calendar days
24 after the date that said notice was served.
- 25 g. Contain a statement that the owner or responsible party may, within ten
26 (10) calendar days after the date that said Notice to Abate Unlawful
27 Marijuana Cultivation was served, make a request in writing to the
28 County Department that issued the notice for a hearing to appeal the

1 determination of the enforcement officer that the conditions existing
2 constitute a public nuisance, or to show other cause why those conditions
3 should not be abated in accordance with the provisions of this ordinance.

4 h. Contain a statement that, unless the owner or responsible party abates the
5 unlawful marijuana cultivation within the time prescribed in the Notice to
6 Abate Unlawful Marijuana Cultivation, the enforcement officer shall abate
7 the nuisance. It shall also state that the abatement costs may result in the
8 imposition of a lien and special tax assessment against the premises for
9 abatement costs related to enforcement of the this ordinance and abatement
10 of the violative conditions.

11 i. The failure of the Notice to Abate Unlawful Marijuana Cultivation to set
12 forth all required contents shall not affect the validity of the proceedings.

13 Section 7. SERVICE OF NOTICE. Unless otherwise specifically provided for in any
14 other section of this ordinance, notices shall be issued in the following manner:

15 a. Notices required pursuant to this ordinance may be served in any of the
16 following methods:

17 1. Personal service; or

18 2. By posting a copy of the notice in a visible place on the premises
19 and mailing a copy to the premises owner as such person's name and
20 address appears on the last County Equalized Assessment Roll. If notice
21 is mailed to a responsible party other than the premises owner then the
22 notice may be mailed to the last known address. If the address of any
23 such person is unknown, that fact shall be stated in the copy so mailed
24 and it shall be addressed to the person at the county seat. Service shall
25 be deemed complete five (5) calendar days after the date of deposit in
26 the mail or five (5) calendar days after the date of posting, whichever is
27 later.

28 b. The failure of any premises owner or any other responsible party to receive

1 such notice shall not affect the validity of the abatement proceedings.

2 Section 8. APPEAL HEARING BY COUNTY HEARING OFFICER.

3 a. Any person upon whom a Notice to Abate Unlawful Marijuana
4 Cultivation has been served may appeal the determination of the
5 enforcement officer that the conditions set forth in the notice constitute a
6 public nuisance, or may show cause why those conditions should not be
7 abated in accordance with the provisions of this ordinance.

8 b. Any such appeal shall be commenced by filing a written request for a
9 hearing with the County Department that issued the Notice to Abate
10 Unlawful Marijuana Cultivation within ten (10) calendar days after the
11 date that said Notice was served. The written request shall include a
12 statement of all facts supporting the appeal. The time requirement for
13 filing such a written request shall be deemed jurisdictional and may not
14 be waived. In the absence of a timely filed written request that complies
15 fully with the requirements of this section, the findings of the
16 enforcement officer contained in the Notice to Abate Unlawful Marijuana
17 Cultivation shall become final and conclusive on the eleventh day
18 following service of the notice.

19 c. Upon timely receipt of a written request for hearing which complies with
20 the requirements of this section, a hearing shall be set for a date not less
21 than ten (10) calendar days, nor more than thirty (30) calendar days, from
22 the date the request was filed. Written notice of the hearing shall be sent to
23 the requesting party, to any other parties upon whom the Notice to Abate
24 Unlawful Marijuana Cultivation was served, and to the enforcement
25 officer.

26 d. The Board of Supervisors delegates its authority to conduct the hearing to
27 the County Hearing Officer appointed by the Board of Supervisors
28 pursuant to Ordinance No. 643 and Government Code section 27720.

- 1 e. The County Hearing Officer shall have full authority and duty to preside
2 over the hearing in the manner set forth in Ordinance No. 643.
- 3 f. At the time fixed in the notice of hearing, the County Hearing Officer shall
4 receive evidence from the enforcement officer and the owner of the
5 premises, any other responsible party, or their representatives and any other
6 concerned persons who may desire to present oral or documentary evidence
7 regarding the conditions of the premises or other relevant matter, if such
8 persons are present at the hearing. In conducting the hearing, the County
9 Hearing Officer shall not be limited by the technical rules of evidence.
10 Failure of the owner or responsible party to appear shall not affect the
11 validity of the proceedings or order issued thereon.
- 12 g. Upon conclusion of the hearing, the County Hearing Officer shall make his
13 decision and in the event it so concludes, may declare the conditions on the
14 premises to be in violation of this ordinance and to constitute a public
15 nuisance. The County Hearing Officer may direct the owner or responsible
16 party to abate the unlawful marijuana cultivation within ten (10) calendar
17 days after mailing and posting of the County Hearing Officer's decision.
18 The County Hearing Officer's decision shall include notice that if the
19 unlawful marijuana cultivation is not abated as directed and within ten (10)
20 calendar days, the enforcement officer may abate the unlawful marijuana
21 cultivation and the abatement costs shall be a lien and an assessment against
22 the premises. Such decision shall be mailed to, or personally served upon,
23 the party requesting the hearing, any other parties upon whom the Notice to
24 Abate Unlawful Marijuana Cultivation was served, and the enforcement
25 officer.
- 26 h. The County Hearing Officer may continue the administrative hearing from
27 time to time.
- 28 i. At the conclusion of the hearing, the County Hearing Officer shall submit

1 his decision and the record to the Clerk of the Board.

2 j. The decision of the County Hearing Officer shall be final and conclusive.

3 Section 9. ABATEMENT BY OWNER OR RESPONSIBLE PARTY. Any owner or
4 responsible party may abate the unlawful marijuana cultivation or cause it to be abated at any time prior to
5 commencement of abatement by, or at the direction of, the enforcement officer.

6 Section 10. SUMMARY ABATEMENT. Notwithstanding any other provision of this
7 ordinance, when any unlawful marijuana cultivation constitutes an immediate threat to public health or
8 safety, and when the procedures set forth in sections 5 through 8 of this ordinance will not result in
9 abatement of that nuisance within a short enough time period to avoid that threat, the enforcement officer
10 may direct any officer or employee of the County to summarily abate the nuisance by removing and
11 destroying the marijuana plants. The enforcement officer shall make reasonable efforts to notify the
12 owner of the premises and any other responsible party, but the formal notice and hearing procedures set
13 forth in this ordinance shall not apply. The County may nevertheless recover its abatement costs for
14 abating that nuisance in the manner set forth in this ordinance.

15 Section 11. ENFORCEMENT. Whenever the enforcement officer becomes aware that
16 an owner of the premises or any other responsible party has failed to abate any unlawful marijuana
17 cultivation within ten (10) calendar days of the date of service of the Notice to Abate Unlawful Marijuana
18 Cultivation, unless timely appealed, or of the date of the County Hearing Officer's decision requiring such
19 abatement, the enforcement officer may take one or more of the following actions:

- 20 a. Enter upon the premises and abate the nuisance by County personnel, or by
21 private contractor under the direction of the enforcement officer. The
22 enforcement officer may apply to a court of competent jurisdiction for a
23 warrant authorizing entry upon the premises for purposes of undertaking the
24 nuisance abatement work by removing and destroying the marijuana plants,
25 including any fixtures and other moveable property and equipment used for
26 marijuana cultivation, if necessary.
- 27 b. Request that the County Counsel commence a civil action to redress, enjoin,
28 and abate the public nuisance.

1 Section 12. LIMITED EXEMPTION FROM ENFORCEMENT.

2 a. The County is committed to making efficient and rational use of its limited
3 investigative and prosecutorial resources. There shall be a limited
4 exemption from enforcement for violations of this ordinance by primary
5 caregivers and qualified patients for small amounts of marijuana cultivation
6 for their own medical use in zone classifications identified section 3.4 of
7 Ordinance No. 348 when all of the following conditions and standards are
8 complied with:

- 9 1. The premises shall contain a legally permitted one-family dwelling.
- 10 2. Cultivation of no more than twelve (12) marijuana plants per
11 qualified patient.
- 12 3. Two (2) qualified patient limit to aggregate marijuana plant count
13 for a maximum total of twenty-four (24) marijuana plants per
14 premises.
- 15 4. At least one qualified patient or one primary caregiver must live on
16 the premises.
- 17 5. All marijuana plants must be reasonably secured to prevent access
18 by minors or theft, to a standard satisfactory to the enforcement
19 officer.
- 20 6. All marijuana cultivation outside of any building must be fully
21 enclosed by an opaque fence at least six feet in height. The fence
22 must be adequately secure to prevent unauthorized entry. Bushes,
23 hedgerows, plastic sheeting, tarps, or cloth material shall not
24 constitute an adequate fence under this subsection.
- 25 7. Each building or outdoor area in which the marijuana plants are
26 cultivated shall be set back at least ten (10) feet from all boundaries
27 of the premises. Such setback distance shall be measured in a
28 straight line from the building in which the marijuana plants are

1 cultivated, or, if the marijuana plants are cultivated in an outdoor
2 area, from the fence required by subsection 6. to the boundary line
3 of the premises.

4 8. The designated marijuana cultivation area must not be visible from
5 any public right-of-way.

6 9. If the person cultivating marijuana plants on any premises is not the
7 owner of the premises, such person shall submit a notarized letter
8 from the owner(s) consenting to the marijuana cultivation on the
9 parcel. This letter shall be examined by the enforcement officer, and
10 shall then be returned to the submitter. The County shall prescribe
11 forms for such letters.

12 10. Convicted felons, parolees or probationers shall not live on the
13 premises.

14 11. Qualified patients for whom the marijuana plants are being
15 cultivated shall have valid Medical Marijuana Identification Cards
16 issued by the Riverside County Department of Public Health.

17 12. The address for the premises must be posted and plainly visible from
18 the public right-of-way.

19 13. The marijuana cultivation shall not be within a multi-dwelling
20 building.

21 14. The marijuana cultivation shall not be upon any premises located
22 within one thousand (1,000) feet of any school, school bus stop,
23 school evacuation site, church, park, child care center, or youth-
24 oriented facility.

25 b. Any marijuana cultivation that does not comply with all of the standards
26 and conditions in subsection a. of this section is subject to nuisance
27 abatement enforcement and administrative civil penalties as set forth in this
28 ordinance.

1 Section 13. RECOVERY OF ABATEMENT COSTS AND ATTORNEYS' FEES.

2 a. In any enforcement action brought pursuant to this ordinance, whether by
3 administrative proceedings, judicial proceedings, or summary abatement,
4 each person who causes, permits, suffers, or maintains the unlawful
5 marijuana cultivation to exist shall be liable for all abatement costs incurred
6 by the County, and any and all costs incurred to undertake, or to cause or
7 compel any responsible party to undertake, any abatement action in
8 compliance with the requirements of this ordinance, whether those costs are
9 incurred prior to, during, or following enactment of this ordinance.

10 b. In any action by the enforcement officer to abate unlawful marijuana
11 cultivation under this ordinance, whether by administrative proceedings,
12 judicial proceedings, or summary abatement, the prevailing party shall be
13 entitled to a recovery of the reasonable attorneys' fees incurred. Recovery
14 of attorneys' fees under this subdivision shall be limited to those actions or
15 proceedings in which the County elects, at the initiation of that action or
16 proceeding, to seek recovery of its own attorneys' fees. In no action,
17 administrative proceeding, or special proceeding shall an award of
18 attorneys' fees to a prevailing party exceed the amount of reasonable
19 attorneys' fees incurred by the county in the action or proceeding.

20 Section 14. NOTICE OF ABATEMENT COSTS. At the conclusion of the abatement, the
21 enforcement officer shall issue a bill setting forth the abatement costs to the owner of the premises and
22 any other responsible party. The bill shall demand payment to the County of the total abatement costs
23 within fifteen (15) calendar days of its mailing.

24 Section 15. SPECIAL ASSESSMENT AND LIEN.

25 a. If the owner fails to pay the abatement costs upon demand by the County,
26 the Board of Supervisors may order the abatement costs to be specially
27 assessed against the premises under Government Code section 25845. The
28 assessment may be collected at the same time and in the same manner as

1 ordinary county taxes are collected, and shall be subject to the same
2 penalties and the same procedure and sale in case of delinquency as are
3 provided for ordinary county taxes. All laws applicable to the levy,
4 collection, and enforcement of county taxes are applicable to the special
5 assessment.

6 b. If the Board of Supervisors specially assesses the abatement costs against
7 the premises, the Board of Supervisors also may cause a Notice of
8 Abatement Lien to be recorded. The Notice of Abatement Lien shall, at a
9 minimum, identify the record owner or possessor of the premises, set forth
10 the last known address of the record owner or possessor of the premises, set
11 forth the date upon which abatement of the nuisance was ordered by the
12 County Hearing Officer, the date the abatement was complete, include a
13 description of the premises subject to the lien, and the amount of the
14 abatement cost.

15 Section 16. ADMINISTRATIVE CIVIL PENALTIES.

16 a. In addition to any other remedy prescribed in this ordinance, any
17 nuisance as described in this ordinance may be subject to an
18 administrative civil penalty of up to one thousand dollars (\$1000) per
19 day. The administrative civil penalty may be imposed via the
20 administrative process set forth in this section, as provided in
21 Government Code section 53069.4, or may be imposed by the court if the
22 violation requires court enforcement without an administrative process.

23 b. Acts, omissions, or conditions in violation of this ordinance that continue,
24 exist, or occur on more than one day constitute separate violations on
25 each day. Violations continuing, existing, or occurring on the service
26 date, the effective date, and each day between the service date and the
27 effective date are separate violations.

28 c. In the case of a continuing violation, if the violation does not create an
immediate danger to health or safety, the enforcement officer or the court

1 shall provide for a reasonable period of time, not to exceed ten (10) calendar
2 days, for the person responsible for the violation to correct or otherwise
3 remedy the violation prior to the imposition of the administrative civil
4 penalty.

5 d. In determining the amount of the administrative civil penalty, the
6 enforcement officer, or the court if the violation requires court enforcement
7 without an administrative process, shall take into consideration the nature,
8 circumstances, extent, and gravity of the violation or violations, any prior
9 history of violations, the degree of culpability, economic savings, if any
10 resulting from the violation, and any other matters justice may require.

11 e. The enforcement officer may commence the administrative civil penalty
12 process by issuance of a notice of violation and proposed administrative
13 civil penalty, which shall state the amount of the proposed administrative
14 civil penalty and the reasons therefore. The notice of violation and
15 proposed administrative civil penalty shall inform the recipient of his right
16 to request an appeal hearing in accordance with this section. The notice
17 shall state that if such a hearing is not requested within ten (10) days of
18 issuance of the notice of violation and issuance of the proposed
19 administrative civil penalty, the proposed penalty shall become final and the
20 recipient of thereof shall immediately make payment of the administrative
21 civil penalty to the County. The notice of violation and proposed
22 administrative civil penalty shall also state that if the administrative civil
23 penalty is not timely paid or appealed then additional costs shall be assessed
24 by the enforcement officer to recover administrative costs, including but not
25 limited to costs of obtaining a title report, recording fees, noticing,
26 scheduling and participating in further hearings, collection activities or
27 other costs incurred to recover the administrative civil penalties. The notice
28 of violation and proposed administrative civil penalty may be combined
with a Notice to Abate Unlawful Marijuana Cultivation issued pursuant to

1 Section 5. The notice of violation and proposed administrative civil penalty
2 shall be served by mail addressed to all of the following: (i) the owner of
3 the premises on which the violation exists, as named on the last County
4 Equalized Assessment Roll, or as otherwise known to the enforcement
5 officer; (ii) anyone other responsible party, if other than the owner(s), and if
6 known or reasonably identifiable; and (iii) any other person known to the
7 enforcement officer who has caused, permitted, maintained, conducted, or
8 otherwise suffered or allowed the violation to exist. The failure to serve
9 any person described in this subsection shall not affect the validity of
10 service or the validity of any penalties imposed upon any other person.

11 Section 17. APPEAL OF ADMINISTRATIVE CIVIL PENALTIES.

12 a. Notice of Appeal. The recipient of an administrative civil penalty may
13 appeal its validity by filing a written Notice of Appeal with the County
14 Department that issued the administrative civil penalty. The written Notice
15 of Appeal must be filed within ten (10) calendar days of service of the
16 administrative civil penalty. The Notice of Appeal shall be accompanied by
17 either an advance deposit of the administrative civil penalty imposed or a
18 Request for Advance Deposit Hardship Waiver as set forth below. Failure
19 to properly file a written Notice of Appeal within this time period shall
20 constitute a waiver of the right to appeal the administrative civil penalty.
21 The Notice of Appeal shall be submitted on a form provided by the County
22 Department that issued the administrative civil penalty and shall contain the
23 following information:

- 24 1. A brief statement setting forth the appellant's interest in the
25 proceedings;
26 2. A brief statement of the material facts which the appellant claims
27 support a contention that no violation exists and that no
28 administrative civil penalty should be imposed or that an
administrative civil penalty of a different amount is warranted;

- 1 3. An address at which the appellant agrees that notice of any
- 2 additional proceeding or an order relating to the imposition of the
- 3 administrative civil penalty may be received by mail; and
- 4 4. The Notice of Appeal must be signed by the appellant under penalty
- 5 of perjury.

6 b. Advance Deposit Hardship Waiver.

- 7 1. Any person filing a Notice of Appeal to contest an administrative
- 8 civil penalty and who is financially unable to make the advance
- 9 deposit of the penalty as required, may submit a Request For
- 10 Advance Deposit Hardship Waiver with the Notice of Appeal.
- 11 2. The Request For Advance Deposit Hardship Waiver shall be filed
- 12 with the County Department that issued the administrative civil
- 13 penalty on a form provided by the same County Department. The
- 14 request shall be documented by a sworn affidavit, together with any
- 15 supporting documents or materials, demonstrating to the satisfaction
- 16 of the enforcement officer that the person's actual financial inability
- 17 to deposit the full amount of the administrative civil penalty in
- 18 advance of the hearing.
- 19 3. The requirement of depositing the full amount of the administrative
- 20 civil penalty shall be stayed for ten (10) calendar days pending a
- 21 determination by the enforcement officer of the approval or denial of
- 22 the Request For Advance Deposit Hardship Waiver.
- 23 4. The enforcement officer shall issue a written determination stating
- 24 the approval or listing the reasons for the denial of the Request For
- 25 Advance Deposit Hardship Waiver. The written determination shall
- 26 be mailed to the appellant at the address provided in the Request.
- 27 5. If the enforcement officer denies a Request For Advance Deposit
- 28 Hardship Waiver, the appellant shall remit the deposit to the County

1 within fifteen (15) calendar days of the date of mailing notice of the
2 denial.

3 6. The written determination of the enforcement officer shall be final.

4 c. Hearing on Appeal of Administrative Civil Penalty. Upon receipt of a
5 timely filed Notice of Appeal of an Administrative Civil Penalty, an appeal
6 hearing to consider the issuance of the administrative civil penalty shall be
7 held before the County Hearing Officer, appointed by the Board of
8 Supervisors pursuant to Ordinance No. 643 and Government Code section
9 27720. The appeal hearing shall be conducted pursuant to the provisions set
10 forth in section 8 of this ordinance.

11 d. County Hearing Officer's Decision. The County Hearing Officer shall issue
12 a written decision following the appeal hearing, which shall be issued to the
13 appellant at the appellant's address set forth in the Notice of Appeal. If the
14 administrative civil penalty is determined to have been valid at the time of
15 its issuance, the County Hearing Officer shall set the penalty amount
16 pursuant to section 16 of this Ordinance, and order said penalties to be paid
17 within fifteen (15) calendar days of issuance of the County Hearing
18 Officer's decision. The County Hearing Officer is authorized to order the
19 penalties to be placed as a recorded lien against the premises subject to the
20 administrative civil penalty and authorize the penalties to be placed as a
21 Special Assessment on the County Tax Assessment Roll to be paid with
22 County taxes, unless paid sooner. The County Hearing Officer's decision
23 shall contain instructions for obtaining judicial review of the decision as set
24 forth below.

25 e. Judicial Review of Administrative Hearing Officer's Decision On
26 Administrative Civil Penalty.

27 1. Notice of Appeal of the Administrative Hearing Officer's Decision.
28 Within twenty (20) calendar days of the date of issuance of the final
decision, the appellant may contest an Administrative Hearing

1 Officer's decision by filing an appeal in the Riverside County
2 Superior Court. The fee for filing the appeal is specified in
3 Government Code section 70615 (currently \$25.00) and shall be
4 paid to the Clerk of the Court. The failure to file the written appeal
5 and to pay the filing fee within this period shall constitute a waiver
6 of the right to an appeal and the decision shall be deemed final and
7 confirmed. A copy of the Notice of Appeal of the Administrative
8 Hearing Officer's Decision filed in the Riverside County Superior
9 Court shall be served in person or by first class mail upon the
10 County Department that issued the administrative civil penalty by
11 the appellant.

12 2. Conduct of Hearing. The conduct of the appeal hearing is a
13 subordinate judicial duty and may be performed by traffic trial
14 commissioners and other subordinate judicial officials at the
15 direction of the Presiding Judge of the Riverside County Superior
16 Court. The appeal shall be heard de novo, and the contents of the file
17 of the County Department that issued the administrative civil
18 penalty shall be received into evidence. A copy of the Notice of
19 Violation, administrative civil penalty and Hearing Officer's
20 Decision shall be admitted into evidence as prima facie evidence of
21 the facts stated therein. The Court shall request that the County
22 Department's file be forwarded to the Court, to be received within
23 fifteen (15) calendar days of the request.

24 3. Judgment. The Court shall retain the fee for filing the appeal
25 regardless of the outcome of the appeal. If the Court finds in favor
26 of the appellant, the amount of the fee shall be reimbursed to the
27 appellant by the County in accordance with the judgment of the
28 Court. If the penalty has not been deposited and the decision of the
Court is against the appellant, the County Department that issued the

1 administrative civil penalty may proceed to collect the penalty
2 pursuant to the abatement cost recovery procedures set forth in this
3 ordinance.

4 Section 18. COLLECTION OF ADMINISTRATIVE CIVIL PENALTIES WHEN NO
5 APPEAL HEARING IS REQUESTED.

6 a. If the administrative civil penalty are not timely paid and no Notice of
7 Appeal is filed by the date set forth on the administrative civil penalty then
8 additional costs shall be assessed by the enforcement officer to recover
9 administrative costs. These administrative costs include, but are not limited
10 to costs of obtaining a title report, recording fees, noticing, scheduling and
11 participating in further hearings, collection activities or other costs incurred
12 to recover the administrative civil penalties.

13 b. A "Notice Of Delinquent Administrative Civil Penalties and Special Tax
14 Assessment" shall be issued to the owner of the premises and other
15 responsible party who received the administrative civil penalty in the same
16 manner as set forth in section 16 of this ordinance. Said notice shall
17 provide an opportunity to request a hearing regarding only the amount of
18 penalties to be assessed as a special tax assessment. The request for hearing
19 shall be submitted to the County Department issuing the administrative civil
20 penalty within twenty (20) calendar days of issuance of the Notice of
21 Delinquent Administrative Civil Penalties and Special Tax Assessment and
22 shall include the proper form to be used to request a hearing. Any hearing
23 set pursuant to this subsection shall be conducted by the County Hearing
24 Officer. If a request for hearing is not timely or properly submitted, the
25 right to a hearing concerning the amount of penalties assessed shall be
26 considered waived.

27 Section 19. ENFORCEMENT BY CIVIL ACTION. As an alternative to the procedures set
28 forth in sections 5 through 8, the County may abate a violation of this ordinance by the prosecution of a
civil action through the Office of County Counsel, including an action for injunctive relief. The remedy of

1 injunctive relief may take the form of a court order, enforceable through civil contempt proceedings or
2 receivership, prohibiting the maintenance of the violation of this ordinance or requiring compliance with
3 other terms.

4 Section 20. OTHER NUISANCE. Nothing in this ordinance shall be construed as a
5 limitation on the County's authority to abate any nuisance which may otherwise exist from the planting,
6 growing, harvesting, drying, processing or storage of marijuana plants or any part thereof from any
7 location, indoor or outdoor, including from within a fully enclosed and secure building.

8 Section 21. TREBLE DAMAGES. Upon a second or subsequent civil or criminal judgment
9 for violation of this ordinance within a two-year period, a violator shall be liable to the County for treble
10 the abatement costs, in accordance with Government Code section 25845.5.

11 Section 22. MISDEMEANOR PENALTY. Any person violating any provision of this
12 ordinance shall be guilty of a misdemeanor.

13 Section 23. NON-EXCLUSIVE REMEDIES AND PENALTIES. All remedies and
14 penalties for the abatement of public nuisances provided for in this ordinance shall be cumulative and not
15 exclusive. Enforcement by use of any administrative, criminal or civil action, citation or administrative
16 proceeding or abatement remedy does not preclude the use of additional citations or other remedies as
17 authorized by other ordinance or law. Enforcement remedies may be employed concurrently or
18 consecutively. Conviction and punishment of or enforcement against any person hereunder shall not
19 relieve such person from the responsibility of correcting, removing or abating a violation, nor prevent the
20 enforced correction, removal or abatement thereof. Each and every day, or any portion thereof, during
21 which any violation of this ordinance is committed, continued, or permitted by such person, shall be
22
23 deemed a separate and distinct offense.

24 Section 24. SEVERABILITY. If any provision, clause, sentence or paragraph of this
25 ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity
26 shall not affect the other provisions of this ordinance which can be given effect without the invalid
27 provision or application, and to this end, the provisions of this ordinance are hereby declared to be
28 severable.

1 Section 25. EFFECTIVE DATE. This ordinance shall take effect thirty (30) calendar
2 days after its adoption.

4 BOARD OF SUPERVISORS OF THE COUNTY
5 OF RIVERSIDE, STATE OF CALIFORNIA

6 By: _____

7 Chairman

8 ATTEST:

9 CLERK OF THE BOARD

11 By: _____

12 Deputy

14 (SEAL)

16 APPROVED AS TO FORM

18 _____, 2015

20 By: _____

21 TIFFANY N. NORTH

22 Deputy County Counsel

23 G:\Property\TNorth\.....\RCO No 925 re marijuana cultivation DRAFT 3 25 15.doc

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the Ordinance shown below.

ORDINANCE NO. 348.4802 - CEQA Exempt per CEQA Guidelines Section 15061(b)(3) and Section 15308 – **REQUEST:** Pursuant to the Board of Supervisors' direction of November 25, 2014 (Board of Supervisors Agenda Item 3-1), Ordinance No. 348.4802 adds new provisions to Ordinance No. 348 (Section 3.4) clarifying that cultivation of marijuana is prohibited in all zone classifications throughout the unincorporated area of the County and that no permit of any type shall be issued for marijuana cultivation. Ordinance No. 348.4802 further provides that there shall be a limited exemption from enforcement for violations of the ordinance for marijuana cultivation in the following zone classifications in conjunction with a one-family dwelling if such marijuana cultivation complies with the conditions and standards set forth in a separate nuisance ordinance, Ordinance No. 925: Light Agriculture (A-1), Heavy Agriculture (A-2), Light Agriculture with Poultry (A-P), Citrus Vineyard (C/V), Natural Assets (N-A), One-Family Dwellings (R-1), One-Family Dwellings Mountain Resort (R-1A), Multiple-Family Dwellings (R-2), Limited Multiple-Family Dwellings (R-2A), General Residential (R-3), Village Tourist Residential (R-3A), Planned Residential (R-4), Residential Incentive (R-6), Residential Agricultural (R-A), Regulated Development (R-D), Rural Residential (R-R), Mobile Home Subdivisions and Mobile Home Parks (R-T), Mobile Home Subdivision Rural (R-T-R), Controlled Development Areas (W-2), Controlled Development Area with Mobile Homes (W-2-M), Wine Country – Winery (WC-W), Wine Country – Winery Existing (WC-WE), Wine Country – Equestrian (WC-E), Wine Country – Residential (WC-R), and Specific Plan (SP) when the underlying zone classification for that particular SP is one of the other zone classifications identified above.

Ordinance No. 348.4802 also amends Section 3.3 of Ordinance No. 348 to state that any use that is illegal under State or Federal law is not allowed under Ordinance No. 348. Additionally, Ordinance No. 348.4802 adds the previously adopted Wine Country zoning classifications to the list of zones set forth in Section 3.1 of Ordinance No. 348.

A draft of proposed Ordinance No. 925, an Ordinance of the County of Riverside Prohibiting Marijuana Cultivation and Declaring Marijuana Cultivation to be a Nuisance, shall be provided to the Planning Commission for informational purposes only. Consistent with Government Code sections 65850 and 65853 through 65855, the Planning Commission will only be making a recommendation to the Board of Supervisors on Ordinance No. 348.4802. The Planning Commission will not be taking action on Ordinance No. 925 which will be brought to the Board of Supervisors for action at a publicly noticed meeting at a later date.

TIME OF HEARING: 9:00 am or as soon as possible thereafter.
DATE OF HEARING: April 15, 2015
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Steven Weiss, AICP, Planning Director at 951-955-6097 or e-mail sweiss@rctima.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctima.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described Ordinance No. 348.4802 is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed ordinance at the public hearing.

The case file for Ordinance No. 348.4802 may be viewed Monday through Thursday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 9th Floor, Riverside, CA 92501.


Any person wishing to comment on proposed Ordinance No. 348.4802 may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a recommendation on proposed Ordinance No. 348.4802.

If Ordinance No. 348.4802 is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may make recommendations, in whole or in part, to amend the proposed ordinance.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Steven Weiss, Planning Director
P.O. Box 1409, Riverside, CA 92502-1409

Agenda Item No.: 4 - 7
Area Plan: Western Coachella Valley
Zoning District: Bermuda Dunes
Supervisorial District: Fourth
Project Planner: Jay Olivas *KLB*
Planning Commission: April 15, 2015

TENTATIVE PARCEL MAP NO. 36574
(Waiver of Final Map)
E.A. Number: 42640
Applicant: DBP Ventures, LLP
Representative: Marsha Vincelette


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 36574 (Waiver of Final Map) is a Schedule "E" parcel map proposing to subdivide 2.25 acres into four (4) parcels with parcel sizes ranging from approximately .48 acres to .67 acres each within an existing industrial subdivision with Waiver of Final Map. The existing 2.25 acre site would re-subdivide APN 626-420-084 which was previously combined under Certificate of Parcel Merger No. 1783 located within Parcel 4 of previously recorded Parcel Map No. 32544.

The project is located in the Western Coachella Valley Area Plan in Thousand Palms: more specifically, north of Las Montanas Road, south of Flora Road, and east of El Viento Road.

ISSUES OF POTENTIAL CONCERN:

The tentative parcel map proposes a Waiver of Final Map which is not typical for commercial subdivisions. However, in this case the site was previously subdivided in exactly the same parcel configuration with four (4) parcels of the same size and location as part of previously recorded PM32544, and with existing improvements within the existing Desert Business Park, the project is an ideal candidate for waiver of final map.

The four (4) proposed parcels ranging from approximately .48 acres to .67 acres would be created in conjunction with Certificate of Land Division Compliance No. 7142 to be recorded on the property due to Waiver of Final Map.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. Existing General Plan Land Use: | Community Development: Light Industrial (CD-LI) (.25 - .60 FAR) |
| 2. Existing Zoning: | Manufacturing – Service Commercial (M-SC) |
| 3. Surrounding Zoning: | Manufacturing - Service Commercial (M-SC);
Industrial Park (I-P) |
| 4. Existing Land Use: | Vacant |
| 5. Surrounding Land Use: | Industrial Buildings |
| 6. Project Data: | Total Acreage: 2.25 Acres
Total Parcels: Four (4)
Schedule "E" |
| 7. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42640** set forth herein based on the findings incorporated in the initial study, the staff report, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 36574 (Waiver of Final Map)** 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 the attached environmental assessment, which is incorporated herein by reference.

1. The project site is designated Community Development: Light Industrial (CD: LI) (.25-.60 FAR) in the Western Coachella Valley Area Plan.
2. The project site is currently zoned Manufacturing– Service Commercial (M-SC) with surrounding zoning consisting of Manufacturing-Service Commercial (M-SC) and Industrial Park (I-P).
3. The project is conditionally consistent with the existing M-SC zone since future industrial buildings would be built within an existing business park on parcels created by the tentative parcel map.
4. The proposed project would be compatible with surrounding zones since any future industrial buildings on parcels created by the tentative parcel map would be required to comply with M-SC zoning standards such as building setbacks and height limits.
5. The existing 2.25 acre property currently consists of vacant land to be subdivided into four (4) parcels within an existing business park.
6. Surrounding land uses consist of existing industrial buildings and vacant land.
7. The project is consistent with existing and surrounding land uses in that the proposed parcel map property contains existing improvements such as street improvements and will require future improvements such as parking and landscaping to buffer adjoining land uses.
8. The project complies with Section 5.2 (Tentative Parcel Maps) of Ordinance No. 460 in that required parcel map data is depicted on the primary exhibit along with existing improvements for storm water control and soil erosion control located on the subject site.
9. Ordinance No. 460 Section 6.5 allows the requirement that a parcel map be recorded to be waived, provided that the proposed land division complies with the requirements as to: 1. Area; 2. Improvement and design; 3. Flood Water drainage control; 4. Appropriate improved public roads; 5. Sanitary disposal facilities; 6. Water Supply availability; 7. Environmental Protection; 8. Adequate existing survey control; 9. Other provisions of applicable ordinances of Riverside County and the Subdivision Map Act. The project meets these requirements because of ½ acre lot sizes, existing flood control facilities, available sanitary facilities and water supply, no environmental protection concerns, and land being previously surveyed by civil engineer.

10. The proposed project is consistent with the Schedule "E" map requirements because of existing street improvements, available domestic water and sewage disposal, fire protection measures, and available electrical and communication facilities.
11. Domestic water and sanitation is provided by the Coachella Valley Water District. Existing domestic water and sanitation is provided in conformance with the water land use standards of the General Plan.
12. The project is adjacent to Flora Road and El Viento Road (57' Right-of-Way) which contains existing right-of-way improvements. The project will be in compliance with the requirements of the circulation element of the General Plan.
13. The project is approximately ½ mile from a fire station. The project will contain future water system in conformance with the fire services policies of the General Plan.
14. The project was transmitted to the City of Palm Desert (Sphere of Influence) who had no comments as of the writing of this staff report based on the transmittal of January 9, 2014.
15. The proposed tentative parcel map was found be consistent with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan based on attached Airport Land Use Commission transmittal letter dated February 3, 2014.
16. The project is within the Coachella Valley Multiple Species Habitat Conservation Plan, but is not located within a Conservation Area of that plan.
17. The initial study performed pursuant to Environmental Assessment No. 42640 identified no potentially significant impacts.

CONCLUSIONS:

1. The proposed project is conditionally consistent with the Community Development: Light Industrial (CD: LI) (.25 - .60 FAR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is conditionally consistent with the existing Manufacturing – Service Commercial (M-SC) 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 "E" map requirements and all other applicable provisions of Ordinance No. 460.
4. The public's health, safety and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. Based on the whole record, the proposed project will not have a significant effect on the environment and the negative declaration reflects the County's independent judgment and analysis.

INFORMATIONAL ITEMS:

1. As of this writing (3/19/15), no letters in support or opposition have been received from the general public.
2. The project site is not located within:
 - a. An Historic Preservation District;
 - b. Agriculture Preserve;
 - c. A High Fire area;
 - d. A Conservation Area.
3. The project site is located within:
 - a. Areas of Flooding Sensitivity;
 - b. An Airport Influence Area;
 - c. An Area subject to the Mt. Palomar Lighting Ordinance No. 655 (Zone B);
 - d. An Area of Liquefaction Potential (Moderate);
 - e. A Low Paleontological Sensitivity Area; and,
 - f. The boundaries of the Desert Sands Unified School District.
4. The subject site is currently designated as Assessor's Parcel Number 626-420-084.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
PM36574
VICINITY/POLICY AREAS**

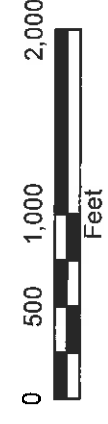
Supervisor Benoit
District 4

Date Drawn: 03/19/2015
Vicinity Map



Zoning District: Bermuda Dunes

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. Any planning or use fees are designated for unincorporated Riverside County. For more information on the General Plan, please contact the Riverside County Planning Department offices in Riverside at (951)935-3100 (Western County) or in Palm Desert at (760)966-8277 (Eastern County) or Website: www.riversideca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36574

LAND USE

Supervisor Benoit
District 4

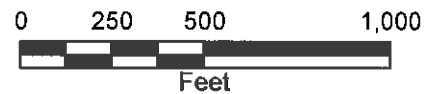
Date Drawn: 03/19/2015

Exhibit 1



Zoning District: Bermuda Dunes

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

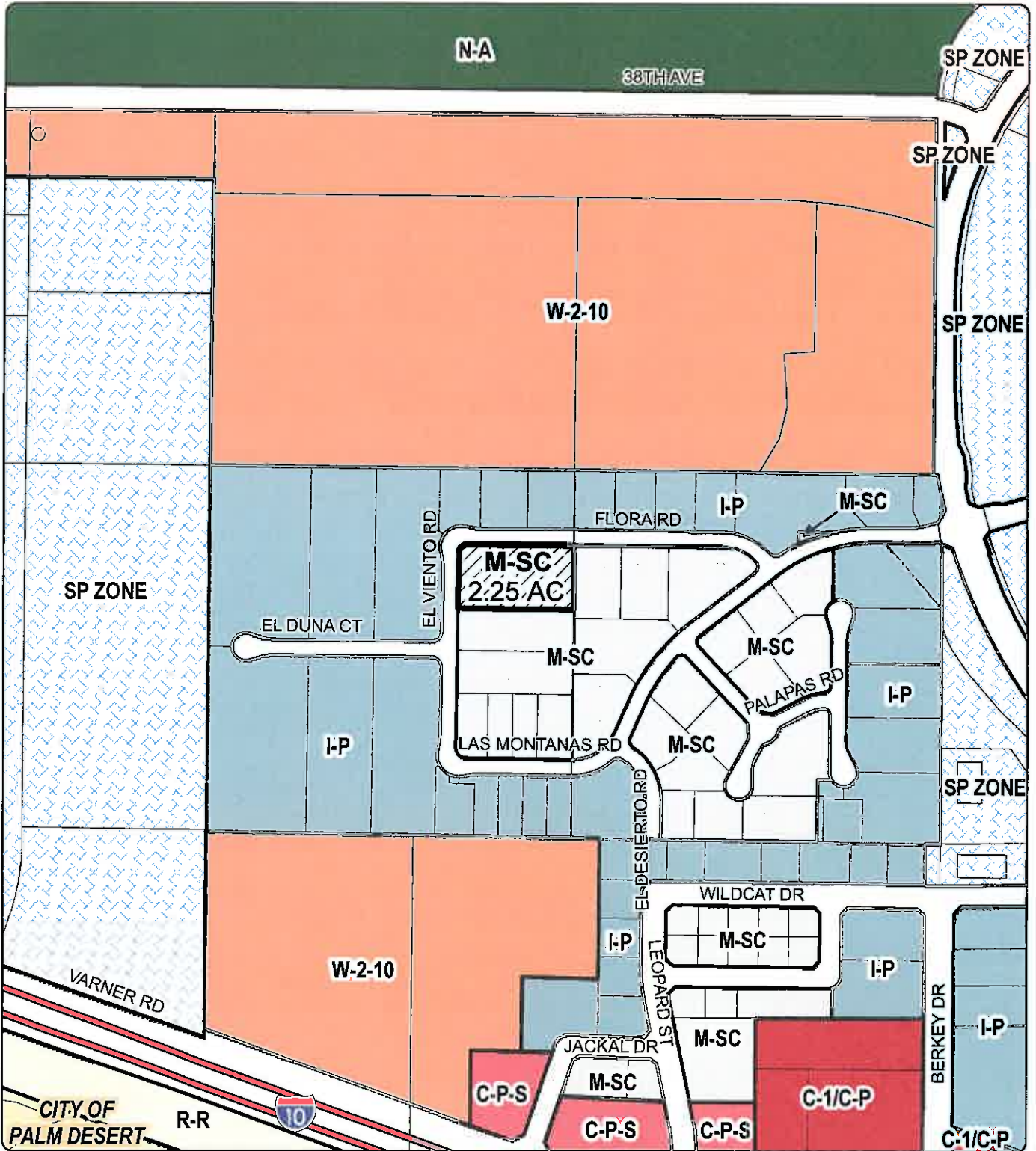
PM36574

EXISTING ZONING

Supervisor Benoit
District 4

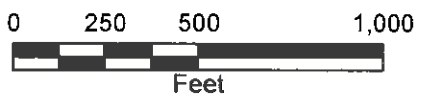
Date Drawn: 03/19/2015

Exhibit 2



Zoning District: Bermuda Dunes

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

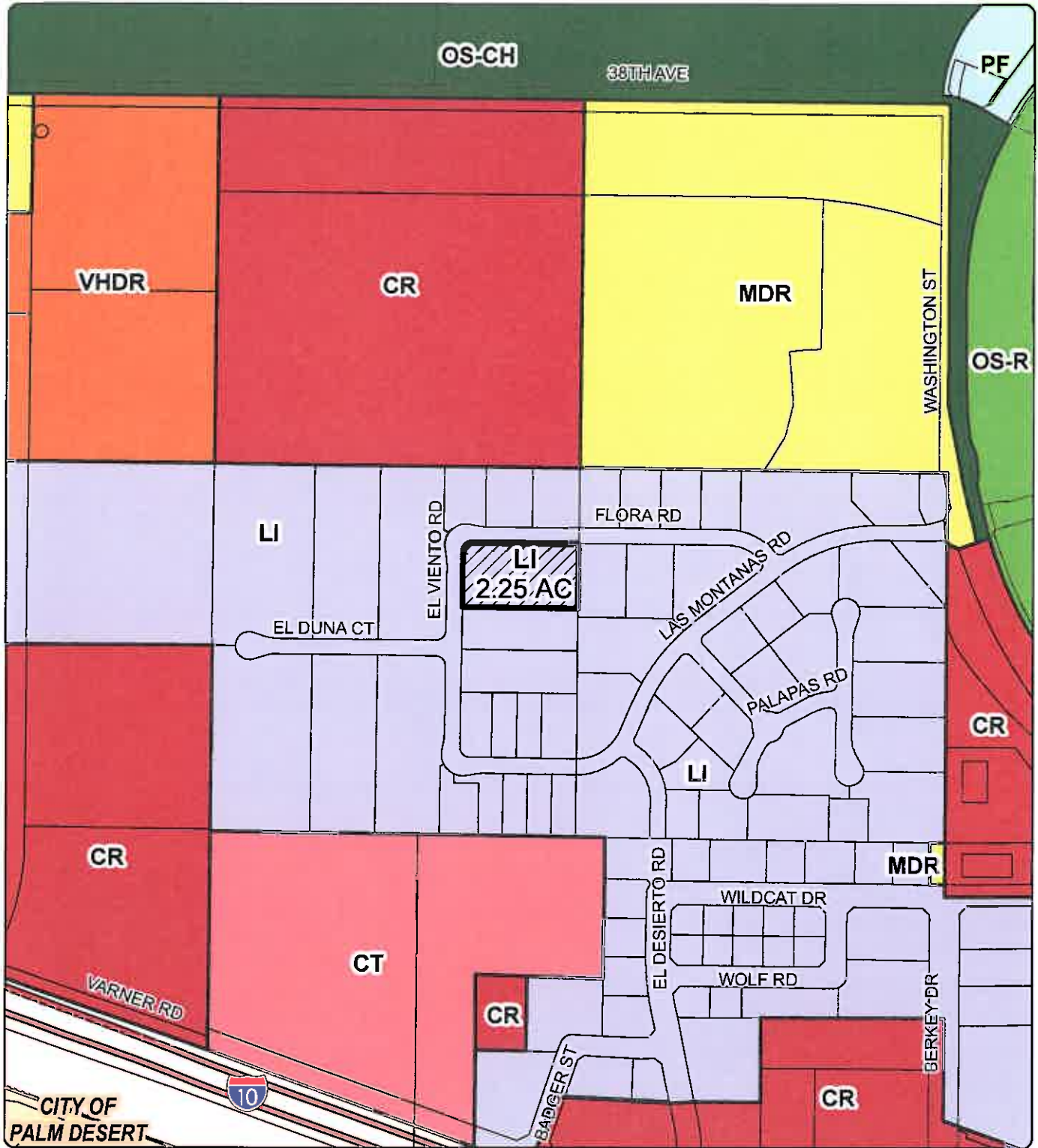
PM36574

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 03/19/2015

Exhibit 5



Zoning District: Bermuda Dunes

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)653-8277 (Eastern County) or Website <http://planning.sefma.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42640
Project Case Type (s) and Number(s): Tentative Parcel Map No. 36574 (Waiver of Final Map)
Lead Agency Name: County of Riverside Planning Department
Address: 77588 El Duna Court Palm Desert, CA 92211
Contact Person: Jay Olivas, Project Planner
Telephone Number: (760) 863-7050
Applicant's Name: DBP Ventures (Marsha Vincelette)
Applicant's Address: 1302 Puyallup Street Sumner, WA 98390
Engineer's Name: Victor Loren, P.E.
Engineer's Address: 4587 Winterberry Ct Banning, CA 92220

I. PROJECT INFORMATION

A. Project Description: Tentative Parcel Map No. 36574 (Waiver of Final Map) is a Schedule "E" parcel map proposing to subdivide 2.25 acres into four (4) parcels with parcel sizes ranging from approximately .48 acres to .67 acres each within existing industrial subdivision with Waiver of Final Map. The existing 2.25 acre site would re-subdivide APN 626-420-084 which was previously combined under Certificate of Parcel Merger No. 1783 located within Parcel 4 of previously recorded Parcel Map No. 32544. No grading or construction is proposed with the parcel map.

The proposed four (4) parcels ranging from .48 acres to .67 acres would be created in conjunction with Certificate of Land Division Compliance No. 7142 to be recorded on the property due to Waiver of Final Map.

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

C. Total Project Area: 2.25 Acres

Residential Acres: n/a	Lots: n/a	Units: n/a	Projected No. of Residents: n/a
Commercial Acres: n/a	Lots: n/a	Sq. Ft. of Bldg. Area: 12,926	Est. No. of Employees: n/a
Industrial Acres: 2.25	Lots: 4	Sq. Ft. of Bldg. Area: n/a	Est. No. of Employees: n/a
Other: n/a			

D. Assessor's Parcel No(s): 626-420-084

E. Street References: The site is located northerly of Las Montanas, south of Flora Road, and east of El Viento Road within the Desert Business Park.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 6 East, Section 18

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site contains vacant land. Surrounding land uses consist of existing industrial buildings and vacant land. The project is not within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project as a tentative parcel map is conditionally consistent with the existing land use designation of Light Industrial (CD: LI) (.25 - .60 FAR).
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed tentative parcel map is located within an area of flooding sensitivity, but flood protection improvements are in place within the existing Desert Business Park per previously recorded and improved parcel maps PM29715 and PM32544.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area will be provided for in the design of any future buildings by separate plot plan permit. 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 does not affect Housing Element Policies.
7. **Air Quality:** The proposed project as a tentative parcel map would not conflict with SCQAMD standards. Sufficient air quality measures such as PM10 Dust Control Plan for any future grading of the site would be incorporated. The proposed project meets all other applicable Air Quality element policies.

B. **General Plan Area Plan(s):** The Western Coachella Valley Area Plan

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

D. **Land Use Designation(s):** Light Industrial (LI) (.25 - .60 FAR)

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 Community Development: Light Industrial (LI) (.25 - .60 FAR)

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:** Manufacturing – Service Commercial (M-SC)

J. **Proposed Zoning, if any:** Not applicable

K. **Adjacent and Surrounding Zoning:** Manufacturing – Service Commercial (M-SC) & Industrial Park (I-P)

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

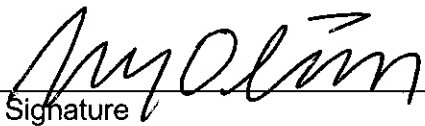
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

January 15, 2015
Date

Jay Olivas, Project Planner
Printed Name

For Steven Weiss, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The project is not adjacent to a scenic highway corridor. The proposed tentative parcel map to create four (4) parcels are likely to contain future industrial buildings by separate plot plan which would include earth tone colors, building setbacks, and landscaping to address any visual impacts to surrounding properties. Therefore, there is no impact.
- b) The proposed 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. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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:

- a) According to GIS database, the project site is located approximately 42.79 miles away from Mt. Palomar Observatory. The project shall comply with low pressure sodium requirements for lighting with any future buildings by separate plot plan in accordance with Ord. No. 655 (Condition of Approval (COA) 10.Planning.16 – Comply with Ord. 655). Impacts would be less than significant.

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?	<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: Site Visit, Project Description

Findings of Fact:

- a) The proposed project is required to maintain lighting that is hooded and directed no further than property boundaries (COA 10.Planning.14—Lighting Hooded/Directed) with any future buildings by separate plot plan. Impacts would be less than significant.
- b) The proposed project will not expose residential property to unacceptable light levels. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

Source: GIS database, and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of 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). Therefore, the proposed project will not impact land designated as Prime, Unique, or Farmland of Statewide Importance to a non-agricultural use.

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. Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. Therefore, there is no impact.

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

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD

Findings of Fact:

- The proposed project would not conflict with or obstruct implementation of the applicable air quality plan. The proposed project with no construction proposed with the tentative parcel map would not conflict with SCQAMD standards. Any future construction such as by separate plot plan for future industrial buildings would be required to comply with Dust Control Plan (COA 60.Planning.1—PM10 Plan) and California Building Code.
- The proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- The proposed project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

- d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, CV-MSHCP, Environmental Programs Department review

Findings of Fact: The site is not within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). Based upon habitat and geographic ranges, no listed species or special status species meeting CEQA guidelines for a mandatory finding of significance is likely to occur; therefore, the project will not:

- a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)
- c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.
- f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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 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: Project Application Materials

Findings of Fact: The project contains vacant land and was previously reviewed under PM29715 and PM32544 and is not affected by historic resources. Therefore, there is no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

9. Archaeological Resources

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

Source: Project Application Materials

Findings of Fact:

- a-e) The project site is vacant and is not affected by archaeological resources since the site has been previously surveyed under PM29715 and PM32544. If during any future ground disturbing activities, unanticipated archaeological resources are discovered, all ground disturbance shall be halted until a meeting is convened with the owner. Project Archaeologist, and County Archaeologist (COA 10.Planning.1- Unanticipated Resources). No impacts are anticipated.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

10. Paleontological Resources

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"/>
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Source: GIS database, County Geologist review

Findings of Fact:

- a) According to GIS database and County Geologist, this site has been mapped as having a low potential for paleontological resources. However, should fossil remains be encountered during any future construction, all earthmoving shall be ceased and the owner of the property shall notify the County Geologist (COA 10.Planning.3—Low Paleo). This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing paleontological resources. Impacts are less than significant.

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

Monitoring: No monitoring measures are required

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<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: Geologist Comments

Findings of Fact: There are no known active or potentially active faults that traverse the site. The potential for active fault rupture at this site is considered very low. The site is likely to be subjected to moderate ground shaking during the expected life span of the project. The nearest active fault is the local segment of the San Andreas Fault Zone, referred to as the San Bernardino strand. Therefore, the proposed project will not:

- 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact:

- a) Liquefaction potential is considered to be moderate at this site. Liquefaction potential from strong ground shaking is considered to be very low. Since the site would be required to comply with California Building Codes (CBC) for any future construction as result of the parcel map, impacts are less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures 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. Any future construction as result of the parcel map is required to comply with the CBC. Any impacts would be 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"

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

Source: GIS database, County Geologist review

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 GIS database and County Geologist review, unfavorable ground subsidence is not anticipated. Subsidence in the area will not cause any differential settlement or cracking of the existing building foundations, and will therefore have a minimal impact on the proposed development. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, County Geologist review

a) According to the County Geologist review, tsunamis and seiching are not potential hazards to the site. The project will have 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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Source: Riv. Co. 800 Scale Slope Maps

Findings of Fact: The proposed project site with relatively flat topography will not:

- 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.

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

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Findings of Fact:

- a) The project site is located on a previously graded site and will not result in substantial soil erosion or the loss of topsoil. Therefore, there is no impact.
- b) The project site will not be located on expansive soil creating substantial risks to life or property since any future buildings would comply with the CBC.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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) This project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there is no impact.
- b) The proposed project will not result in an increase in water erosion either on or off since the site proposes no immediate construction with the tentative parcel map with waiver of final map. Any future buildings by separate plot plan would be reviewed in accordance with a Water Quality Management Plan. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) This project will not be impacted by or result in a substantial increase in wind erosion and blowsand, either on or off-site since any future construction as result of tentative parcel map would be addressed in accordance with required PM10 dust control plan. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project application materials

Findings of Fact:

a) The project will comply with South Coast Air Quality Management District guidelines. Due to the nature of the project with vacant land likely to be built with future industrial buildings, energy efficient building materials would be incorporated in accordance with the CBC reducing greenhouse gas emissions. Therefore, the project will have a less than 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. 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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 project will not:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials due to the nature of the project as tentative parcel map on vacant land. Therefore, there is no impact.
- 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.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two	<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
miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<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 located within an Airport Influence Area, but the project will not result in an inconsistency with the Airport Master Plan based on Airport Land Use Commission (ALUC) transmittal letter of February 3, 2014. The project was found "consistent" with the Airport Master Plan subject to certain conditions such as any outdoor lighting to be hooded, prohibiting any use that would direct a steady light or flashing light associated with airport operations, any use which would cause sunlight to be reflected towards an aircraft, any use which would generate smoke or water vapor attracting birds, any use generating electrical interference, and any highly noise sensitive outdoor non-residential uses and hazards to flights (COA 10.Planning.13—ALUC Letter). Therefore impacts would be less than significant.

b) The project site is located within the vicinity of a private airport; and required review by the Airport Land Use Commission. Impacts would be less than significant based on measures from ALUC transmittal letter dated February 3, 2014.

c) The project is located within an airport land use plan, but would not result in a safety hazard for people residing or working in the project area. Impacts would be less than significant based on measures outlined in ALUC transmittal letter dated February 3, 2014.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts	<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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Coachella Valley Water District Letter dated December 30, 2013.

Findings of Fact:

- a) The area shown is shown to be subject to shallow flooding and is designated Zone AO, depth 3 feet on Federal Flood Insurance rate maps. The site has been previously graded with elevated pad at the existing Desert Business Park. Any future construction as result of tentative parcel map would not significantly alter drainage pattern of the area due to existing drainage improvements within the existing business park. Impacts are less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements based on implementation of a required Water Quality Management Plan (WQMP) for any future buildings as result of tentative parcel map. 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) 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).
- d) The proposed project will not 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 in accordance with prior Drainage and WQMP measures under PM29715 and PM32544. Impacts are less than significant.
- e) The proposed project does proposed any housing related structures 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 are no impacts.
- f) The proposed project will be located on a site within the 100-year Zone AO floodplain limits for the Whitewater River Basin; the project could place future industrial buildings within a 100-year flood hazard area structures which would impede or redirect flood flows, but was previously addressed under PM29715 and PM32544 drainage improvements. Impacts would be less than significant.
- g) The proposed project will not substantially degrade water quality due to prior WQMP measures and any future WQMP plans with any future construction. Impacts would be less than significant.
- h) The proposed project will not include new or retrofitted Stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands) which could result in significant environmental effects (e.g. increased vectors and odors).

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 type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input checked="" type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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," Coachella Valley Water District Letter dated December 30, 2013.

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the area due to existing flood protection measures within the existing Desert Business Park (COA 10.Planning.8 – Maintain Flood Facility). Future construction of site specific industrial buildings on the 2.25 acre site as result of parcel map would be reviewed for flood protection measures by separate plot plan. Therefore, impacts are less than significant.
- b) The project as a parcel map will not cause a change in absorption rates and the rate and amount of surface runoff since land is vacant. Existing drainage improvements and future industrial buildings as result of parcel map would address any potential runoff impacts. Impacts would be less than significant.
- c) The project will not expose people or structures to a significant risk, loss, injury or death involving flooding due to existing site improvements and flood control measures.
- d) The proposed project will not change in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The proposed project would not result in a substantial land use alteration of the present land use of the land since land is currently vacant and is intended for likely industrial buildings within an existing business park as result of the tentative parcel map with waiver of final map. The land was previously subdivided under PM32544 and combined under Certificate of Parcel Merger No. 1783. The proposed four (4) parcels ranging from approximately .48 acres to .67

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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acres each would be created in conjunction with Certificate of Land Division Compliance No. 7142. Impacts would be less than significant.

b) The project is located within the city sphere of influence of the City of Palm Desert. No comments to date have been received from the City. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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

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

Findings of Fact:

- a) The proposed project is consistent with the existing Manufacturing-Service Commercial (M-SC) zone in that the proposed parcels of approximately 1/2 acre each meet the minimum lot size required of the M-SC zone which lots are intended for future industrial buildings by separate plot plan within existing business park as result of the tentative parcel map. Impacts would be less than significant.
- b) The proposed project is compatible with surrounding industrial zones (M-SC and I-P) since proposed project to create four approximate 1/2 acre industrial lots by parcel map. Impacts would be less than significant.
- c) The site of 2.25 acres consisting of industrial land proposed to be subdivided is surrounded by industrial buildings within existing business park, therefore the project is compatible with existing and planned surrounding land uses. Impacts are less than significant.
- d) The proposed project to remain under existing land use designation of Light Industrial (LI) (FAR .25-.60 FAR) of the General Plan is consistent with industrial land use policies such as existing and available improvements like roads, water, and sanitation service. Impacts are less than significant.
- e) The project does not Disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

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.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact: The proposed project will not:

- 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. Therefore, there is no impact.
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.
- c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.
- d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 is located within an airport land use plan where such a plan has been adopted, and within two miles of a public airport or public use airport; however, it will not expose people residing or working in the project area to excessive noise levels due to California building code compliance with any future construction. Therefore, impacts are less than significant.
- b) The proposed project is not within the vicinity of a private airstrip; therefore, will not expose people residing or working in the project area to excessive noise levels. Therefore, there is no impact.

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 will not be impacted by railroad noise.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project will not be impacted by highway noise.

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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33. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact: The proposed project will not be impacted by other noise impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

- a) The proposed project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- b) The proposed project will not cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, there is no impact.
- c) A noise study shall not be required for the project, but is conditioned to not cause exposure of persons to or generation of noise levels in excess of standards 45 dBA between hours of 10:00 p.m. to 7:00 a.m. or 65 dBA between 7:00 a.m. to 10:00 p.m. to any existing or future sensitive receptors in the surrounding area (COA 10.E Health.5 – Industrial Hygiene Comments). Impacts would be less than significant.
- d) The proposed project will not cause exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The scope of the development will not displace existing housing, and will not necessitate the construction of replacement housing elsewhere. Therefore, there would be no 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. Therefore, there would be no impact.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project is not located within a Redevelopment Area.
- e) The project will not cumulatively exceed official regional or local population projections.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. The project area shall be subject to compliance with fire codes with any future construction, comply with required standards and inspections, by the Riverside County Fire Department. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would have an incremental effect on the level of sheriff services provided in the vicinity of the project area. There is no Crime Prevention Through Environmental Design (CPTED) issues for the proposed project. Any impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Desert Sands Unified School District correspondence dated January 7, 2014, GIS database

Findings of Fact: The proposed project is located within the Desert Sands Unified School District. Future construction as result of parcel map may require school fees (COA 80.Planning.1-School Fees). Impacts would be 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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39. Libraries	<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 will not create an incremental demand for library services. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<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 use of the proposed area would not cause an incremental impact on health services. The site is located within the service parameters of County health centers. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. 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?

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 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. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project 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. Therefore, there is no impact.

c) The project is not located within a county service area, but is located within the boundaries of the Desert Recreation District. No new park impacts are anticipated.

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

Findings of Fact: No requirements were stated by the County Open Space and Recreation District. Therefore, there is no impact.

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 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 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
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

- a) The proposed project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The existing adjacent public right of way along El Viento Road and Flora Road (57' Right-of-Way) is fully improved with existing curbs/sidewalks. With any future construction resulting from parcel map and any future plot plan, site specific hydrology and water quality management plans would be required (COA 80.Trans.1 – Hydrology Study Required and 80.Trans.2 – Water Quality Management Plans). Impacts would be less than significant.
- b) The proposed project will not 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. Therefore, there would be no impact.
- c) The proposed project will not alter waterborne, rail or air traffic. Therefore, there would be no impact.
- d) 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 would be no impact.
- e) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there would be no impact.
- f) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: No connection is available for a Class I Bikeway/Regional Trail. 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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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; Coachella Valley Water District letter dated December 30, 2013

Findings of Fact:

- a) Existing domestic water lines are located within the existing business park where the proposed parcel map is located. The parcel map will not require or result in the substantial construction of new water treatment facilities or expansion of existing facilities other than minor site specific utility line extensions for any future buildings constructed on the four (4) parcels. This project has been conditioned to ensure all Coachella Valley Water District requirements for domestic water (COA 10.E HEALTH.2 – Water and Sewer Service). Impacts are less than significant.
- b) The proposed project will have sufficient water supplies available to serve the project from existing entitlements and expanded entitlements needed.

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; Coachella Valley Water District letter dated December 30, 2014

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

- a) Existing sewer water lines are located within the existing business park where the proposed parcel map is located. The parcel map will not require or result in the substantial construction of wastewater lines or expansion of existing facilities other than minor site specific utility line extensions for any future buildings constructed on the four (4) parcels. This project has been conditioned to ensure all Coachella Valley Water District requirements for sewer (COA 10.E HEALTH.2 – Water and Sewer Service). Impacts are less than significant.
- b) The project will not 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.

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"/>
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"/>

Source: General Plan

Findings of Fact:

- a) The project will be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs. Impacts are less than significant.
- b) The project will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: General Plan

Findings of Fact:

a-g) No letters have been received eliciting responses that the proposed project would require substantial new facilities. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: General Plan

a) The proposed project will not conflict with any adopted energy conservation plans.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- SCAQMD CEQA Air Quality Handbook
- RCGP: Riverside County General Plan.
- Environmental Assessment No. 38074 (PM29715)
- Environmental Assessment No. 39665 (PM32544)

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

Location: County of Riverside Planning Department
77588 El Duna Ct Ste. H
Palm Desert, CA 92211

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.

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36574 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36574, Amended No. 1, dated July 9, 2014.

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

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 or FINAL 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 or FINAL 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,

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

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

whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is to subdivide 2.25 acres into four (4) parcels with parcel sizes ranging from approximately .48 acres to .67 acres each within existing industrial subdivision with Waiver of Final Map. The 2.25 acre site would re-subdivide Assessor's Parcel Number 626-420-084 which was previously combined under Certificate of Parcel Merger No. 1783.

The four (4) parcels of 1/2 acre each would be created in conjunction with Certificate of Land Division Compliance No. 7142 to be recorded on the property.

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.

E HEALTH DEPARTMENT

10.E HEALTH. 2 CVWD WATER AND SEWER SERVICE RECOMMND

Parcel Map 36574 is proposing to receive potable water service and sanitary sewer service from Coachella Valley Water District (CVWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water and sanitary sewer service are met with CVWD as well as all other applicable agencies. As the sewer purveyor, CVWD shall have the responsibility to ensure that all grease interceptor and/or oil and water separator tank requirements (specifications and sizing) are met if needed.

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10.E HEALTH. 3 RETENTION BASINS - NO VECTORS RECOMMND

Any proposed retention basin(s) shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

10.E HEALTH. 4 ENV CLEANUP PROGRAM-COMMENTS RECOMMND

Based on the information provided and with the provision that the information was accurate and representative of site conditions, 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.

10.E HEALTH. 5 INDUSTRIAL HYGIENE-COMMENTS RECOMMND

Based upon the submitted diagrams, surrounding zoning, distance of sensitive receivers, a noise study is not required for Parcel Map 36574. However, this project shall comply with the following:

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).

Please note that the Office of Industrial Hygiene reserves the right to regulate in accordance with all applicable Ordinances, Regulations, and Standards should further information indicate the requirements.

10.E HEALTH. 6 CONTACT HAZMAT RECOMMND

If Hazardous Materials are to be used or stored onsite, the developer shall contact the Department of Environmental Health, Hazardous Materials Management Branch (HMMB) to for plan check and permitting requirements at (760) 863-8976.

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10.E HEALTH. 7 CONTACT DISTRICT ENV. SERVICES RECOMMND

For any proposed public/semi-public food facility, the developer shall contact the Department of Environmental Health, District Environmental Services to obtain information regarding plan check and permitting requirements at (760) 863-8287.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - UNANTICIPATED RESOURCES 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, unanticipated cultural resources* are discovered, 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)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, 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 resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

artifacts if the area of the find is determined to be of significance due to 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.

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

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 by the Coroner within the period specified by law (24 hours) . 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 MAP - LOW PALEO RECOMMND

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

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - LOW PALEO (cont.)

RECOMMND

for paleontological resources. However, should fossil remains be encountered during site development:

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

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

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

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

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

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

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - LOW PALEO (cont.) (cont.) RECOMMND

museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

10.PLANNING. 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 E, 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. 6 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the M-SC zone.

10.PLANNING. 7 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

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND

and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

10.PLANNING. 8 MAP - MAINTAIN FLOOD FACILITY RECOMMND

The land divider, and the land divider's successors in interest, shall at all times maintain any and all required stormwater, flood control and drainage facilities in a safe condition, in good repair and in a manner capable of being operated as designed.

10.PLANNING. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 10 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 amount of the fee for commercial or industrial projects shall be calculated on the basis of "Project Area". In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 11 MAP - ORD 875 CVMSHCP FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection approval, the holder of the construction permit(s) shall comply with the

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD 875 CVMSHCP FEE (cont.)

RECOMMND

provisions of Riverside County Ordinance No. 875, which requires payment of the appropriate fee set forth in that ordinance. Riverside County Ordinance No. 875 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 the ordinance within the Coachella Valley and surrounding mountains.

The amount of the fee for commercial and industrial projects shall be calculated on the bases of "Project Area".

In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 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 - ALUC LETTER

RECOMMND

The land divider, and the land divider's successor in interest, shall remain in compliance with the attached Airport Land Use Commission letter dated February 3, 2014, summarized as follows:

- 1) Any outdoor lighting installed shall be hooded or shielded;
- 2) The following uses shall be prohibited:
 - a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations;
 - b) Any use which would cause sunlight to be reflected towards an aircraft;
 - c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds;
 - d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft; and,

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ALUC LETTER (cont.) RECOMMND

e) Any highly noise-sensitive outdoor non-residential uses and hazards to flight.

3) The attached "Notice of Airport in Vicinity" shall be provided to all potential tenants and purchasers.

10.PLANNING. 14 MAP - 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. 16 MAP - 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.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 MAP - RECORD COC07142 RECOMMND

WITHIN 90 DAYS OF THIS TENTATIVE MAP APPROVAL, OR BY SEPTEMBER 1, 2015, WHICHEVER OCCURS FIRST, the land divider in coordination with the Planning Department shall record Certificate of Land Division Compliance No. 7142 subject to County Surveyor approval to establish four (4) parcels as depicted on the APPROVED TENTATIVE MAP.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO GRADING PERMITS RECOMMND

NO GRADING PERMITS TO BE ISSUED UNDER PARCEL MAP NO. 36574. ALL GRADING TO BE CONDUCTED UNDER AN APPROPRIATE LAND USE PERMIT.

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1 EPD - MBTA SURVEYS

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

PLANNING DEPARTMENT

60.PLANNING. 1 MAP - 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 stated in their letter dated December 30, 2013, summarized as follows: this area is shown to be subject to shallow flooding and is designated Zone AO, depth 3 feet on the Federal Flood Insurance rate maps.

60.PLANNING. 2 MAP - PM10 MITIGATION PLAN

RECOMMND

Notwithstanding any provision of Riverside County Ordinance No. 742 (Control of Fugitive Dust & PM10) to the contrary, this roject shall comply with the requirements of Ordinance No. 742, including, but not necessarily limited to, the submission of a PM10 Mitigation Plan containing all resonably 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

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 2 MAP - PM10 MITIGATION PLAN (cont.) RECOMMND

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.

TRANS DEPARTMENT

60.TRANS. 1 MAP - HYDROLOGY STUDY REQUIRED RECOMMND

A Hydrology study may be required for this project. For specific requirements contact Majeed Farshad (760)863-7045.

60.TRANS. 2 MAP - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Conservation District and Transportation Department for review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S) .

PLANNING DEPARTMENT

80.PLANNING. 1 USE - SCHOOL MITIGATION RECOMMND

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

03/19/15
11:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 13

PARCEL MAP Parcel Map #: PM36574

Parcel: 626-420-084

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 MAP - RECORD COC07142 RECOMMND

The land divider shall record COC07142 subject to County Surveyor approval to establish four (4) parcels as depicted on the APPROVED TENTATIVE MAP based on the approval of the request for Waiver of Final map.

TRANS DEPARTMENT

80.TRANS. 1 MAP - HYDROLOGY STUDY REQUIRED RECOMMND

A Hydrology Study may be required for this project. For specific requirements contact Majeed Farshad (760)863-7045.

80.TRANS. 2 MAP - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Riverside County Flood Control & Conservation District and Transportation Department for review and approval.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - NO PRECISE GRD APRVL RECOMMND

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



RECEIVED
FEB 05 2014
ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

CHAIR
Simon Housman
Rancho Mirage

February 3, 2014

VICE CHAIRMAN
Rod Ballance
Riverside

Mr. Jay Olivas, Urban Regional Planner IV
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

COMMISSIONERS

[VIA HAND DELIVERY]

Arthur Butler
Riverside

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

John Lyon
Riverside

File No.: ZAP1053BD14

Related File No.: PM36574

Glen Holmes
Hemet

APN: 626-420-084

Greg Pettis
Cathedral City

Dear Mr. Olivas:

Richard Stewart
Moreno Valley

Under the delegation of the Riverside County Airport Land Use Commission (ALUC), staff reviewed the above- referenced proposal to divide 2.247 acres located southerly of Flora Road, easterly of El Viento Road, and northerly of Las Montanas Road and the intersection of El Viento Road and El Duna Court, in the business park located westerly of Washington Street and the Sun City-Palm Desert development, into 4 lots.

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

The site is located in Airport Compatibility Zone D of the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. The proposed existing grade is approximately 120 feet above mean sea level (AMSL), with an assumed maximum industrial building height of 50 feet as allowed by the M-SC zone for a total height of 170 feet AMSL. Based on the distance of the parcel to the end of the runway at 9,800 feet and the elevation of the westerly end of the runway at 73.4 feet AMSL, FAA Obstruction Evaluation review would be required for any structure exceeding 171.4 feet AMSL. However, since any proposed structures would likely not exceed this threshold based on existing grade elevation and maximum building height of 50 feet, FAA Obstruction Evaluation review is not required.

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

I hereby find the above-referenced project **CONSISTENT** with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION February 3, 2014

- (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, recycling centers containing putrescible wastes, and construction and demolition debris facilities.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
 - (e) Any highly noise-sensitive outdoor nonresidential uses and hazards to flight.
3. The attached "Notice of Airport in Vicinity" shall be provided to all potential tenants and purchasers.

If you have any questions, please contact Russell Brady, Contract Planner, at (951) 955-0549, or John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


Edward C. Cooper, Director

RB:bks

Attachment: Notice of Airport in Vicinity

cc: DBP Ventures, Marsha Vincelette
DBP Ventures Sumner WA (payee), Angela Humphreys
Mike Smith, Manager, Bermuda Dunes Executive Airport
ALUC Staff

Y:\AIRPORT CASE FILES\Bermuda Dunes\ZAP1053BD14\ZAP1053BD14.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

RIVERSIDE COUNTY GIS



Selected parcel(s):
626-420-084

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Thu Jan 30 17:46:48 PST 2014

Version 131127



Established in 1918 as a public agency
Coachella Valley Water District

Directors:

John P. Powell, Jr., President - Div. 3
Franz W. De Klotz, Vice President - Div. 1
Ed Pack - Div. 2
Peter Nelson - Div. 4
Debi Livesay - Div. 5

Officers:

Jim Barrett, General Manager
Julia Fernandez, Board Secretary

Redwine and Sherrill, Attorneys

December 30, 2013

File: 0163.1
0421.1
0721.1
1150.011
Geo. 050601-1
PZ 13-5116



Jay Olivas
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Dear Mr. Olivas:

Subject: Tentative Parcel Map No. 36574

The proposed subdivision of TPM No. 36574 does not conflict with Coachella Valley Water District's (CVWD) stormwater facilities.

Approval of the proposed subdivision of TPM No. 36574 does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

Riverside County Ordinance No. 458, as amended, states:

No structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements. A flood management review will be required for each parcel or as a group.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth 3 feet on Federal Flood Insurance rate maps, which are in effect at this time.

The County shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

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.

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 development is subject to the County's Landscape Ordinance which was adopted in accordance with the States Model Water Efficient Landscape Ordinance and CVWD's Ordinance 1374. The purpose of these ordinances is to establish effective water efficient landscaping requirements for newly installed and rehabilitated landscapes. In order to ensure this development's compliance, plans for grading, landscaping and irrigation systems shall be submitted to CVWD for review. This review is for ensuring efficient water management.

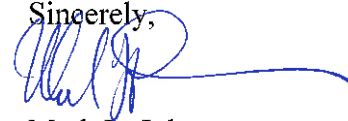
The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to ensure CVWD staff regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Mark L. Johnson
Director of Engineering

SI.Ams\Eng\STORMWTR\1-2013\12-DEC\Pre-App Review PM 36574.doc

cc: Majeed Farshad
Riverside County Department of Transportation
77588 El Duna, Suite H, Palm Desert, CA 92211

Alan French
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

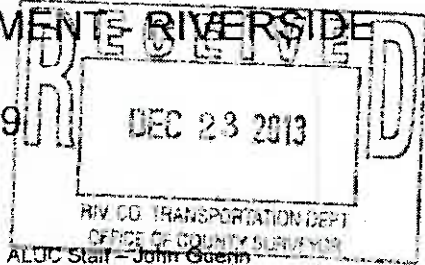
Michael Mistica, MBA
County of Riverside, Department of Environmental Health
Land Use and Water Resources Program
3880 North Lemon St., Suite 200
Riverside, CA 92501

cc: Developer/applicant
DBP Ventures, A California Partnership
1302 Puyallup St.
Sumner, WA 98390



**LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL**

**RIVERSIDE COUNTY PLANNING DEPARTMENT
P.O. Box 1409
Riverside, CA 92502-1409**



DATE: December 19, 2013

TO:

Riv. Co. Transportation Dept -Palm Desert
Riv. Co. Environmental Health Dept.
Coachella Valley Water 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/Paleontology Section
Trans Dept. Landscaping Section
Trans Dept. Survey Section (B. Robinson)
P.D. Archaeology Section
4th District Supervisor
4th District Planning Commissioner

ALUC Staff – John Quinn
So. CA Gas Company
Desert Recreation District
Imperial Irrigation District
Desert Sands School District

TENTATIVE PARCEL MAP NO. 36574 (WAIVER OF FINAL MAP) – EA42640 – Owner/Applicant: DBP Ventures, LLP – Representative: Marsha Vincelette – Fourth/Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Light Industrial (LI) - Location: North of Las Montanas, South of Flora Road, east of El Viento – 2.25 Acres – Zoning: Manufacturing - Service Commercial (M-SC) – REQUEST: Tentative Parcel Map (Schedule E) proposes to subdivide 2.25 acres into four (4) parcels with parcel sizes of approximately ½ acre each within existing industrial subdivision with Waiver of Final Map. The 2.25 acre site would re-subdivide APN 626-420-084 which was previously combined under Certificate of Parcel Merger No. 1783. Related Cases: CPM01783; PM32544; PM29715

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a Desert LDC meeting on January 9, 2014. 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 Jay Olivas, Project Planner, at (951) 955-1195 or email at jolivas@rctlma.org / MAILSTOP# 1070.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

*NO COMMENTS
(SEEMS LIKE A GOOD CANDIDATE FOR A WAIVER OF FINAL MAP!)*

DATE: 01-08-14 SIGNATURE: Robert T. Robinson
PLEASE PRINT NAME AND TITLE: ROBERT T. ROBINSON, Deputy County Surveyor
TELEPHONE: 951-955-4688

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.

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

DATE: December 19, 2013

TO:

Riv. Co. Transportation Dept.-Palm Desert
Riv. Co. Environmental Health Dept.
Coachella Valley Water 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/Paleontology Section
Trans Dept. Landscaping Section
Trans Dept. Survey Section (B. Robinson)
P.D. Archaeology Section
4th District Supervisor
4th District Planning Commissioner

ALUC Staff - John Guerin
So. CA Gas Company
Desert Recreation District
Imperial Irrigation District
Desert Sands School District

TENTATIVE PARCEL MAP NO. 36574 (WAIVER OF FINAL MAP) - EA42640 - Owner/Applicant: DBP Ventures, LLP - Representative: Marsha Vincelette - Fourth/Fourth Supervisorial District - Bermuda Dunes Zoning District - Western Coachella Valley Area Plan: Light Industrial (LI) - Location: North of Las Montanas, South of Flora Road, east of El Viento - 2.25 Acres - Zoning: Manufacturing - Service Commercial (M-SC) - REQUEST: Tentative Parcel Map (Schedule E) proposes to subdivide 2.25 acres into four (4) parcels with parcel sizes of approximately 1/2 acre each within existing industrial subdivision with Waiver of Final Map. The 2.25 acre site would re-subdivide APN 626-420-084 which was previously combined under Certificate of Parcel Merger No. 1783. Related Cases: CPM01783; PM32544; PM29715

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a Desert LDC meeting on January 9, 2014. 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.

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Should you have any questions regarding this project, please do not hesitate to contact Jay Olivas, Project Planner, at (951) 955-1195 or email at jolivas@rcplma.org / MAILSTOP# 1070.

Public Hearing Path: DH: PC: BOS:

COMMENTS: NONE

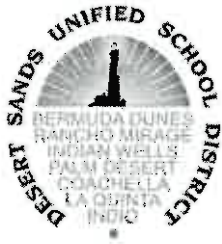
DATE: 1/8/14

SIGNATURE: 

PLEASE PRINT NAME AND TITLE: Troy STRANGE, Project Manager

TELEPHONE: (760) 397-3484 ext. 107

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.



Desert Sands Unified School District

47-950 Dune Palms Road • La Quinta, California 92253 • (760) 771-8515 • FAX: (760) 771-8522

- Facilities Services -

January 7, 2014

County of Riverside
Jay Olivas, Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409



Request for Comments: APN: 626-420-084. Tentative Parcel Map No. 36574 – 2.25 acres subdivided into four commercial parcels located north of Las Montanas, south of Flora Road, east of El Viento.

Dear Mr. Olivas,

This is in response to your request for input on the above referenced project and its effect on public schools.

All actions toward commercial development will potentially result in an impact on our school system. The District's ability to meet the educational needs of the public with new schools has been seriously impaired in recent years by local, state and federal budget cuts that have had a devastating impact on the financing of new schools.

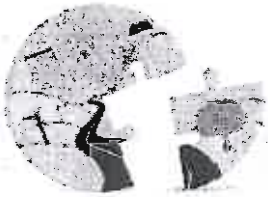
As you are aware, there is a school mitigation fee that is currently collected on all new development at the time building permits are issued.

Please feel free to call me if you have further questions. Thank you.

Sincerely,

A handwritten signature in blue ink is written over the word "Sincerely,". The signature is stylized and appears to be "Patrick Cisneros".

Patrick Cisneros, Director
Facilities Services



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: PM 36574 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: DBP VENTURES E-Mail: mvincelette@desertbusinesspark.com

Mailing Address: 1302 PUYALLUP STREET
SUMNER, WA. 98390
Street

Daytime Phone No: (760) 200-0029 Fax No: () X
City State ZIP

Engineer/Representative's Name: VICTOR VILLENEUVE E-Mail: vlorenasc@aol.com

Mailing Address: VICTOR LOREN CONSULTING 4587 WINTERBERRY CT.
BANNING, CA. 92220
Street City State ZIP

Daytime Phone No: (760) 485-1371 Fax No: () _____

Property Owner's Name: x DBP VENTURES E-Mail: x MVINCELETTE@INVESTCO.COM

Mailing Address: x 77885 LAS MONTANAS ROAD Suite A
x PALM DESERT CA 92211
City State ZIP

Daytime Phone No: x (760) 200-0029 Fax No: x (760) 200-0226

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

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.

✓ MARSHA VINCELETTE PRINTED NAME OF APPLICANT ✓ Marsha Vincelette 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.

✓ MARSHA VINCELETTE PRINTED NAME OF PROPERTY OWNER(S) ✗ Marsha Vincelette SIGNATURE OF PROPERTY OWNER(S)
✓ _____ SIGNATURE 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): 620-420-084

Section: 1 Township: B SOUTH Range: 6 EAST

Approximate Gross Acreage: 2.247 ACRES

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of LAS MONTANAS RD., South of FLORA DR., East of EL VIENTO RD., West of WASHINGTON ST.

Thomas Brothers map, edition year, page number, and coordinates: P. 819, GRID E-1

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):

SUBDIVISION OF MERGED LOTS 1-4 (PER PARCEL MAP 32544 P.M.B. 221/65-68) PER CERT. OF PARCEL MERGER NO. 1783, REC. 4-25-08, INST. NO. 2008-0209721, BACK TO LOTS 1-4 PER PM 32544. NO LAND ALTERATION OR BUILDINGS PROPOSED. MAPPING ONLY.

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). NONE (Parcel Map, Zone Change, etc.)

E.A. No. (if known) NONE E.I.R. No. (if applicable): NONE

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: N/A

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

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) 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

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0 C.Y. CUT

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards ~~0~~ C.Y. FILL

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

Import N/A Export N/A Neither ✓

What is the anticipated source/destination of the import/export? N/A

What is the anticipated route of travel for transport of the soil material? N/A

How many anticipated truckloads? NONE truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ 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

N/A If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

N/A Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

N/A 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.almacounty.com/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) X *Masha Vinuleto* Date X *10-23-13*

Owner/Representative (2) X Date X

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

TENTATIVE PARCEL MAP NO. 36574 (WAIVER OF FINAL MAP) – Intent to Adopt Negative Declaration – Owner/Applicant: DBP Ventures – Fourth Supervisorial District – Bermuda Dunes Zoning District – Location: North of Las Montanas Road, south of Flora Road, and east of El Viento Road – 2.25 Acres – Zoning: Manufacturing - Service Commercial (M-SC) – **REQUEST:** Tentative Parcel Map No. 36574 is a Schedule E parcel map proposing to subdivide 2.25 acres into four (4) parcels with parcel sizes ranging from approximately .48 acres to .67 acres each within an existing industrial subdivision with Waiver of Final Map. The existing 2.25 acre site would re-subdivide Assessor's Parcel Number 626-420-084 which was previously combined under Certificate of Parcel Merger No. 1783 located within Parcel 4 of previously recorded Parcel Map No. 32544. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rctlma.org.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
APRIL 15, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Jay Olivas, at 760-863-7050 or email jolivas@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on Jan 6, 2015,

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

APN (s) or case numbers PM36574 For

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

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

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

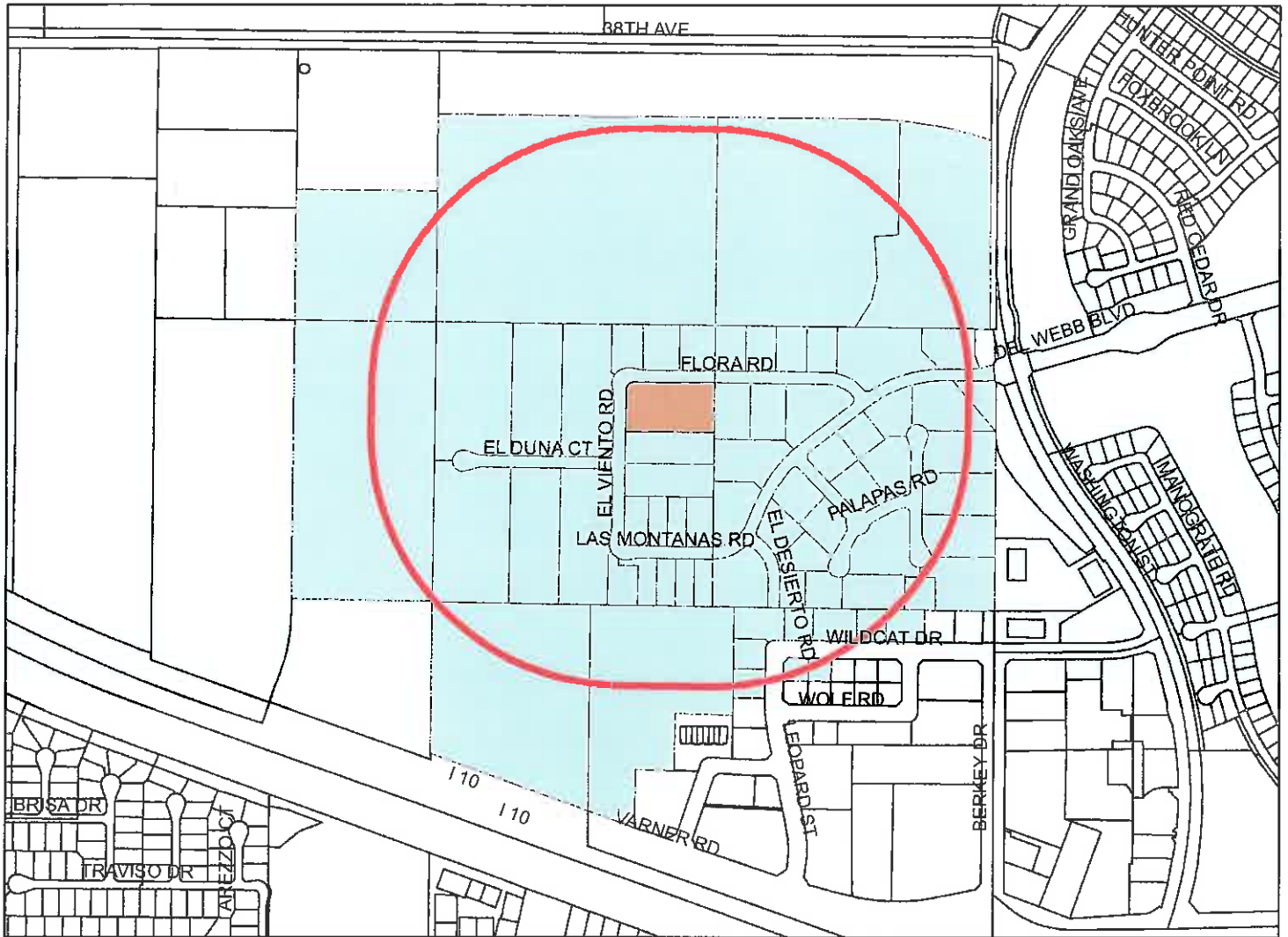
TITLE GIS Analyst Signature : _____

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PM36574 (1200 feet buffer)



Selected Parcels

- 626-420-009 626-420-002 626-420-001 626-420-020 626-330-009 626-420-023 626-420-048 626-330-052 626-330-053 626-330-010
- 626-150-037 626-150-038 626-150-039 626-420-040 626-420-025 626-420-074 626-420-075 626-420-076 626-420-077 626-420-078
- 626-420-079 626-420-080 626-420-081 626-420-084 626-420-049 626-420-050 626-420-016 626-420-017 626-420-018 626-420-019
- 626-420-003 626-420-004 626-420-066 626-420-067 626-420-068 626-420-011 626-420-012 626-420-013 626-420-014 626-420-030
- 626-420-063 626-420-064 626-420-052 626-420-053 626-420-054 626-420-055 626-420-033 626-420-035 626-420-065 626-420-039
- 626-420-047 626-330-037 626-420-051 626-420-056 626-420-082 626-420-083 626-420-029 626-420-022 626-420-008 626-330-008
- 626-150-011 626-150-012 626-140-042 626-330-047 626-420-024 626-330-051 626-330-007 626-420-026 626-420-027 626-420-



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: 626150012, APN: 626150012
MIRASERA
2580 WYANDOTTE ST STE G
MOUNTAIN VIEW CA 94043

ASMT: 626330051, APN: 626330051
RICHARD RANGER
31750 S W VILLAGE CREST LN
WILSONVILLE OR 97070

ASMT: 626150039, APN: 626150039
CHRISTIAN SCHOOL OF THE DESERT
40700 YUCCA LN
BERMUDA DUNES CA 92201

ASMT: 626330053, APN: 626330053
CALIFORNIA RENTALS
C/O WARREN R FULLER
69 S BARRINGTON RD
SOUTH BARRINGTON IL 60010

ASMT: 626330008, APN: 626330008
SUSAN BUTLER, ETAL
78735 VILLETA DR
LA QUINTA CA 92253

ASMT: 626420001, APN: 626420001
AP PALM DESERT MONTANAS
1856 OLD RESTON AVE NO 300
RESTON VI 20190

ASMT: 626330010, APN: 626330010
CATHERINE MACMILLAN
451 WYNGATE RD
SACRAMENTO CA 95864

ASMT: 626420008, APN: 626420008
DEANNA JOHNSON, ETAL
130 VISTA ROYALE
PALM DESERT CA 92260

ASMT: 626330036, APN: 626330036
SUSAN DAUGHERTY, ETAL
1574 COBURG RD NO 279
EUGENE OR 97401

ASMT: 626420009, APN: 626420009
EDITH SERPA, ETAL
350 WAWONA AVE
PISMO BEACH CA 93449

ASMT: 626330037, APN: 626330037
GERRY LANGLOIS
P O BOX 4386
PALM DESERT CA 92261

ASMT: 626420020, APN: 626420020
BEACH CITY FINANCIAL INC
77919 LAS MONTANAS RD UNIT A
PALM DESERT, CA. 92211

ASMT: 626330047, APN: 626330047
NEW THOUSAND TRAILS INC
P O BOX 06115
CHICAGO IL 60606

ASMT: 626420022, APN: 626420022
KOOZAR ENTERPRISES
81160 NATIONAL DR
LA QUINTA CA 92253

ASMT: 626420023, APN: 626420023
CHRISTINE DURKEE, ETAL
46112 ROUDEL LN
LA QUINTA CA 92253

ASMT: 626420030, APN: 626420030
DBP PROP
C/O MICHAEL W FEDDERLY SR
77742 LAS MONTANAS RD
PALM DESERT, CA. 92211

ASMT: 626420024, APN: 626420024
ORR PROP
39301 BADGER ST NO 300
PALM DESERT CA 92211

ASMT: 626420040, APN: 626420040
CVWD
P O BOX 1058
COACHELLA CA 92236

ASMT: 626420025, APN: 626420025
KIMBERLY BOGGS, ETAL
41200 YUCCA LN
BERMUDA DUNES CA 92211

ASMT: 626420047, APN: 626420047
DESERT RAIN
P O BOX 11527
PALM DESERT CA 92255

ASMT: 626420026, APN: 626420026
VANMAR ASSOC
C/O KRISTEN MARTINEZ
39249 LEOPARD ST STE A
PALM DESERT CA 92211

ASMT: 626420048, APN: 626420048
PALM SPRINGS RADIATION ENTERPRISES, ETAL
C/O MARVIN POER & CO
18818 TELLER AVE STE 277
IRVINE CA 92612

ASMT: 626420027, APN: 626420027
JANET WATERS, ETAL
39777 CAMINO MISTRAL
INDIO CA 92203

ASMT: 626420064, APN: 626420064
DBP VENTURES
C/O INVESTCO
1302 PUYALLUP ST
SUMNTER WA 98390

ASMT: 626420028, APN: 626420028
WILFRID BILLARD
3850 CHERRY AVE
LONG BEACH CA 90807

ASMT: 626420029, APN: 626420029
JOHN YOUNG
78005 WILDCAT DR STE 107
PALM DESERT CA 92211



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: TENTATIVE PARCEL MAP NO. 36574 (WAIVER OF FINAL MAP)

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: Jay Olivas Title: Project Planner Date: January 15, 2015

Applicant/Project Sponsor: DBP Ventures, LLP Date Submitted: October 29, 2013

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, 77588 El Duna Ct, Palm Desert, CA 92211

For additional information, please contact Jay Olivas, Project Planner at 760-863-7050.

Revised: 10/16/07
Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc

Please charge deposit fee case#: ZEA42640 ZCFG06018

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning 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

77588 El Duna Ct
Palm Desert, California 92211

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

EA42640 TENTATIVE PARCEL MAP NO. 36574 (WAIVER OF FINAL MAP)

Project Title/Case Numbers

Jay Olivas, Project Planner
County Contact Person

760-863-8271
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

DBP Ventures
Project Applicant

1302 Puyallup Street Sumner, WA 98390
Address

North of Las Montanas, south of Flora Road, and east of El Viento within the Desert Business Park

Project Location

TPM 36574 is a Schedule E parcel map proposing to subdivide 2.25 acres into four (4) parcels with parcel sizes ranging from approximately .48 acres to .67 acres each within an existing industrial subdivision with Waiver of Final Map.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on April 15, 2015, 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 (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
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.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct, Palm Desert, CA 92211.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 3/17/2015
Y:\Planning Master Forms\CEQA Forms\NOD Form.doc

Please charge deposit fee case#: ZEA42640 ZCFG6018

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R1310393

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: DBP VENTURES \$50.00
paid by: CK 215
paid towards: CFG06018 CALIF FISH & GAME: DOC FEE
EA42640
at parcel #:
appl type: CFG3

By _____ Oct 29, 2013 13:07
MGARDNER posting date Oct 29, 2013


Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

Additional info at www.rctlma.org

Agenda Item No.: 4.8
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Mark Corcoran
Planning Commission: April 15, 2015

TENTATIVE TRACT MAP NO. 34676
CHANGE OF ZONE NO. 7649
ENVIRONMENTAL ASSESSMENT NO. 41920
Applicant: L&J Ranch Development, LLC
Engineer/Rep: CSL Engineering, INC.


Steve Weiss, AICP
Planning Director

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT**

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE TRACT MAP NO. 34676 proposes a Schedule "A" subdivision of 10.27 acres into 22 residential lots and one open space lot with a minimum lot size of 11,000 square feet. The project proposes to improve and create new roads to provide access to the 22 newly subdivided lots within a gated community.

TENTATIVE CHANGE OF ZONE NO. 7649 proposes to change the zoning of the project site from Residential Agricultural – Ten Acre Minimum (R-A-10) to One Family Residential – 11,000 Square Foot Minimum (R-1-11000).

The project site is southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): The project site is designated as Community Development: Medium Density Residential (CD: MDR).
2. Surrounding General Plan Land Use (Ex. #5): All surrounding property is designated as Community Development: Medium Density Residential (CD: MDR)
3. Surrounding Zoning (Ex. #2): Northerly: One Family Dwellings, 12,000 Square Foot Minimum (R-1-12000); Easterly: Residential Agricultural, Five Acre Minimum (R-A-5); Southerly: One Family Dwellings (R-1) and Residential Agricultural (R-A); Westerly: One Family Dwellings, 18000 Square Foot Minimum (R-1-18000)
4. Proposed Zoning (Ex. #3): One family dwellings, 11,000 Square Foot Minimum (R-1-11000)

TENTATIVE TRACT MAP NO. 34676, AND CHANGE OF ZONE NO. 7649

Planning Commission Staff Report: April 15, 2015

Page 2 of 4

- | | |
|-----------------------------------|--|
| 5. Existing Land Use (Ex. #1): | There is one single family home on the site. |
| 6. Surrounding Land Use (Ex. #1): | Northerly and Westerly: Single Family Residential;
Easterly and Southerly: Vacant |
| 7. Project Data: | Total Acreage: 10.27 |
| 8. Environmental Concerns: | See attached EA No.41920 |

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

ADOPT THE MITIGATED NEGATIVE DECLARATION for Environmental Assessment No. 41920 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,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7649 amending the zoning classification for the subject property from Residential Agricultural, Ten Acre Minimum (R-A-10) to One Family Dwellings, 11,000 Square Foot Minimum (R-1-11000), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report, subject to the adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 34676, 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 No. 41920, which is incorporated herein by reference.

1. The proposed project will have approximately two dwelling units per acre which is in conformance with the required building intensity range of the Community Development: Medium Density Residential (CD: MDR) Land Use Designation of two to five dwelling units per acre. In addition, the proposed project will be in conformance with all other elements of the Riverside County General Plan.
2. The proposed Tract Map and Change of Zone from Residential Agricultural, Ten Acre Minimum (R-A-10) to One Family Dwellings, 11,000 Square Foot Minimum (R-1-11000) are consistent with the existing General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR) because the building intensity of the proposed project of 2.1 dwelling units per acre will conform to the CD: MDR building intensity range of two to five dwelling units per acre, and because the area of each of the proposed lots will be within the CD:MDR allowed lot size range of 5,000 to 20,000 square feet.
3. The project area is surrounded by properties which have the land use designation of Community Development: Medium Density Residential (CD: MDR).

4. The development standards of the proposed One Family Dwelling, 11,000 Square Foot Minimum (R-1-11,000) zone require a minimum lot size of 11,000 square feet. The proposed project will conform to this standard because the smallest proposed lot, Lot 12, is 11,069 square feet.

The development standards of the proposed R-1-11,000 zone require a minimum average lot width of 60 feet. The proposed project will conform to this standard because the smallest average lot width of the proposed project will be 67 feet for Lot 10.

The development standards of the proposed R-1-11,000 zone require a minimum average lot depth of 100 feet. The proposed project will conform to this standard because the smallest average lot depth of the proposed project will be 111.5 feet for Lot 12.

The development standards of the proposed R-1-11,000 zone require that a lot have a minimum lot frontage of 35 feet. The proposed project will conform to this standard because Lot 12 will have the least amount of street frontage within the proposed project with 55 feet of frontage.

The proposed project will conform to the development standards of the proposed R-1-11000 zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

5. The project area is surrounded by properties which are zoned One Family Dwellings, 12000 Square Foot Minimum (R-1-12000) to the north, Residential Agricultural, Five Acre Minimum (R-A-5) to the east, One Family Dwellings (R-1) and Residential Agricultural (R-A) to the south and One Family Dwellings, 180000 Square Foot Minimum (R-1-18000) to the west.
6. Single family homes have been constructed to the north and west of the project site and vacant lots are located to the south and east.
7. The proposed project is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan (MSHCP) and is not required to undergo the Habitat Acquisition and Negotiation Strategy (HANS) process and Joint Project Review (JPR).
8. Staff reviewed the proposed map through Ordinance No. 460 and found the project to be consistent with the requirements for a Schedule "A" subdivision and consistent with all other provisions of Ordinance No. 460, specifically the required lot size above 11,000 square feet, there are more than 5 parcels, the streets are providing base and grade type improvements and water and sewer are provided for locally.
9. The proposed subdivision is not located within a High Fire Area or State Responsibility Area.
10. Environmental Assessment No. 41920 identified the following potentially significant impacts:
- a) Biological Resources
 - b) Cultural Resources
 - c) Hydrology / Water Quality

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD: MDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed One Family Dwelling, 11000 Square Foot Minimum (R-1-11000) 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 Tentative Tract Map proposal is consistent with the Schedule "A" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
7. The proposed project will not have a significant effect on the environment.

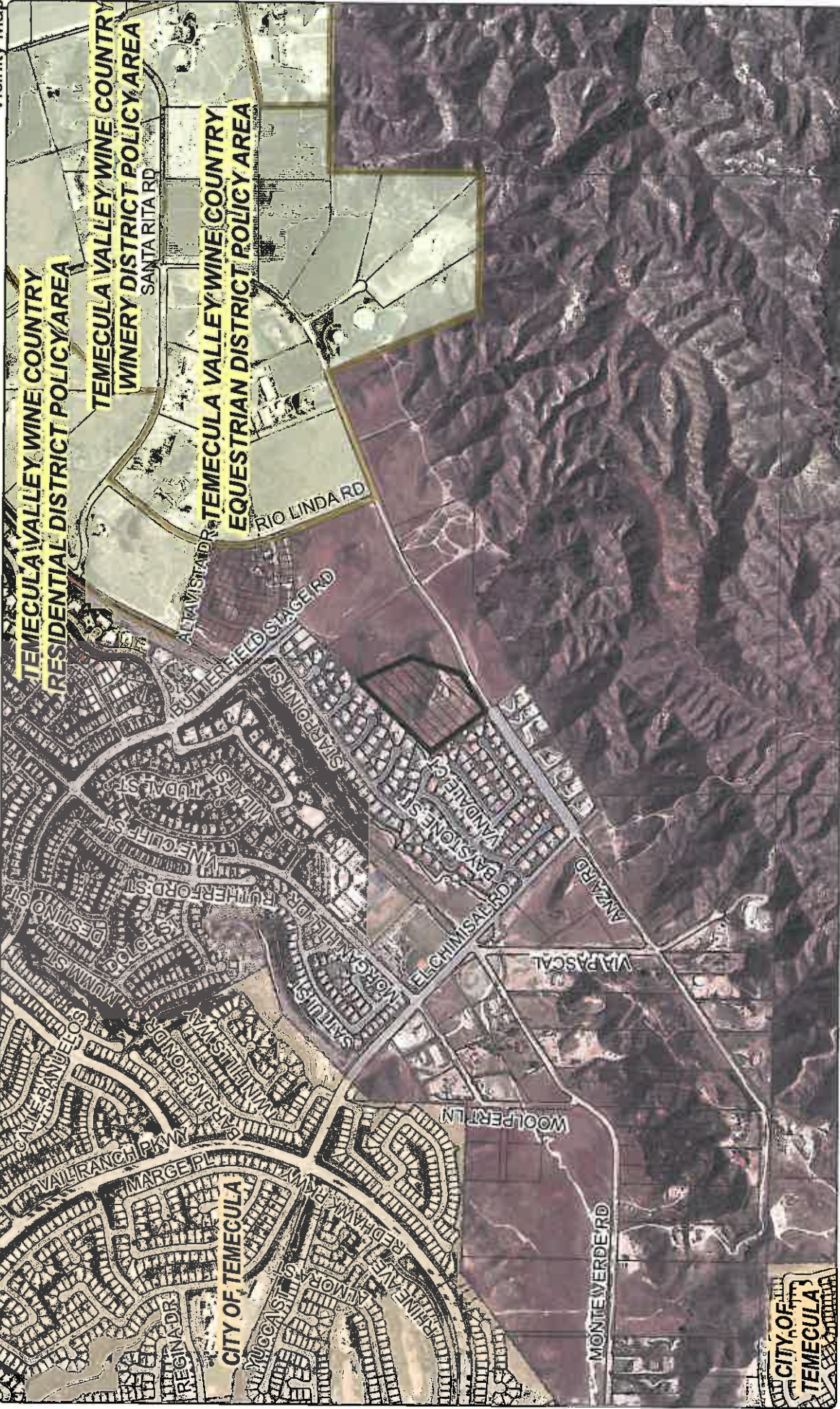
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. County Service Area;
 - b. Sphere of Influence;
 - c. Liquefaction Area;
 - d. A dam inundation area;
 - e. Airport Influence Area;
 - f. A 100 year flood zone; or,
 - g. A Recreation & Park District.
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District;
4. The subject site is currently designated as Assessor's Parcel Number: 966-380-005.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07649 TR34676
VICINITY/POLICY AREAS

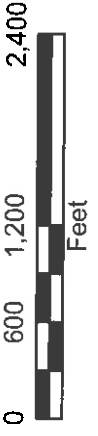
Supervisor Washington
 District 3

Date Drawn: 03/27/2015
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan. This new General Plan may contain different uses of land than is provided for under existing law. For further information, please contact the Riverside County Planning Department at (951) 953-2900. Website: www.riverside.ca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07649 TR34676

Supervisor Washington
District 3

Date Drawn: 03/27/2015

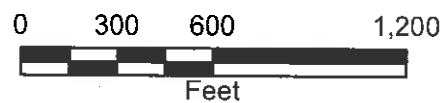
LAND USE

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

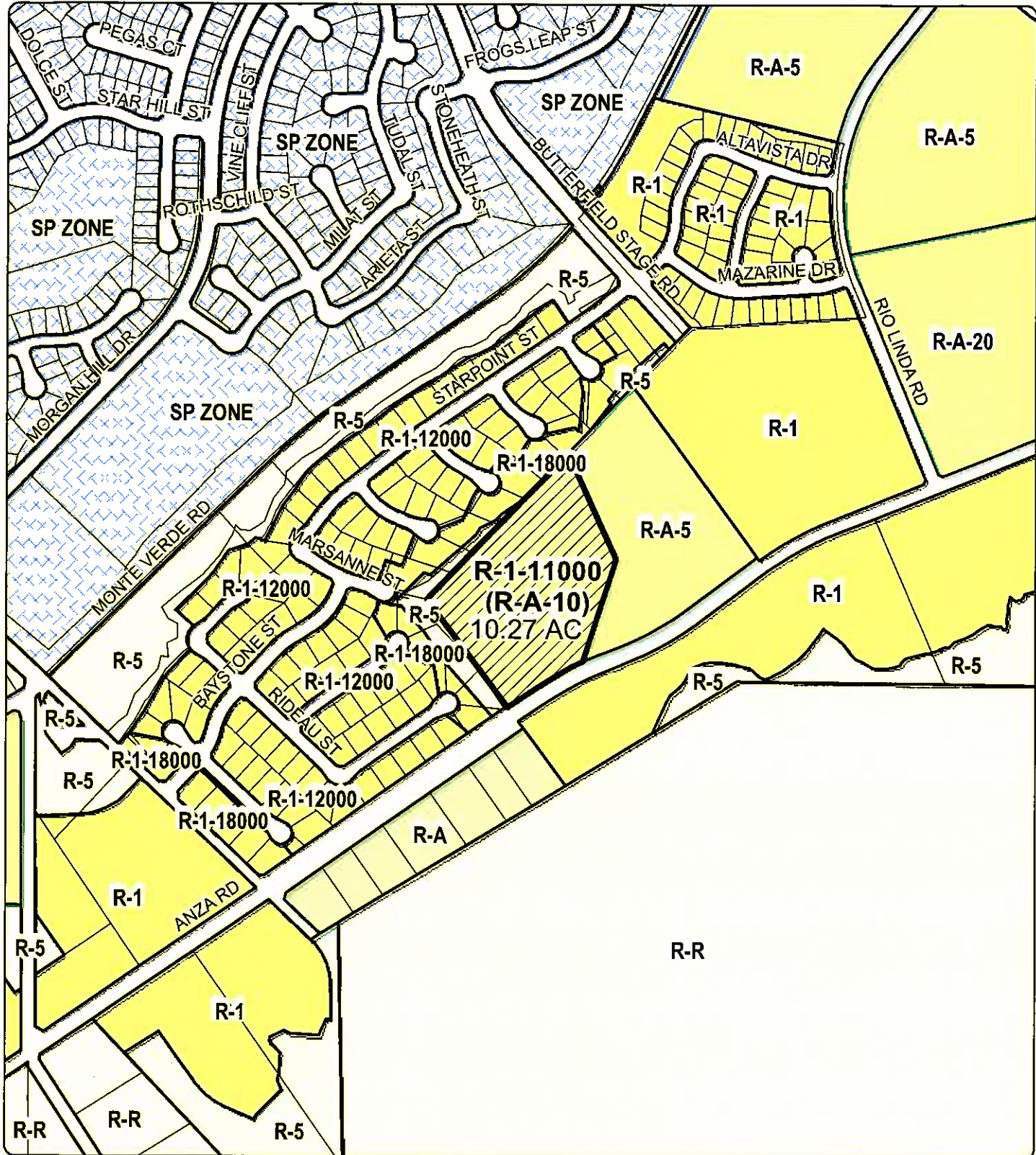
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07649 TR34676

PROPOSED ZONING

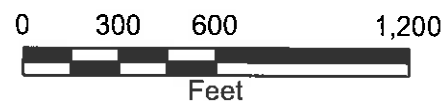
Supervisor Washington
District 3

Date Drawn: 03/27/2015
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

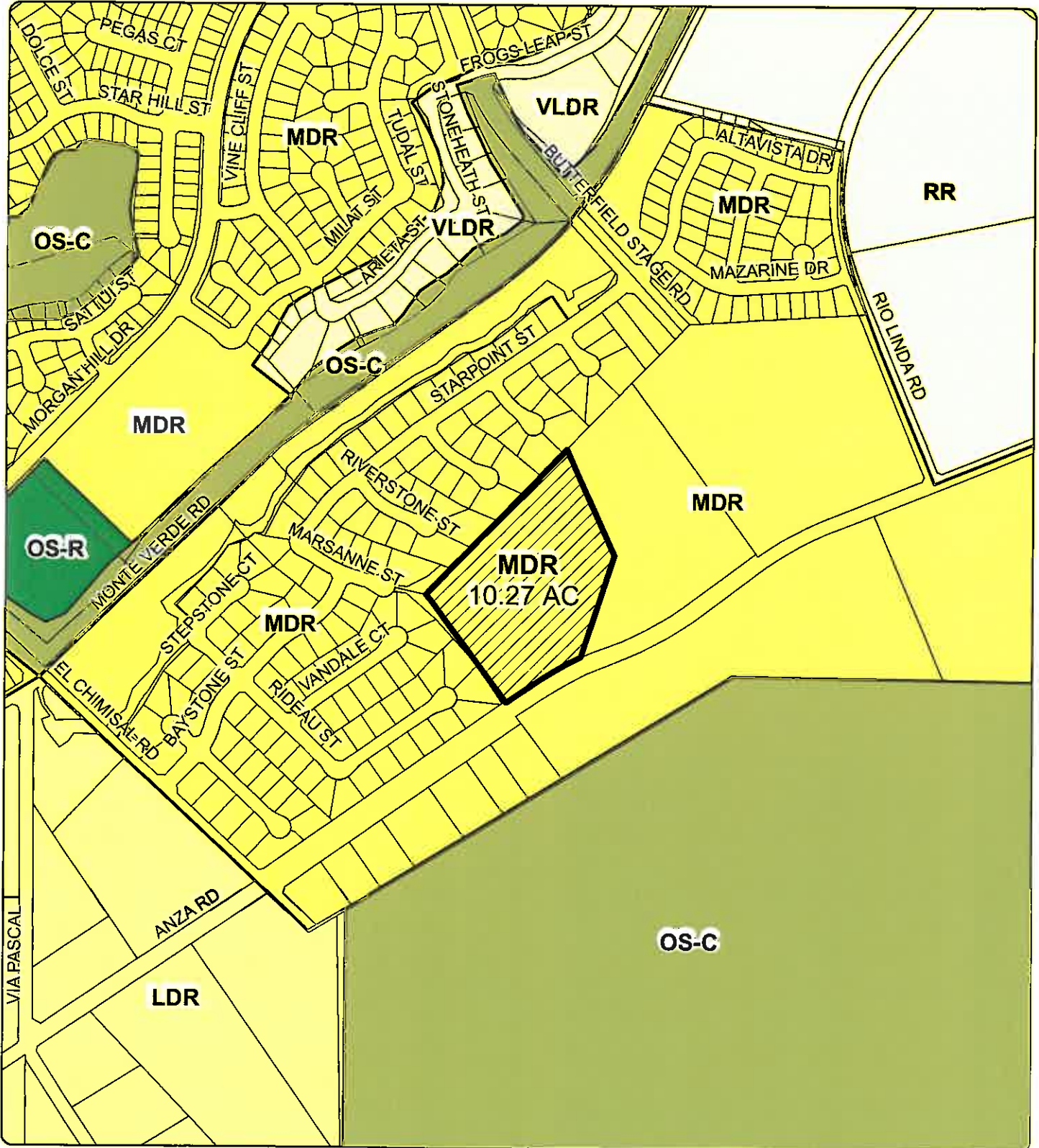
CZ07649 TR34676

EXISTING GENERAL PLAN

Supervisor Washington
District 3

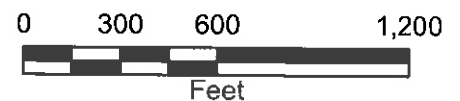
Date Drawn: 03/27/2015

Exhibit 5

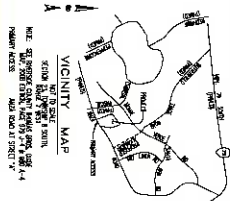


Zoning Area: Rancho California

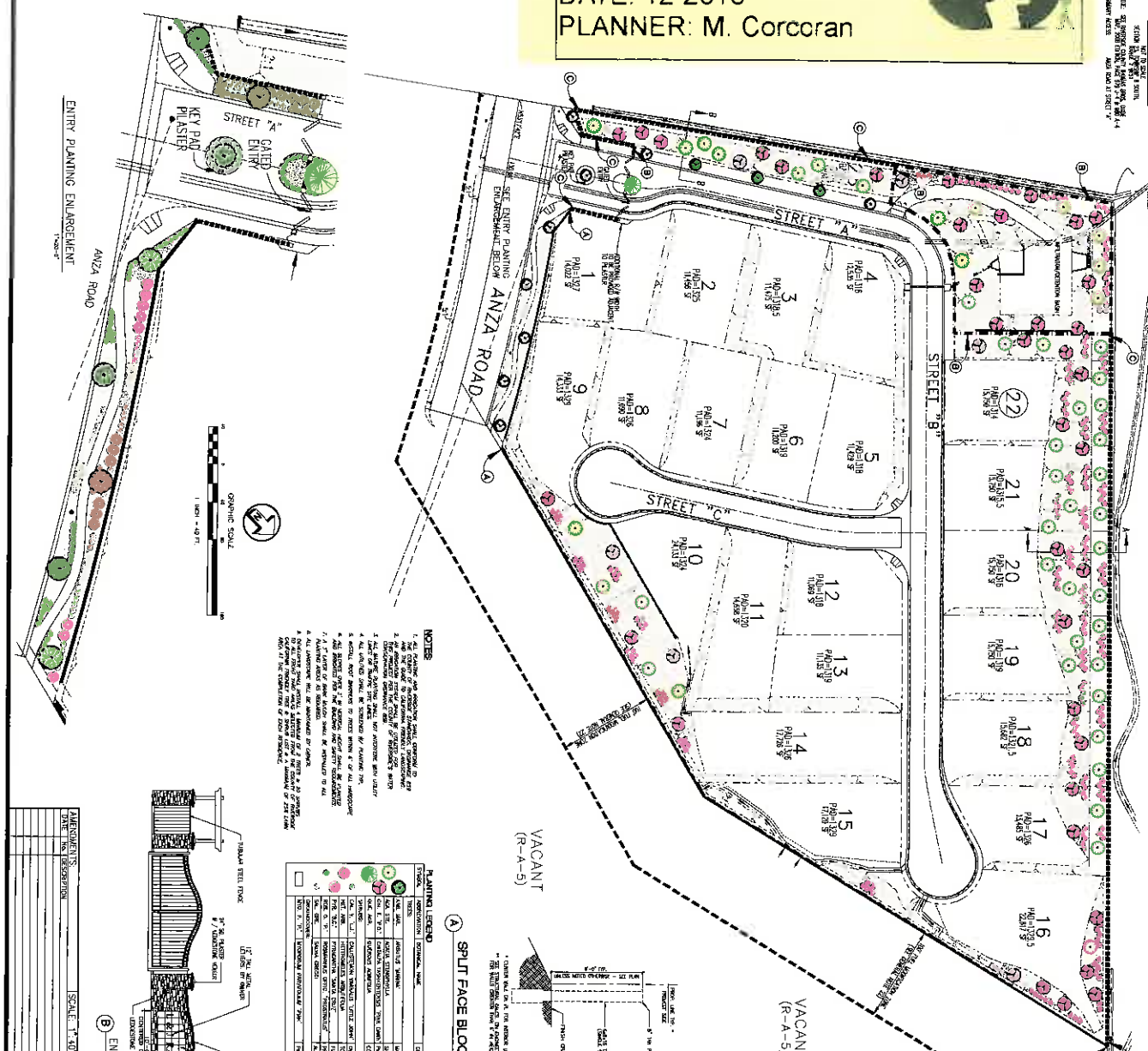
Author: Vinnie Nguyen



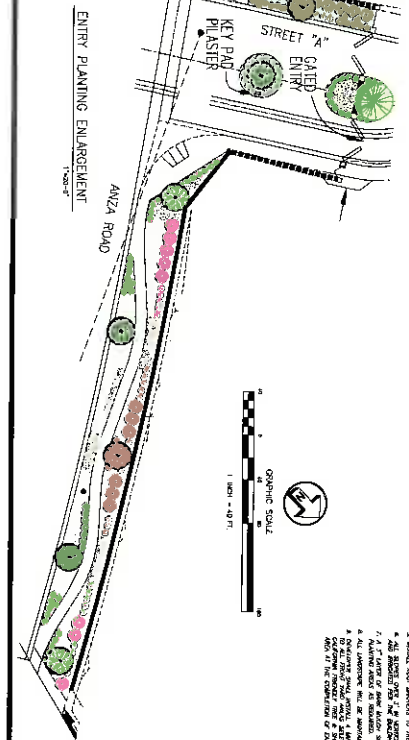
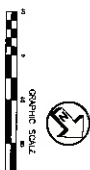
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UNINCORPORATED AREA OF RIVERSIDE COUNTY
TENTATIVE TRACT
MAP NO. 34676
 (AMENDED MAP NO. 1)
SCHEDULE "A" SUBDIVISION
COMPREHENSIVE LANDSCAPE, WALL & FENCE PLAN



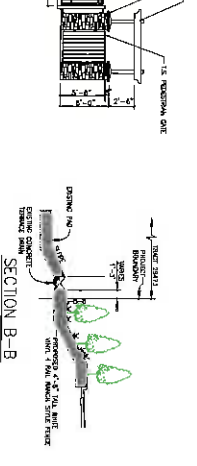
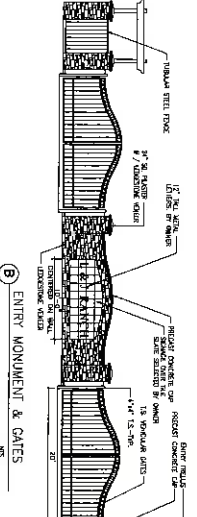
- NOTES**
1. THE OWNER SHALL MAINTAIN ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE CONSTRUCTION OF THIS PROJECT.
 2. THE OWNER SHALL MAINTAIN ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE CONSTRUCTION OF THIS PROJECT.
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 19. THE OWNER SHALL MAINTAIN ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE CONSTRUCTION OF THIS PROJECT.
 20. THE OWNER SHALL MAINTAIN ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE CONSTRUCTION OF THIS PROJECT.
 21. THE OWNER SHALL MAINTAIN ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES CAUSED BY THE CONSTRUCTION OF THIS PROJECT.



PREPARED FOR: 1 & J Ranch Development, LLC
 4580 MAJON WAY, SUITE 1700
 IRVINE, CA 92614
 CONTACT: PERSON TO CONTACT

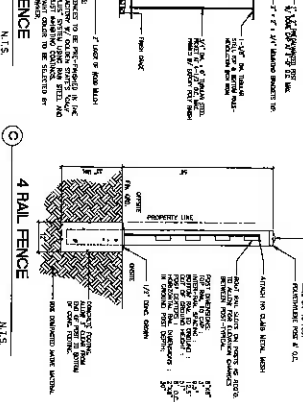
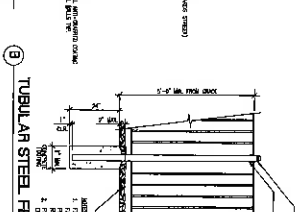
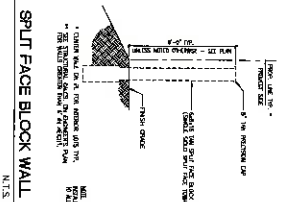
PREPARED BY: ALVARADO GROUP
 LANDSCAPE ARCHITECTURE
 14150 CALIFORNIA STREET, SUITE 200
 IRVINE, CA 92618

**COUNTY OF RIVERSIDE
 TENTATIVE TRACT NO. 34676
 (AMENDED MAP NO. 1)
 SCHEDULE "A"
 COMPREHENSIVE LANDSCAPE, WALL & FENCE PLAN**



PLANTING LEGEND

SYMBOL	PLANTING	SIZE	QUANTITY
(Tree symbol)	1. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	2. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	3. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	4. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	5. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	6. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	7. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	8. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	9. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	10. 12" CALIFORNIA REDWOOD	12" DBH	1
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(Tree symbol)	12. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	13. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	14. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	15. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	16. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	17. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	18. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	19. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	20. 12" CALIFORNIA REDWOOD	12" DBH	1
(Tree symbol)	21. 12" CALIFORNIA REDWOOD	12" DBH	1



WALL LEGEND

1. SPLIT FACE BLOCK WALL AND CAP, SEE DETAIL 'A' ON THIS SHEET
 2. TUBULAR STEEL FENCE
 3. 4 RAIL FENCE, SEE DETAIL 'C' ON THIS SHEET

SCHOOL DISTRICT:
 1. RIVERSIDE COUNTY SHERIFFS ASSOCIATION (RCSA)
 2. RIVERSIDE COUNTY SHERIFFS ASSOCIATION (RCSA)
 3. RIVERSIDE COUNTY SHERIFFS ASSOCIATION (RCSA)
 4. RIVERSIDE COUNTY SHERIFFS ASSOCIATION (RCSA)

UTILITIES:
 1. 12" CALIFORNIA REDWOOD
 2. 12" CALIFORNIA REDWOOD
 3. 12" CALIFORNIA REDWOOD
 4. 12" CALIFORNIA REDWOOD

ZONING & LAND USE:
 1. RIVERSIDE COUNTY SHERIFFS ASSOCIATION (RCSA)
 2. RIVERSIDE COUNTY SHERIFFS ASSOCIATION (RCSA)
 3. RIVERSIDE COUNTY SHERIFFS ASSOCIATION (RCSA)
 4. RIVERSIDE COUNTY SHERIFFS ASSOCIATION (RCSA)

APPLICANT/LAND OWNER: 1 & J Ranch Development, LLC
 4580 MAJON WAY, SUITE 1700
 IRVINE, CA 92614
 CONTACT: PERSON TO CONTACT

PREPARED BY: ALVARADO GROUP
 LANDSCAPE ARCHITECTURE
 14150 CALIFORNIA STREET, SUITE 200
 IRVINE, CA 92618

**COUNTY OF RIVERSIDE
 TENTATIVE TRACT NO. 34676
 (AMENDED MAP NO. 1)
 SCHEDULE "A"
 COMPREHENSIVE LANDSCAPE, WALL & FENCE PLAN**

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41920
Project Case Type (s) and Number(s): Tract Map Subdivision TR34676, Zone Change CZ07649
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Mark Corcoran, Project Planner
Telephone Number: (951) 955-3025
Applicant's Name: L&J Ranch Development
Applicant's Address: 43980 Mahlon Vail Circle, Unit 1302, Temecula, CA 92592
Engineer's Name: Markham Development Management Group, Inc (C/O Sherrie Munroe)
Engineer's Address: 41635 Enterprise Circle, Suite B, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description:

The proposed project includes a request to subdivide a 10.27 acre lot into 22 individual lots for single family residential development and change the existing zone of Residential Agricultural, Ten Acre Minimum (R-A-10) to One Family Dwelling, 11,000 Square Foot Minimum (R-1-11000). The project area is located in an unincorporated area of Riverside County within the Rancho California Zoning Area of the Southwest Area Plan. The project site is located southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road and may be identified with Riverside County Assessor's Parcel Number (APN) 966-380-005.

The proposed project is not located within a city, city's sphere of influence or Specific Plan. The project is not located within a flood zone so the project is not subject to overflow, inundation, or flood hazards. Each of the 22 proposed residencies will receive water from the Rancho California Water District, wastewater service from the Eastern Municipal Water District, electricity from Southern California Edison, natural gas from the Southern California Gas Company, and telecommunications service from Verizon and Adelphia Cable.

There is an existing three bedroom, 2,272 square foot single family home located on the project site that was built in 2001. The existing building will be removed prior to any grading of the project site.

Anza Road provides access to the project site and the proposed project will include the creation of three roads to provide direct access to each of the 22 lots. Each residential lot will have a private driveway.

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

C. Total Project Area: 10.27 gross acres

Residential Acres:	7.4	Lots: 22	Units: 22	Projected No. of Residents: 70
Commercial Acres:	N/A	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:
Industrial Acres:	N/A	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:
Other:	2.87	Lots: 1		

D. Assessor's Parcel No(s): 966-380-005

- E. **Street References:** Southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road.
- F. **Section, Township & Range Description or reference/attach a Legal Description:** Township 8 South, Range 2 West, Section 23
- G. **Brief description of the existing environmental setting of the project site and its surroundings:** The project site is comprised of 10.27 acres of rural land. The land is at an elevation ranging from 1,292 to 1,368 feet above sea level.

The surrounding area is a mixture of large single family residential lots and vacant land uses. There are existing single family homes north, west, and southwest of the proposed project site and vacant land east and southeast.

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

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

1. **Land Use:** The General Plan Designation is Community Development: Medium Density Residential (CD: MDR). The proposed project is consistent with the CD: MDR land use designation (2 - 5 dwelling units per acre) and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

B. **General Plan Area Plan(s):** Southwest

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

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

E. **Overlay(s), if any:** Not Applicable

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

G. Adjacent and Surrounding:

- 1. **Area Plan(s):** Southwest Area
- 2. **Foundation Component(s):** Community Development (CD) to the north, east, south, and west.
- 3. **Land Use Designation(s):** Medium Density Residential (MDR) to the north, east, south, and west.
- 4. **Overlay(s), if any:** Not Applicable

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: Residential Agricultural – 10 acre minimum lot size (R-A-10)

J. Proposed Zoning, if any: One family dwelling (R-1)

K. Adjacent and Surrounding Zoning: One Family Dwellings – 12,000 Square Foot Minimum to the north, Residential Agricultural – Five Acre Minimum (R-A-5) to the east, One Family Dwellings (R-1) and Residential Agricultural (R-A) to the south, and One Family Dwellings – 18,000 Minimum to the west.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

III. 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

Date

Mark Corcoran

For Steve Weiss, AICP, Planning Director

Printed Name

IV. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan, Southwest Area Plan, Figure 9 "Scenic Highways"

Findings of Fact:

- a) The project site is located approximately five miles north of State Highway 79, a County Eligible Scenic Highway, and is not located within, or adjacent to, any state eligible scenic highway corridor. No impact will occur.
- b) The project site is located in an unincorporated area of Riverside County and it is currently developed as a residential home site. There are no trees, rock outcroppings or unique landmark features on the project site and the land uses surrounding the project site to the north, west, and south west include occupied residential lots. In addition, the project will not result in the creation of an aesthetically offensive site open to public view. Any impact will be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS Database; Riverside County Land Information System; 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 13.72 miles northwest of the Mt. Palomar Observatory; which is within the designated 15-mile (ZONE A) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655. With incorporation Ordinance No. 655 lighting requirements into the proposed project, any impact will be less than significant.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project proposes to subdivide a 10.27 acre lot into 22 individual lots for residential land uses and one lot that will remain open space. The new structures will create a new source of light and glare due to the addition of residential lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The new structures pursuant to the subdivision include no reflective surfaces that could result in substantial glare during the night. As a result, compliance with Ordinance No. 655 will reduce the potential impact to the surrounding residences to less than significant.

b) The project proposes to subdivide a 10.27 acre lot into 22 individual residential lots and one open space lot. Future development on the proposed lots will comply with County Ordinance No. 655 regarding lighting on residential properties. The project will not expose residential property to unacceptable light levels and impacts will be reduced to less than significant levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on	<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
the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 1 of 3

Findings of Fact:

a) The proposed project site is not identified as prime farmland, unique farmland, or farmland of statewide importance. No impact will occur.

b, c) The proposed project site and surrounding land is not currently zoned for agricultural use and no agricultural use is occurring on the project site or on any land surrounding the project site. In addition, the proposed project site is not currently under a Williamson Act contract and it is not located within a Riverside County Agricultural Preserve. No impact will occur.

d) The proposed project site and all surrounding land is currently zoned for residential use and no agricultural activity occurs on the project site or on any of the land surrounding the proposed project site. The effect of the proposed project on any farmland or agricultural activity will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest Area Plan "Land Use Map"

Findings of Fact:

a) The County has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the Southwest Area Plan Land Use Map, 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 County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

f) Create objectionable odors affecting a substantial number of people?

Source: Air Quality and Greenhouse Gas Analysis for Tentative Tract Map 34676, prepared by Roma Environmental, October 17, 2014

Findings of Fact:

a) Project construction-source emissions and operational-sourced emissions would not exceed applicable regional thresholds of significant established by the South Coast Air Quality Management District (SCAQMD). The proposed project will comply with all applicable SCAQMD construction-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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source emission reduction rules and guidelines and the project operational-source emissions would not result in or cause a significant localized air quality impact. Project construction source emissions would not cause or substantively contribute to a violation of the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS). Additionally, project related traffic will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO 'hotspots'). Any impact would be less than significant.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed Project, will cumulatively contribute to these pollutant violations.

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was used to estimate emissions from the proposed construction activities related to the 22 single family homes. The estimates of the emissions modeling are included in **Table 1** below. Any impact would be less than significant.

**Table 1
Construction-Related Regional Criteria Pollutant Emissions¹**

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Demolition						
On-Site ²	4.51	48.36	36.07	0.04	2.70	2.32
Off-Site ³	0.08	0.42	1.15	0.00	0.20	0.06
Subtotal	4.59	48.78	37.23	0.04	2.89	2.38
Grading						
On-Site ²	6.78	79.05	50.84	0.06	6.30	4.80
Off-Site ³	0.09	0.10	1.26	0.00	0.23	0.06
Subtotal	6.86	79.15	52.10	0.06	6.52	4.87
Building Construction						
On-Site ²	3.66	30.03	18.74	0.03	2.12	1.99
Off-Site ³	0.50	2.72	6.53	0.01	0.95	0.29
Subtotal	4.16	32.75	25.27	0.04	3.06	2.28
Paving						
On-Site ²	2.38	22.39	14.82	0.02	1.26	1.16
Off-Site ³	0.06	0.07	0.85	0.00	0.17	0.05
Subtotal	2.44	22.45	15.67	0.02	1.43	1.21
Architectural Coating						
On-Site ²	12.76	2.37	1.88	0.00	0.20	0.20
Off-Site ³	0.05	0.06	0.74	0.00	0.15	0.04
Subtotal	12.81	2.43	2.62	0.00	0.34	0.24
Total of Overlapping Phases⁴	19.40	57.63	43.56	0.07	4.84	3.72
SCAQMD Thresholds	75	100	550	150	150	55

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Exceeds Thresholds?	No	No	No	No	No	No
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¹ Source: CalEEMod Version 2013.2.2

² On-site emissions from equipment operated on-site that is not operated on public roads.

³ Off-site emissions from equipment operated on public roads.

⁴ Construction phase, paving phase may overlap.

d) 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 long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be less than significant.

e) The surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors and there is not an existing substantial point source emitter located within one mile of the project site. Any impact would be less than significant.

f) The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Land uses typically considered associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. The project does not contain land uses typically associated with emitting objectionable odors.

Diesel exhaust and VOCs would be emitted during the construction of the project which would be objectionable to some; however, emissions would disperse rapidly from the project site. Other potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. Overall, the objectionable odors that may be produced during the construction process are short-term in nature and the odor emissions are expected to cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being used, no significant impact related to odors would occur during the construction of the proposed project.

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)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), Habitat Assessment prepared by Brian F. Smith dated June 18, 2007, Multiple Species Habitat Conservation Consistency Analysis prepared by Principe and Associates dated April 1, 2014 and Nesting Season Survey for Burrowing Owl by Principe and Associates dated April 1, 2014

Findings of Fact:

a) The proposed project is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan area so the project site is not subject to the Habitat Evaluation and Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. The project site is not within any other local, regional, or state conservation plan area. No impact will occur.

b - c) While the proposed project site is currently disturbed and no vegetation exists on the site to maintain a suitable habitat for any endangered, threatened, or special status species, as a standard condition of approval, the proposed project will be required to pay MSHCP and Stephens Kangaroo Rat (SKR) mitigation fees. In addition, Mitigation Measure **BIO-1** will require a burrowing owl survey and mitigation measure **BIO-2** will require a migratory bird survey to be conducted before construction. Following the implementation of Mitigation Measures **BIO-1** and **BIO-2** any impact will be less than significant.

d) The proposed project site does not provide a wildlife movement corridor for migrations, foraging movements of for finding a mate through this portion of Rancho California. The project site does not connect two or more larger core habitat areas that would otherwise be fragmented or isolated from one another nor does it contain suitable cover, food or water to support species and facilitate movement within a corridor. However, the project site does contain suitable nesting bird habitat

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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allowing it to be subject to the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) codes. Mitigation measure **BIO-2** will insure compliance with both the MBTA and the applicable codes of the CDFW and will allow any impact to be less than significant.

e - f) No state or federal jurisdictional areas are present onsite and no MSHCP riparian/riverine or vernal pool habitats are present at the proposed project site. No impact will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation:

BIO-1 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. (COA 60.EPD 1)

BIO-2 Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted. (COA 60.EPD 2)

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process.

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

Source: *An Archeological Survey for the L&J Ranch Development Project* prepared by Brian F. Smith and Associates on March 31, 2014, Project review by County Archeologist

Findings of Fact:

a) An archaeological survey of the project site published on March 31, 2014 determined that there are no cultural resources at the site. In addition, the project site is not in a Historic Preservation District and it does not contain a recognized historic structure. No impacts will occur.

b) There are no historical structures or other historical resources as defined in the California Code of Regulations, Section 15064.5 on the proposed project site. No impacts will occur.

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 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: *An Archeological Survey for the L&J Ranch Development Project* prepared by Brian F. Smith and Associates on March 31, 2014, Project review by County Archeologist

Findings of Fact:

a,b) An archaeological survey of the project site published on March 31, 2014 determined that the site does not contain any significant archaeological resources according to CEQA criteria. The survey also states that no further archeological investigations or monitoring of the project site are necessary. However, due to the possibility that previously unidentified sub-surface archeological resources may be present at the site, the implementation of Mitigation Measures **CUL-1**, **CUL-2** and **CUL-3** will ensure that any impact would be less than significant.

c) An archeological survey of the project site published on March 31, 2014 determined that the proposed project site does not contain any significant archeological resources however, if human

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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remains are discovered during ground-disturbing activities, standard condition of approval 10.PLANNING 1 and California state law will allow any impact to be less than significant.

d) The project will not restrict any religious or sacred uses within the project site. No impact will occur.

Mitigation:

CUL-1 If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. (COA 10. PLANNING 2)

CUL-2 Due to ground surface visibility of only 50% at the time of the cultural resources survey and the possibility of previously unidentified cultural resources being present within the project boundaries and at the request of the Pechanga Band of Mission Indians, prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Planning Department to ensure compliance with this condition of approval. (COA 60.PLANNING 31

CUL-3 Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with the Pechanga Tribe to provide Native American Monitoring services. These services shall include development of a Cultural Resources Treatment and Monitoring Agreement between the Tribe and the Applicant. The Agreement shall address the treatment of cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The agreement shall also address the protocols and stipulations that the Developer, Tribe and Project archaeologist will follow in the event of inadvertent cultural resource discoveries. (COA 60.PLANNING 32)

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, Planning Department (Project Archaeologist)

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"; Project review by County Geologist

Findings of Fact:

a) The Riverside County General Plan Open Space Element identifies project site as being within an area that has a high potential of containing paleontological resources. Due to this identification, Mitigation Measures **CUL-4** and **CUL-5** will require the development team to retain a qualified paleontologist for consultation during all ground-disturbing activities. The qualified paleontologist shall have the ability to monitor and stop any ground disturbing activities should paleontological resources be uncovered. In addition, mitigation measure **CUL-5** and **CUL-6** will require that a report of all encountered paleontological resources be completed by the retained qualified paleontologist and submitted to the County for review and approval. Finally, Mitigation Measure **CUL-7** will ensure that any uncovered paleontological resources are properly archived and preserved. Following the implementation of Mitigation Measures **CUL-4**, **CUL-5**, **CUL-6**, and **CUL-7** any impact will be less than significant.

Mitigation:

CUL-4 The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources. (COA 60.PLANNING 6)

CUL-5

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE: PRIOR TO ISSUANCE OF GRADING PERMITS:

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

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

- a. Description of the proposed site and planned grading operations.
- b. Description of the level of monitoring required for all earth-moving activities in the project area.
- c. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- d. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- e. 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.
- f. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- g. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h. Procedures and protocol for collecting and processing of samples and specimens.

i. Fossil identification and curation procedures to be employed.

j. 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.

k. All pertinent exhibits, maps and references.

l. Procedures for reporting of findings.

m. 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. (COA 60.PLANNING.29)

CUL-6

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. (70.PLANNING.2)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CUL-7 All cultural materials, that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement, shall be tribally curated according to the current professional repository standards by the Pechanga Tribe. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories and therefore would be professionally curated and made available to other archaeologists/researchers for further study. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible. (70.PLANNING.3)

Monitoring: Department of Building and Safety Grading Division, Planning Department (Project Paleontologist)

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?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act; *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Any impact would be less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on the project site. Therefore, there is a low potential for rupture of a known fault. 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
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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"; *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

Findings of Fact:

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur.

The Preliminary Geotechnical Investigation, prepared by La Cresta Geotechnical Inc. on January 3, 2014, identifies that there is a very low probability for liquefaction to occur at the project site due to an absence of shallow groundwater and the density of soils at depth. The future development will be required to adhere to the 2010 CBC, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. Any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk); *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to 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. Any impact from seismic ground shaking would be 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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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: Preliminary Geotechnical Investigation, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

Findings of Fact:

a) The preliminary Geotechnical Investigation performed for the proposed project determined that there is a very low potential of lateral spreading to occur at the project site. In the addition, the project site is not located within an area that is susceptible to landslide or rockfall hazards. Any impact would be less than significant.

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: Preliminary Geotechnical Investigation, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

Findings of Fact:

a) Based on geologic mapping, literature review, and aerial photo analysis, the potential for ground rupture and subsidence is unlikely because of the absence of faulting on or near the site. Any impact 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: Riverside County General Plan, Southwest Plan, Figure 10 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"; Preliminary Geotechnical Investigation, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

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.

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

Monitoring: No monitoring measures are required.

17. Slopes

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

Source: *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

Findings of Fact:

a) The project is topographically flat to moderate sloping and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. Any impact would be less than significant.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact will occur.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impact will occur.

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 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: *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. BMPs are required pursuant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The project Geotechnical Investigation indicates soils tested on site were determined to have a very low expansive soil index. Compliance with the CBC requirements pertaining to residential development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Any impact would be less than significant.

c) The proposed project will receive wastewater service through an existing sewer line located in Anza Road. No impact will 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?	<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: *Preliminary Geotechnical Investigation*, prepared by La Cresta Geotechnical Inc. on January 3, 2014; Project review by County Geologist

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be 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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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"

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 CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

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: California Air Pollution Control Officers Association. *CEQA and Climate Change*. January 2008; *Air Quality and Greenhouse Gas Analysis*, prepared by Roma Environmental on October 17, 2014

Findings of Fact:

a) The County of Riverside has not yet adopted a Climate Action Plan (CAP) for unincorporated areas in the County. One is proposed to be adopted with a General Plan update currently in process. The proposed CAP, and an interim Standard Operating Procedure allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 million metric tons of carbon dioxide equivalents (MTCO₂e) for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. GHG emissions for the project were quantified utilizing the California Emissions Model (CalEEMod) version 2013.2.2 to determine if the project could have a cumulatively considerable impact related to greenhouse gas emissions.

A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not officially been adopted by the SCAQMD. The proposed SCAQMD screening threshold is 3,000 metric tons carbon dioxide equivalent (MTCO₂E) per year for residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and commercial projects. The proposed project will emit 478.58 MTCO₂E per year. GHG emissions associated with the proposed project will not exceed the 3,000 MTCO₂E threshold; therefore, impacts will be less than significant

In addition, a Greenhouse Gas Analysis was done for the proposed project on October 17, 2014. A screening threshold of 900 MTCO₂E per year, set by the California Air Pollution Officers Association (CAPCOA) for residential land use was applied, which is a widely accepted screening threshold by the County of Riverside. The project will result in approximately 436.28 MTCO₂E per year, which does not exceed the CAPCOA threshold. Impacts will be less than significant.

b) Because the project will not exceed the screen threshold proposed by SCAQMD, the project will not conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: *EDR Radius Map Report with GeoCheck* prepared by Environmental Data Resources Inc. on October 29, 2014; *Phase I All Appropriate Inquiries Environmental Site Assessment* prepared by Lord Environmental Services on November 5, 2014

Findings of Fact:

a) The proposed residential project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. However, widely used hazardous materials common at residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Any impact associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

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 because residential uses do not engage in activities with risk of upset. Any impact will be less than significant.

c) The project includes adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No Impact will occur.

d) While the proposed project will be located within one quarter mile of Tony Tobin Elementary School, the proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Any impact would be less than significant.

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. No impact will occur.

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"; Riverside County General Plan, Southwest Area Plan, Figure 5 "Desert Resorts Regional Airport Influence Policy Area"; GIS database

a) The project site is not located within the vicinity of any public or private airport. The closest airport to the project site is the French Valley Airport, located approximately eight miles to the northwest. According to the Area Plan, the proposed project is located outside of the airport influence policy area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the project could not result in an inconsistency with an Airport Master Plan. No impact would occur.

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. No impact would occur.

c) The project is not located within an airport land use plan and will not result in a safety hazard for people residing or working in the project area. No impact would occur.

d) The project is not within the vicinity of a private airstrip, or heliport and will not result in a safety hazard for people residing or working in the project area. No impact would occur.

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, Southwest Area Plan, Figure 11 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) According to the Area Plan, the proposed project site is not located in an area designated as high for wildfire susceptibility. The proposed project will not 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 because standard conditions of approval have been added to the project that will assure adequate infrastructure is exists on site to address fire suppression needs. There will also be a minimal increase in the population based on the proposed map, and existing circulation is adequate to address circulation needs. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Any impact would be 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 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
discharge requirements?				
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<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 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 or odors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas; *Preliminary Geotechnical Investigation* prepared by La Cresta Geotechnical Inc. on January 3, 2014; *Preliminary Hydrology and Hydrograph Calculations for Tentative Tract 34676, Amended Map No. 1* prepared by CSL Engineering on December 26, 2013; *Preliminary Water Quality Management Plan* prepared by CSL Engineering, October, 2014

Findings of Fact:

a) The proposed project site currently receives off-site flows from the south side of Anza Road which are then conveyed into an off-site, Riverside County Flood Control District (RCFCD) maintained, storm drain located at the project's northwestern border. The proposed project includes the construction of a detention basin and concrete drop inlet that will be capable of collecting and directing on-site and off-site surface flows to the existing offsite RCFCD facility.

To ensure that the proposed detention basin and concrete drop inlet are designed to adequately direct surface flows and avoid substantial on or off-site erosion or siltation effects, Mitigation Measures **HYD-1** and **HYD-2** require the applicant to submit a final design of the improvements to the County for review and approval prior to final map approval or the issuance of a grading permit.

There is no water course through or adjacent to the project site so following the implementation of mitigation measures **HYD-1** and **HYD-2** any impact would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Compliance with the National Pollutant Discharge Elimination System (NPDES) required as a standard condition, COA 10.BS GRADE.6, will ensure that the project will not violate any water quality standards or waste discharge requirements and allow any impact to be less than significant.

c) The proposed project will not draw upon groundwater reserves or interfere with groundwater recharge. No impact would occur.

d) The proposed project will collect storm water flows in a detention basin located in the northwest corner of the project site. Following infiltration flows will be directed to an existing off-site storm water facility located at the northwest corner of the project site. Implementation of Mitigation Measures **HYD-1** and **HYD-2** will ensure that the on-site storm drain and detention basin designed to Riverside County specifications and that any impact will be less than significant.

e-f) The project is not located within a 100-year flood hazard area. No impact will occur.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. The project has also been conditioned to submit a Final Water Quality Management Plan prior to grading permit issuance for review and approval. The WQMP required by standard condition COA 60.BS GRADE.1 addresses post-development water quality impacts from new development and re-development projects. Any impact would be less than significant.

h) The proposed project will include the construction of a detention basin and concrete drop inlet that will be capable of collecting on-site flows and directing excess flows to an existing, off-site stormwater facility located at the northwest corner of the project site. Implementation of mitigation measures **HYD-1** and **HYD-2** and the implementation of Best Management Practices (BMPs) for the construction of the water quality treatment basin and the operation of the project will ensure that any impact will be less than significant.

Mitigation:

HYD-1 Tract 34676, amendment number 3 received on December 22, 2014, is a proposal to subdivide 10.27-acres into 22 residential lots in the Redhawk/Temecula area. The project is located due north of the Anza Road/ Street "A" intersection and is also located upstream of existing development, Tract Map 29743. The Project receives offsite flows from the south side of Anza Road, about 208 cfs, that was quantified from approved Tract Map 32227. This project proposes to pick up these flows through a 48 inch storm drain, south of Anza Road and convey into the District maintained Temecula Creek-Marsanne Street Storm Drain, project number 7-0057. This storm drain is aligned underneath the project's proposed basin. Great care will be required during the final engineering phase to avoid "piping" seepage along the storm drain from the basin. Insufficient details are shown on the exhibit to collect the 208 cfs, therefore some residential lots maybe lost during the final design phase if right of way south of Anza Road cannot be obtained. The upstream connection may be adjusted during the final design phase. Furthermore, the exhibit does not provide details allowing for the road to be protected from the 100-year storm event. The project proposes a basin located at

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the western corner of tract to act as an infiltration BMP and to mitigate for Hydromodification according to the Preliminary WQMP dated December 15, 2014. The WQMP proposes a catch basin and storm drain system to collect flows along Anza Road and be conveyed to the basin. The downstream storm drain facilities were designed assuming that Tract 34676 was undeveloped. Therefore, this project will mitigate for increased runoff. A preliminary hydraulic study, dated October 13, 2014, shows that the project's increase in runoff is mitigated for by the onsite basin. (10.FLOOD RI 001)

HYD-2

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. (COA 50.FLOOD RI 007)

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, and by the Riverside County Flood Control District

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure S-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"; Project Application Materials

Findings of Fact:

a) The proposed project site currently receives off-site flows from the south side of Anza Road which are then conveyed into an off-site, Riverside County Flood Control District (RCFCD) maintained, storm drain located at the project's northwestern border. The proposed project includes the construction of a detention basin and concrete drop inlet that will be capable of collecting and directing on-site and off-site surface flows to the existing offsite RCFCD facility.

To ensure that the proposed detention basin and concrete drop inlet are designed to adequately direct surface flows and avoid on or off-site flooding, Mitigation Measures **HYD-1** and **HYD-2** require the applicant to submit a final design of the improvements to the County for review and approval prior to final map approval or the issuance of a grading permit.

There is no water course through or adjacent to the project site so following the implementation of mitigation measures **HYD-1** and **HYD-2** any impact would be less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements. Impacts will be less than significant.

c) The project site is not located within a dam inundation area and 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. No impact will occur.

d) The project will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: Mitigation Measures HYD-1 and HYD-2 are listed in Section 25 of this document.

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, and by the Riverside County Flood Control District

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a) The land use designation of the proposed project site and all surrounding land is currently Medium Density Residential (MDR) and there is currently residential development to the north and west of the project site. Any impact from the proposed residential project would be less than significant.

b) The project site is located in the unincorporated Riverside County and is not within a city boundary or city sphere of influence. No impact will occur.

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 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 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; Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a) The project site is currently zoned Residential Agricultural - Ten Acre Minimum (R-A-10) and the project includes a proposed change of zone to One Family Dwellings – 11,000 Square Foot Minimum (R-1-11000). The smallest lot proposed by Tentative Tract Map 34676 is lot number eight which will be 11,090 square feet. Each of the lots of the proposed project will have an average width greater than 60 feet and a minimum street frontage of 35 feet. No impacts will occur.

b) The surrounding land is zoned One Family Dwellings – 18,000 Square Foot Minimum (R-1-18000) and One Family Dwellings – 12,000 Square Foot Minimum (R-1-12000) to the north; Residential Agricultural – Five Acre Minimum (R-A-5) to the east, One Family Dwellings (R-1) and Residential Agricultural (R-A) to the south; and R-A-18000 to the west. The proposed project would change the zone of the proposed project site from Residential Agricultural – Ten Acre Minimum (R-A-10) to One Family Dwellings – 11,000 Square Foot Minimum (R-1-11000). The R-1-11000 would feature permitted uses and development standards that are consistent with the existing surrounding zoning. Any impact would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project site is currently designated for Community Development - Medium Density Residential (CD - MDR) use by the Riverside County General Plan. The Zoning Consistency Guidelines of the Riverside County General Plan categorize the existing zone of Residential Agricultural – Ten Acre Minimum (R-A-10) as being Conditionally Consistent with the CD - MDR Land Use Designation while the proposed zone, One Family Dwellings – 11,000 square foot minimum lot size (R-1-11,000), is Highly Consistent with the CD – MDR Land Use Designation. Any impact would be less than significant.

d) The proposed project is consistent with the current Land Use Designations of the Riverside County Comprehensive General Plan and with all other policies of the General Plan. The project will have no impact.

e) The proposed project site is surrounded by land zoned and designated for residential use and the existing or proposed land use occurring to the north, west, and south of the project site is residential while the land to the east is vacant. The residential use of the proposed project will not disrupt or divide any existing community and no impact will occur.

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, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is located in an area that has not been studied for the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will 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. Therefore, the project will not result in the permanent loss of significant mineral resources and no impact will occur.

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 will be of value to the region or the residents of the State. The project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. No impact will occur.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

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, Southwest Area Plan, Figure 5 "French Valley Airport Influence Policy Area"

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 will expose people residing on the project site to excessive noise levels. No impact will occur.

b) The project is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, Southwest Area Plan, Local Circulation Policies, "Rail"

Findings of Fact:

There are no railroad tracks in the vicinity of this project site. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: Riverside County General Plan, Circulation Element

Findings of Fact:

The project is not directly adjacent to any Highway. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials

Findings of Fact:

No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

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

d) Exposure of persons to or generation of excessive

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground-borne vibration or ground-borne noise levels?

Source: Riverside County General Plan, Noise Element; *Noise Impact Analysis for Tentative Tract Map 34676* prepared by Roma Environmental on October 20, 2014

Findings of Fact:

a) The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable in areas between 65 and 75 dBA CNEL and are conditionally acceptable in areas between 65 and 70 dBA CNEL. Vehicle noise can potentially affect the project site, as well as land uses located along nearby roadways. Because of the location and size of the project, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts will be less than significant.

b) The project consists of a subdivision of the 10.27 acre lot into 22 individual lots. Construction of homes will occur after the project applicant sells the individual lots. The construction period will vary depending on the new owners. However, construction of the homes will require a site preparation phase, grading activity, building construction, and architectural coating of the residential developments. Grading activities will involve the use of standard earth moving equipment, such as drop hammer, dozers, loaders, excavators, graders, back hoes, pile drivers, dump trucks, and other related heavy-duty equipment, which will be stored on site during construction to minimize disruption of the surrounding land uses. Above-grade construction activities will involve the use of standard construction equipment, such as hoists, cranes, mixer trucks, concrete pumps, laser screeds, and other related equipment.

Equipment used during the construction phases will generate both steady state and episodic noise that will be heard both on and off the project site. Noise levels generated during construction will primarily affect the residential land uses adjacent to the project site to the north and west. In addition, daily transportation of construction workers and the hauling of materials both on and off the project site are expected to cause increases in noise levels along study area roadways, although noise levels for such trips will be less than peak hour noise levels. The project will adhere to all County noise standards to alleviate construction noise. Any impact would be less than significant.

c) Future residents located on the project site may experience noise due to an increase in human activity within the area from people living on the premises. These noise sources are not unique and generally contribute to the ambient noise levels experienced in all residential areas. The noise generated by the project's residential land uses will not exceed the County of Riverside's compatibility thresholds and is considered 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. Impacts will be 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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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 checked="" type="checkbox"/>	<input 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: Riverside County General Plan Housing Element

Findings of Fact:

a) The project site currently contains one 2,272 square foot single family home that will be removed during implementation of the proposed project. However, the proposed project includes the construction of 22 single family homes allowing any impact to be less than significant.

b) The proposed project includes the construction of 22 single family homes which will not create a demand for additional market rate or affordable housing. No impact will occur.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project is currently vacant. No impact will occur.

d) The project is not located within a County Redevelopment Project Area. No impact will occur.

e-f) The proposed project will provide housing for approximately 70 residents within the unincorporated portion of the Riverside County. According to the growth forecasts from Southern California Association of Governments (SCAG), a population of 349,100 was recorded in 2008 and an anticipated population of 710,600 is projected for 2035 in unincorporated areas of Riverside County. This total is within the growth projections and any impact will be 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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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 Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 10.PLANNING.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County Sheriff's Department

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed 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 shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 10.PLANNING.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Hemet Unified School District

Findings of Fact:

The project site is located within the Temecula Valley Unified School District (TVUSD). The nearest school to the project site is Tony Tobin Elementary School, located at 45200 Morgan Hill Drive, Temecula approximately 0.20 miles northwest of the project site. The project will not physically alter existing facilities or result in the construction of new facilities. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Any impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The closest library to the project site is the Temecula Public Library, located at 30600 Pauba Road in the City of Temecula, approximately 3.75 miles northwest of the project site. The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 10.PLANNING.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Any impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The closest health center to the project site is Temecula Valley Hospital, located at 31700 Temecula Parkway in the City of Temecula, approximately 2.5 miles northwest of the project site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Any impact will be less than significant.

Mitigation: No mitigation measures are required.

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

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: Riverside County General Plan, Public Facilities

Findings of Fact:

a) The project will not include recreational facilities but it will result in the construction of 22 single family homes that will house approximately 70 residents. The addition of 70 residents will not require the construction of new recreational facilities or the expansion of existing facilities. Any impact would be less than significant.

b) Residents of the proposed project are likely to use existing neighborhood and regional parks and the nearest public park to the project site is Morgan Hill Park located approximately 0.25 miles west of the project site. The proposed project will result in the addition of approximately 70 residents to the area which would not result in any substantial physical deterioration of existing neighborhood and regional parks. Any impact would be less than significant.

c) While the proposed project is not within a County Service Area, through the application of a standard condition of approval, 90. PLANNING 5, the proposed project will be required to pay all required parks and recreation fees allowing any impact to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan, Southwest Area Plan, Figure 8 "Trails and Bikeways System"

Findings of Fact:

According to the Area Plan, the project site is not located near any historic trails, bike trails, regional trails, or community trails. No impact will occur.

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 mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

d) Alter waterborne, rail or air traffic?

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

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

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

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

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Source: Riverside County General Plan, Circulation Element; Transportation Engineers (ITE) *Trip Generation (9th Edition)*

Findings of Fact:

a) The Project trip generation estimates were based on trip rates defined by the Institute of Transportation Engineers (ITE) *Trip Generation (9th Edition)*. The land use code for "Single Family Detached" was used to define the land use of the proposed project. The project will generate 211 weekday daily vehicle trips. The project will not conflict with an applicable plan, ordinance or policy

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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establishing a measure of effectiveness for the performance of the circulation system. Any impact will be less than significant.

b) As discussed in 43a, the project will not result in an increase of traffic during peak-hours. 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. Impacts are less than significant.

c-d) The project does not propose any design issues that will 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 provide three roads to access the residential homes. The internal circulation system will be designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. 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. No impact will occur.

g) As the project site is currently vacant, the project will not cause an effect upon circulation during the project's construction. Impacts will be less than significant.

h) The project will not cause inadequate emergency access or access to nearby uses. Internal streets constructed for the project will connect to existing streets surrounding the project site. All driveways will also have fire roundabouts to provide adequate space for fire trucks to enter and leave the area. Impacts will be less than significant.

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. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan, Southwest Area Plan, Figure 8 "Trails and Bikeways System"

Findings of Fact:

According to the Area, the project site is not located near any historic trails, bike trails, regional trails, or community trails. 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
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UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Project Application Materials

Findings of Fact:

a) The project site will receive water service from existing water facilities operated by the Rancho California Water District (RCWD). A letter of water availability was issued by the RCWD on February 27, 2014 that states that water service will be available to the proposed project provided the proposed project meeting the standard engineering and development requirements of the RCWD. Any impact will be less than significant.

b) The proposed project will receive water from the Rancho California Water District (RCWD) and there is no change in the land use of the proposed project site. The RCWD predicts future water demands based the designated land uses within its service area. Since the proposed project will occur on a site that is currently designated for residential land use, any impact would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

Source: Project Application Materials; Riverside County Planning Department, Riverside County General Plan Update Draft EIR, May 2014.

Findings of Fact:

a) The proposed project will result in the creation of 22 single family homes which will receive waste water service from existing facilities operated by the Eastern Municipal Water District (EMWD). The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project will not require any significant expansion of existing EMWD facilities and any impact will be less than significant.

b) The 22 homes that will be created by the proposed project will not represent an significant increase in the existing service requirements of the Eastern Municipal Water District and any impact will be 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

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the Oasis Sanitary Landfill, which accepts up to 400 tons per day of solid waste and is anticipated to close in 2055. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. The project will generate approximately 311 pounds per day per household (0.156 tons per day per household) which is within the permitted maximum tonnage allowed at Oasis Sanitary Landfill. Any impact will be less than significant.

b) The proposed development will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Any impact will be 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 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is available to the proposed project onsite and the project is not anticipated to create a need for new facilities.

d) Storm water drainage will be managed by improvements constructed on-site. Following the construction and implementation of these improvements any impact will be less than significant.

e-f) The project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant

g) The project will not require construction or expansion of new government facilities. The project will function sufficiently with existing government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

a) The proposed project will not 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact:

The proposed project will not substantially impact any scenic vistas, scenic resources, or the visual character of the area and will not result in excessive light or glare. The project is not designated as farmland or forest land and will not cause any impacts. The project site is located within an area with potential natural habitats but impacts will be mitigated through County Conditions of Approval to less than significant. The proposed project will not significantly impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species. Adverse impacts to archaeological and paleontological resources and human remains will not occur. Construction-phase procedures will be implemented in the event any important archaeological resources, paleontological resources, or human remains are discovered during grading, consistent with Riverside County Conditions of Approval, as discussed in Sections 8, 9, and 10. The environmental analysis provided in Section 6 (Air Quality) concludes that impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant. Section 21 (Greenhouse Gas Emissions) concludes that impacts related to climate change will be less than significant. Sections 25 and 26 conclude that impacts related to hydrology and water quality will be less than significant with mitigation incorporated. Based on the preceding analysis of potential impacts discussed in the Environmental Assessment, no evidence is presented that this project will degrade the quality of the environment. The County hereby finds that impacts related to degradation of the environment, biological resources, and cultural resources will be less than significant with mitigation incorporated.

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

Source: Staff review, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project.

Section 15130(b)(1) of the CEQA Guidelines identify two methods to determine the scope of related projects for cumulative impact analysis:

List-of-Projects Method: a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency.

Summary-of-Projections Method: a summary of projections contained in an adopted general plan or related planning document or in a prior environmental document that has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The proposed project consists of the subdivision of a 10.27 acre lot into 22 residential lots and one open space lot within unincorporated Riverside County. The subdivision will lead to the construction of 22 homes which will generate approximately 70 residents. The SCAG Regional Transportation Plan/Sustainable Communities Strategy projects an estimated population of 710,600 by 2035 in unincorporated areas of Riverside County. The proposed project will not be substantially growth inducing and will not contribute to a cumulative impact. In addition, the proposed project will be consistent with the County's adopted General Plan.

Non-Cumulative Impacts

Impacts related to aesthetics, geology and soils, and airport hazards at the project-level have no potential for cumulative impacts because impacts are limited to on-site conditions and include no component that could result in similar impacts over time or space. Therefore, no cumulative impacts related to these topics will occur.

Local Impacts

Projects can contribute considerably to cumulative impacts in context of the local environment. Local cumulative impacts are limited to agricultural and forestry resources, air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, land use and planning, mineral resources, noise, population and housing, public services, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the local context is summarized below.

The analysis provided in Sections 5 (Forest), 28 (Planning), 29 (Mineral Resources), 41 (Recreation) found that no individual impacts will occur; therefore, the project could not contribute considerably to forestry, planning, mineral resources, and recreation impacts. The analysis provided in sections related to air quality, hazards and hazardous materials, land use, population and housing, public services, recreation, and utilities and services systems found

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that impacts will be less than significant; therefore, while the project will contribute to localized cumulative impacts, the project contribution will not be considerable.

Impacts related to wildlife and vegetation and cultural resources were found to be potentially significant and require mitigation to reduce to less than significant levels; therefore, the project could contribute considerably to significant localized cumulative impacts in these topical areas. This topic is discussed in detail below.

Wildlife and Vegetation. The context for assessing cumulative impacts to local wildlife and vegetation is the extent to which construction of the proposed project will have a substantial adverse effect on any endangered or threatened species or any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. The project site is a suitable habitat for Burrowing Owls therefore will have potential of occupying the site. Therefore, County Conditions of Approval shall be implemented. Prior to the issuance of grading permits, in accordance with County standard requirements and the recommendations of the project biologist, burrowing owl clearance shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered. In addition, Nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur. These mitigation implemented, the proposed project will not significantly contribute to cumulative impacts regard local wildlife and vegetation.

Cultural Resources. The context for assessing cumulative impacts to local archeological and paleontological knowledge of our past is the geographical extent of local historic and pre-historic knowledge. Loss of on-site archaeological and paleontological resources could reduce or eliminate important information relevant to the County of Riverside. County Conditions of Approval shall be implemented. Prior to issuance of grading permits, in accordance with County standard requirements and the report recommendations, archaeologically significant site shall be avoided and preserved by project design and prior to any earthmoving activities within one hundred feet (100') of any or all of these sites, the project archeologist/paleontologist, project supervisor, and Tribal Monitor shall fence off the boundaries of the significant sites, with sufficient buffer area to protect the site from grading impact. This will eliminate any potential loss of important local archaeological or paleontological information that may be buried under the project site; therefore, the project will have no contribution to a cumulative loss of important local archaeological and paleontological knowledge.

Regional Impacts

Projects can contribute considerably to cumulative impacts in context of the regional environment. Regional cumulative impacts are limited to air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, flooding, land use and planning, mineral resources, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the regional context is summarized below.

The analysis provided in Sections 5 (Forest), 28 (Planning), 29 (Mineral Resources), 41 (Recreation) found that no individual impacts will occur; therefore, the project could not contribute considerably to forestry, planning, mineral resources, and recreation impacts. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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analysis provided in sections related to air quality, hazards and hazardous materials, land use, population and housing, public services, recreation, and utilities and services systems found that impacts will be less than significant; therefore, while the project will contribute to regional cumulative impacts, the project contribution will not be considerable.

Impacts related to wildlife and vegetation and cultural resources were found to be potentially significant and require mitigation to reduce to less than significant levels; therefore, the project could contribute considerably to significant regional cumulative impacts in these topical areas. This topic is discussed in detail below.

Wildlife and Vegetation. The context for assessing cumulative impacts to regional wildlife and vegetation is the extent to which construction of the proposed project will have a substantial adverse effect on any endangered or threatened species or any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. The project site is a suitable habitat for Burrowing Owls therefore will have potential of occupying the site. Therefore, County Conditions of Approval shall be implemented. Prior to the issuance of grading permits, in accordance with County standard requirements and the recommendations of the project biologist, burrowing owl clearance shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered. In addition, Nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur. These mitigation implemented, the proposed project will not significantly contribute to cumulative impacts regard regional wildlife and vegetation.

Cultural Resources. The context for assessing cumulative impacts to regional archeological and paleontological knowledge of our past is the geographical extent of local historic and pre-historic knowledge. Loss of on-site archaeological and paleontological resources could reduce or eliminate important information relevant to the County of Riverside. County Conditions of Approval shall be implemented. Prior to issuance of grading permits, in accordance with County standard requirements and the report recommendations, archaeologically significant site shall be avoided and preserved by project design and prior to any earthmoving activities within one hundred feet (100') of any or all of these sites, the project archeologist/paleontologist, project supervisor, and Tribal Monitor shall fence off the boundaries of the significant sites, with sufficient buffer area to protect the site from grading impact. This will eliminate any potential loss of important local archaeological or paleontological information that may be buried under the project site; therefore, the project will have no contribution to a cumulative loss of important regional archaeological and paleontological knowledge.

Global Impacts

One topic of global concern is climate change. As discussed in Section 21, climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. The project will not contribute considerably to global climate change.

Based on the above analysis concerning the local, regional, and global impacts of the project in consideration of past, current, and future projects, the City hereby finds that the contribution of the proposed project to cumulative impacts will be less than significant with mitigation incorporation.

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

Source: Staff Review, Project Application

Findings of Fact:

Based on the analysis of the project's impacts discussed in the Environmental Assessment, there is no indication that this project could result in substantial adverse effects on human beings. While there will be a variety of temporary adverse effects during construction related to noise and criteria pollutant emissions, these will be reduced to less than significant levels through incorporation of standard requirements for air quality protection. Less than significant long-term effects will include air quality, population and housing, public services, recreation, and changing the visual character of the site, with a majority of these impacts affecting the project site itself. The analysis herein concludes that direct and indirect environmental effects will at worst require mitigation to reduce to less than significant levels. Generally, environmental effects will result in less than significant impacts. Based on the analysis in this Environmental Assessment, the City finds that direct and indirect impacts to human beings will be less than significant with mitigation incorporation.

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: Riverside County General Plan and EIR

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

County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92502

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 2 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 34676 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 34676, dated December, 2013.

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

LANDSCAPE PLAN = Comprehensive Landscape, Wall & Fence Plan, dated November, 2014.

WALL & FENCE PLAN = Comprehensive Landscape, Wall & Fence Plan, dated November, 2014.

10. EVERY. 3 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule 'A' subdivision of 10.6 acres into 22 residential lots and one (1) open space lot with a minimum lot size of 11,000 square feet.

10. EVERY. 4 MAP - HOLD HARMLESS RECOMMND

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

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

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

The COUNTY shall promptly notify the applicant/permittee of

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - HOLD HARMLESS (cont.) RECOMMND

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

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

10. EVERY. 5 MAP - 90 DAYS TO PROTEST RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

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 ENVIRONMENTAL CLEANUP PROGRAM RECOMMND

Based on the information provided in the environmental assessment documents and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, 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.

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

Noise Consultant: Roma Environmental
31751 SandHill Lane
Temecula CA 92592

Noise Impact Study Tentative Tract 34676 dated October 20, 2014

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

10.E HEALTH. 2

USE - NOISE STUDY (cont.)

RECOMMND

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, Tr34676 shall comply with the conditions set forth under the Industrial Hygiene Program's response letter dated November 17, 2014 c/o Steve Hinde and included herein:

GENERAL

1.The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Six high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the southern site boundary (Anza Road.) of lots 1 and 9 of Tentative Tract 34676.

(Height taken from Figure 5 of the Acoustical Report, see attached map)

These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the house and the road.

CONSTRUCTION RELATED

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 to the site.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

10.E HEALTH. 2 USE - NOISE STUDY (cont.) (cont.) RECOMMND

5.The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.

6.No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

7.The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.

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

10.E HEALTH. 3 USE - WATER AND SEWER SERVICE RECOMMND

Tract 34676 is proposing potable water service from Rancho Water District and sanitary sewer service from EMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

10.FIRE. 2 MAP-#16-HYDRANT/SPACING (cont.) RECOMMND

 intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract 34676, amendment number 3 received on December 22, 2014, is a proposal to subdivide 10.27-acres into 22 residential lots in the Redhawk/Temecula area. The project is located due north of the Anza Road/ Street "A" intersection and is also located upstream of existing development, Tract Map 29743. The Project receives offsite flows from the south side of Anza Road, about 208 cfs, that was quantified from approved Tract Map 32227. This project proposes to pick up these flows through a 48 inch storm drain, south of Anza Road and convey into the District maintained Temecula Creek-Marsanne Street Storm Drain, project number 7-0057. This storm drain is aligned underneath the project's proposed basin. Great care will be required during the final engineering phase to avoid "piping" seepage along the storm drain from the basin. Insufficient details are shown on the exhibit to collect the 208 cfs, therefore some residential lots maybe lost during the final design phase if right of way south of Anza Road cannot be obtained. The upstream connection may be adjusted during the final design phase. Furthermore, the exhibit does not provide details allowing for the road to be protected from the 100-year storm event.

The project proposes a basin located at the western corner of tract to act as an infiltration BMP and to mitigate for Hydromodification according to the Preliminary WQMP dated December 15, 2014. The WQMP proposes a catch basin and storm drain system to collect flows along Anza Road and be conveyed to the basin.

The downstream storm drain facilities were designed assuming that Tract 34676 was undeveloped. Therefore, this project will mitigate for increased runoff. A preliminary hydraulic study, dated October 13, 2014, shows that the project's increase in runoff is mitigated for by the onsite basin.

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW (cont.) RECOMMND

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. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading. An upstream ponding easement shall be obtained from the affected property owner. A copy of the recorded ponding 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 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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

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 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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA (cont.) RECOMMND

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.

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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP>PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The 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 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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM (cont.) RECOMMND

may require additional water quality measures.

10.FLOOD RI. 19 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98.

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND RECOMMND

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.

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

10.PLANNING. 3 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. 4 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. 6 MAP - LANDSCAPE MAINTENANCE RECOMMND

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - LANDSCAPE MAINTENANCE (cont.) RECOMMND

homeowners association, or any other successor-in-interest.

10.PLANNING. 9 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 11 MAP - 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-1-11000 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 3 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 11,000 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. 13 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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 14 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. 16 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

10.PLANNING. 17 STKP- OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 18 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 21 MAP - PDA04451R1 RECOMMND

County Archaeological Report (PDA) No. 4451 submitted for this project (TR34676) was prepared by Brian F. Smith and Associates and is entitled: "An Archaeological Survey for the L&J Ranch Development, LLC Project" dated June 18, 2007. This report was not accepted by the County Archaeologist and a request for revisions was sent to the consultant.

Revised County Archaeological Report (PDA) No. 4451R1 submitted for this same project, prepared by the same aforementioned company and bearing the same title, is dated March 26, 2014.

This report was received on March 31, 2014 and accepted by the County Archaeologist on the same day.

According to the study, no cultural resources were discovered and no further archaeological investigations or monitoring were recommended.

This study has been incorporated as part of this project, and has been accepted.

These documents are herein incorporated as a part of the record for project.

10.PLANNING. 22 MAP - GEO02387 RECOMMND

County Geologic Report (GEO) No. 2387, submitted for this project (TR34676) was prepared by La Cresta Geotechnical, Inc. and is entitled: "Preliminary Geotechnical Investigation, Tentative Tract No 34676, Menifee, California", dated January 3, 2014. In addition, La Cresta Geotechnical, Inc. prepared "County Geologic Report No. 2217, Response to Review Comments, Transmitted by TLMA -

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - GEO02387 (cont.)

RECOMMND

Planning, October 9, 2014" dated October 22, 2014. This document is herein incorporated as a part of GEO02387.

GEO02387 concluded:

1. There are no active or potentially active faults underlying or projecting towards the site.
2. The potential for surface rupture is considered low.
3. The potential for liquefaction at this site is low.
4. The potential for landslides at the site is considered very low.
5. The threat of debris flows is considered very low.

GEO02387 recommended:

1. Loose alluvium and Pauba Formation should be removed to expose firm and unyielding, medium dense soils.
2. Alluvium removals in the southern and western portions of the site should extend to at least 25 feet below existing grade.
3. Temporary slopes in alluvium and loose Pauba Formation should be planned for an inclination no steeper than 1.5:1 (H:V). Temporary slopes in medium dense to dense Pauba Formation may be inclined at 1:1.

GEO No. 2387 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2387 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) RECOMMND

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

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

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

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

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

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

10. GENERAL CONDITIONS

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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

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.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#46-WATER PLANS RECOMMND

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

50.FIRE. 2 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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

50. PRIOR TO MAP RECORDATION

50.FIRE. 3

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.

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 4 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.

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING RECOMMND

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

50.FLOOD RI. 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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

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:

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

50. PRIOR TO MAP RECORDATION

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

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 11,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-11000 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.

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

50.PLANNING. 4 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 07649 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zone ultimately applied to the property.

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 Recreation and Parks District and County Service Area No. 143 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. 19 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

50. PRIOR TO MAP RECORDATION

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

"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.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 2 MAP - ACCESS RESTRICTION/SUR RECOMMND

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

50.TRANS. 3 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. 4 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - SOILS 2 (cont.) RECOMMND

requirements within the road right-of-way.

50.TRANS. 5 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. 6 MAP - CORNER CUT-BACK I/SUR RECOMMND

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

50.TRANS. 7 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.

50.TRANS. 8 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

- (1) Landscaping along Anza Road.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Anza Road.
- (4) 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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

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. 9 MAP - UTILITY PLAN RECOMMND

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

50.TRANS. 10 MAP - LANDSCAPING/TRAILS 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,

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - LANDSCAPING/TRAILS (cont.) RECOMMND

submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 11 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. 12 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://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 13 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 14 MAP - SIGNING & 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

or as approved by the Director of Transportation.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 15

MAP - PRIVATE STREETS

RECOMMND

Street "A" (Entry Street) is a reserved private street designated LOCAL ENTRY ROAD and said road shall be improved with 60' full-width AC pavement, 6" concrete curb and gutter, and 5.5' sidewalk (on one side) within a 77' private road easement in accordance with County Standard No. 103, Section "A", Ordinance 461. (60'/77') (Modified for increased easement width from 74' to 77' and increased improvement from 44' to 60' AC pavement, and sidewalk to be on one side.) The easement shall provide the offer of dedication for public utility purposes along with the right-of-way of ingress and egress for emergency vehicles.

NOTE: 1. A 5.5' sidewalk (on one side) shall be constructed adjacent to the curb line within the parkway.

2. A 20' curbed raised median shall be constructed at the centerline. The nose of the median shall be 35' from the flowline of the adjacent street, call box, and a 38' radius turnaround and then the gate shall be constructed as directed by the Director of Transportation.

Street "A" is a reserved private street designated LOCAL ROAD and said road shall be improved with 36' full-width AC pavement, rolled concrete curb and gutter (along the sidewalk side), 6" concrete curb and gutter (on the other side of the centerline), and 5.5' sidewalk (on one side) within a 53' private road easement in accordance with County Standard No. 105, Section "A" and Standard No. 202, Ordinance 461. (36'/53') (Modified for rolled curb and gutter and reduced easement width from 56' to 53'.) The easement shall provide the offer of dedication for public utility purposes along with the right-of-way of ingress and egress for emergency vehicles.

NOTE: 1. A 5.5' sidewalk (on one side along rolled concrete curb and gutter) shall be constructed adjacent to the curb line within the parkway.

2. A knuckle shall be designed and constructed as approved by the Director of Transportation.

Streets "B" and "C" are reserved private streets designated LOCAL ROAD and said roads shall be improved with 36' full-width AC pavement, rolled concrete curb and gutter (along the sidewalk side), 6" concrete curb and gutter (on

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - PRIVATE STREETS (cont.) RECOMMND

the other side of the centerline), and 5.5' sidewalk (on one side) within a 43' private road easement in accordance with County Standard No. 105, Section "A" and Standard No. 202, Ordinance 461. (36'/43') (Modified for rolled curb and gutter and reduced easement width from 56' to 43'.) The easement shall provide the offer of dedication for public utility purposes along with the right-of-way of ingress and egress for emergency vehicles.

NOTE: 1. A 5.5' sidewalk (on one side) shall be constructed adjacent to the curb line within the parkway.

50.TRANS. 16 MAP - PART-WIDTH RECOMMND

Anza Road along project boundary is designated as a Major Highway and shall be improved with 50' part-width AC pavement, (38' pavement on the project side and 12' AC pavement on the other side of the centerline), 8" concrete curb and gutter, match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 89' minimum (59' on the project side and 30' minimum on the other side of the centerline), part-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461.

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway.

50.TRANS. 17 MAP - LC LNDSCP COMMON AREA MA RECOMMND

rior 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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

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.

4)Transportation Department and Survey Division will need to review CC&Rs before approval.

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 and Transportation Department has approved content.

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 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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

60. PRIOR TO GRADING PRMT ISSUANCE

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.

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 (cont.) RECOMMND

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. 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 or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

60. PRIOR TO GRADING PRMT ISSUANCE

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.

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

EPD DEPARTMENT

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

60. PRIOR TO GRADING PRMT ISSUANCE

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

determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2 - MBTA SURVEYS RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted.

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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

60. PRIOR TO GRADING PRMT ISSUANCE

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. 8 MAP SUBMIT FINAL WQMP INEFFECT

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

PLANNING DEPARTMENT

60.PLANNING. 6 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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 11 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, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

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.

60.PLANNING. 26 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No.7649 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 27 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 29 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:

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

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

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

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 29 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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.

60.PLANNING. 31 MAP - CULTURAL RESOURCE PROF RECOMMND

Due to ground surface visibility of only 50% at the time of the cultural resources survey and the possibility of previously unidentified cultural resources being present

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 31 MAP - CULTURAL RESOURCE PROF (cont.)

RECOMMND

within the project boundaries and at the request of the Pechanga Band of Mission Indians, prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.

The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.

The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 32 MAP - NATIVE AMERICAN MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with the Pechanga Tribe to provide Native American Monitoring services. These services shall include development of a Cultural Resources Treatment and Monitoring Agreement between the Tribe and the Applicant. The Agreement shall address the treatment of cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources,

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 32 MAP - NATIVE AMERICAN MONITOR (cont.) RECOMMND

sacred sites, and human remains discovered on the site. The agreement shall also address the protocols and stipulations that the Developer, Tribe and Project archaeologist will follow in the event of inadvertent cultural resource discoveries.

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

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. 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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 2 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.

70.PLANNING. 4 MAP - CURATION OF COLLECTIONS RECOMMND

All cultural materials, that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement, shall be tribally curated according to the current professional repository standards by the Pechanga Tribe. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories and therefore would be professionally curated and made available to other archaeologists/researchers for further study. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

80. PRIOR TO BLDG PRMT ISSUANCE

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

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 WASTE MNGMNT PLAN RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (RESIDENTIAL):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that identifies the following:

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).
3. Identify diversion facilities where the construction and waste material will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE WASTE MNGMNT PLAN (cont.) RECOMMND

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 955-486-3200.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FIRE. 2 MAP -FIRE SPRINKLER SYSTEM RECOMMND

ALL DWELLINGS SHALL HAVE A FIRE SPRINKLER SYSTEM INSTALLED PER NFPA 13D,2013 EDITION.PLANs SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

80. PRIOR TO BLDG PRMT ISSUANCE

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. 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 Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80.PLANNING. 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. 15 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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - ENTRY MONUMENT PLOT PLAN (cont.) RECOMMND

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 governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

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

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

80.PLANNING. 17 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 19 MAP - 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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19

MAP - Walls/Fencing Plans (cont.)

RECOMMND

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, 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).

E. 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,

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

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

H. 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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 20 MAP - FRONT YARD LANDSCAPING RECOMMND

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

This condition shall be cleared by the Transportation Department, Landscape Review Section.

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 along Anza Road.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures along Anza Road.
- (4) Street sweeping.

80.TRANS. 2 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 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:

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

MAP - 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.
- 2)When the Landscaping Plot Plan is located within a special district such as CFD, LMD, 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.

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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

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 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.

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.

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION (cont.) RECOMMND

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 - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S RECOMMND

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S (cont.) RECOMMND

1. Precise grade inspection:

a. Precise Grade Inspection can include but is not limited to the following:

1. Installation of slope planting and permanent irrigation on required slopes.

2. Completion of drainage swales, berms and required drainage away from foundation.

b. Inspection of completed onsite drainage facilities

c. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project 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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

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

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

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

The developer must provide to the District's PLAN CHECK 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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will only release up to 80% of occupancy permits for any residential lot within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

PLAN DEPARTMENT

90.PLAN. 13 MAP - MITIGATION MONITORING RECOMMND

A written report demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Environmental Assessment No. 41920 shall be submitted to the Riverside County Planning Department to ensure such compliance.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

The land divider/permit holder shall construct a six foot the County Department of Building and Safety. An and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the

90.PLANNING. 5 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. aid certification shall be obtained from the Economic Development Agency (EDA) for CSA No. 143.

90.PLANNING. 6 MAP - CONCRETE DRIVEWAYS RECOMMND

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 14 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP - 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. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

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

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

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

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.
- 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.

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - 80% COMPLETION (cont.) RECOMMND

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. 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.

90.TRANS. 6 MAP - 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 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 Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 7 MAP - LNDSCE INSPCTN RQRMNTS RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a INSTALLATION INSPECTION with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the INSTALLATION INSPECTION, the applicant will arrange for an 6th month 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 Transportation Department's Milestone 80 conditions entitled

04/01/15
09:52

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 59

TRACT MAP Tract #: TR34676

Parcel: 966-380-005

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - LNDSCP E INSPCTN RQRMNTS (cont.) RECOMMND

"USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Transportation 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 Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

90.TRANS. 8 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation 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 Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

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

DATE: April 10, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Riv. Transit Agency
Riv. Sheriffs Dept.
Riv. Waste Management Dept.

Valley-Wide Rec. & Parks
CSA 143 c/o EDA
IT-John Sarkissian
French Valley Airport
Supervisor Stone
Commissioner Petty
Temecula Valley Unified School Dist.
RCWD
SCE
Southern California Gas
EIC

TENTATIVE TRACT MAP NO. 34676 – EA41920 – Applicant: L & J Ranch Development LLC – Engineer/Representative: Franco Ent. INC - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, Southerly of Monte Verde Road, and Westerly of Rio Linda Road – 10.27 Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) and Open Area Combining Zone – Residential Developments (R-5) - **REQUEST:** The tract map proposes a Schedule A subdivision of 10.27 acres into 18 single family residential lots with a minimum lot size of 7,200 square feet and one (1) lot for a sewer lift station – APN: 966-380-005 – Concurrent Cases: CZ07649

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on May 1, 2008**. 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 **Alisa Krizek**, Project Planner, at (951) 955-9075 or email at akrizek@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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: February 6, 2014

TO

Riv. Co. Transportation Dept.	Riv. Co. Parks & Open Space District	3rd District Supervisor
Riv. Co. Environmental Health Dept.	Riv. Co. Environmental Programs Division	3 rd District Planning Commissioner
Riv. Co. Public Health	P.D. Geology Section	Eastern Municipal Water District
Riv. Co. Flood Control District	P.D. Landscaping Section	SoCal Edison
Riv. Co. Fire Dept.	P.D. Archaeology Section	SoCal Gas
Riv. Co. Building & Safety – Grading	Riv. Co. Transit Agency	Pechanga Band of Luiseno Mission Indians
Riv. Co. Building & Safety – Plan Check	Riv. Co. Sheriff's Department	

TENTATIVE TRACT MAP NO. 34676 and CHANGE OF ZONE NO. 7649 AMENDED NO. 1 – EA41920 –
Applicant: L & J Ranch Development LLC – Engineer/Representative: Franco Ent. INC – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, southerly of Monte Verde Road, and westerly of Rio Linda Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The tract map proposes a Schedule A subdivision of 10.27 acres into 25 single family residential lots with a minimum lot size of 10,000 square feet and one (1) detention basin and the change of zone proposes change from Residential Agriculture (Min. Lot Size 10 Acres (RA-10)) to Single Family Dwellings (Min. Lot Size of 7,200 sq ft (R-1)) – APN: 966-380-005 – Related Cases: EA41920.

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 **LDC Meeting Agenda deadline on February 13, 2014** in order that they may be incorporated in the staff report package for this project.

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 item, please do not hesitate to contact **H. P. Kang, (951) 955-1888**, Project Planner, or e-mail at **hp kang@rctlma.org / MAILSTOP #: 1070**

Public Hearing Path: DH: PC: BOS:

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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
3rd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: June 24, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Biology Section
P.D. Landscaping Section

3rd District Supervisor
3rd District Planning Commissioner
Pechanga Band of Luiseno Mission Indians

TENTATIVE TRACT MAP NO. 34676 and CHANGE OF ZONE NO. 7649 AMENDED NO. 2 – EA41920 –
Applicant: L & J Ranch Development LLC – Engineer/Representative: Franco Ent. INC – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, southerly of Monte Verde Road, and westerly of Rio Linda Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The tract map proposes a Schedule A subdivision of 10.27 acres into 25 single family residential lots with a minimum lot size of 10,000 square feet and one (1) detention basin and the change of zone proposes change from Residential Agriculture (Min. Lot Size 10 Acres (RA-10)) to Single Family Dwellings (Min. Lot Size of 7,200 sq ft (R-1)) – APN: 966-380-005 – Related Cases: EA41920.

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 **LDC Comment Agenda deadline on July 17, 2014** in order that they may be incorporated in the staff report package for this project.

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 item, please do not hesitate to contact **Lisa Edwards, (951) 955-1888**, Project Planner, or e-mail at ledwards@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.

LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
3rd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: November 6, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Biology Section
P.D. Landscaping Section

3rd District Supervisor
3rd District Planning Commissioner
Pechanga Band of Luiseno Mission Indians

TENTATIVE TRACT MAP NO. 34676 AMENDED NO. 3 – EA41920 – Applicant: L & J Ranch Development LLC – Engineer/Representative: Franco Ent. INC – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: Northerly of Anza Road, southerly of Monte Verde Road, and westerly of Rio Linda Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** The tract map proposes a Schedule A subdivision of 10.27 acres into 25 single family residential lots with a minimum lot size of 10,000 square feet and one (1) detention basin and the change of zone proposes change from Residential Agriculture (Min. Lot Size 10 Acres (RA-10)) to Single Family Dwellings (Min. Lot Size of 7,200 sq ft (R-1)) – APN: 966-380-005 – Concurrent cases: CZ07649.

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 **LDC Comment Agenda deadline on December 4, 2014** in order that they may be incorporated in the staff report package for this project.

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 item, please do not hesitate to contact **Mark Corcoran, (951) 955-3025**, Project Planner, or e-mail at **mcorcora@rctlma.org / MAILSTOP #: 1070**

Public Hearing Path: DH: PC: BOS:

COMMENTS:

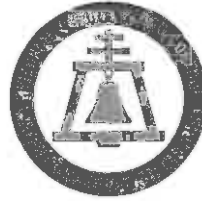
DATE: _____ SIGNATURE: _____

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.

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

158577

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

February 6, 2014

Riverside County
Planning Department
County Administrative Center
Riverside, California

Attention: H. P. Kang

Ladies and Gentlemen:

Re: Change of Zone 7649
Area: Rancho California



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



February 27, 2014

Case Planner
County of Riverside
Department of Environmental Health
Land Use Section
4080 Lemon Street, 2nd Floor
Riverside, CA 92502

SUBJECT: WATER AVAILABILITY
PARCEL NO. 2 OF PARCEL MAP NO. 18204;
APN 966-380-005
[L & J RANCH DEVELOPMENT, LLC]

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Director of Operations &
Maintenance

Andrew L. Webster, P.E.
Chief Engineer

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

Dear Case Planner:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD/District). The subject project/property fronts an existing 36-inch diameter water pipeline (1485 Pressure Zone) within Anza Road and an existing 18-inch diameter non-potable water pipeline (1441 Pressure Zone) within Anza Road.

Water service to the subject project/property does not exist. Additions or modifications to water/sewer service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water meters for landscape irrigation, as applicable.

Water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is contingent upon the timing of the subject project/property development relative to water supply shortage contingency measures (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances), and/or the adoption of a required Water Supply Assessment for the development, as determined by the Lead Agency.**

In accordance with Resolution 2007-10-5, the project/property will be required to use recycled water for all landscape irrigation, which should be noted as a condition for any subsequent development plans. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between RCWD and the property owner. Requirements for the use of recycled water are available from RCWD.

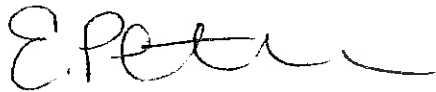
As soon as feasible, and prior to the preparation of California Environmental Quality Act (CEQA) documents, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation. As a result of anticipated low water service pressure to the subject project/property, property owner(s) may be required to sign an acknowledgement of low water service pressure when service arrangements are made or modified.

Sewer service to the subject project/property, if available, would be provided by Eastern Municipal Water District. If no sewer service is currently available to the subject project/property, all proposed waste discharge systems must comply with the State Water Resources Control Board and/or the basin plan objectives and the permit conditions issued by the appropriate Regional Water Quality Control Board.

If you should have any questions or need additional information, please contact an Engineering Services Representative at the District office at (951) 296-6900.

Sincerely,

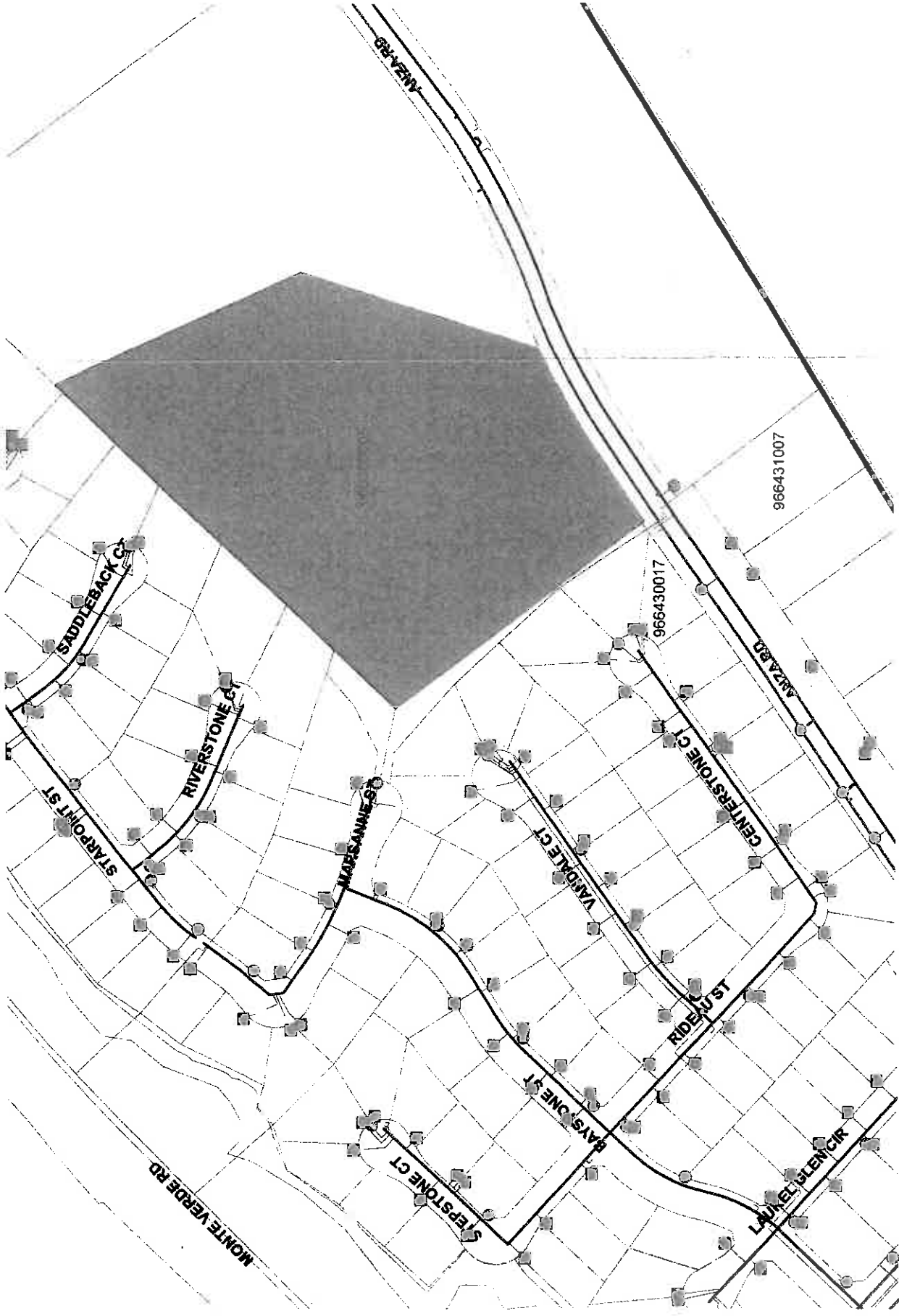
RANCHO CALIFORNIA WATER DISTRICT



Erica Peter
Engineering Services Representative

cc: Corey Wallace, Engineering Manager-Design
Warren Back, Engineering Manager-Planning
Heath McMahon, Construction Contracts Manager
Corry Smith, Engineering Services Supervisor
Richard A. Scianni, CSL Engineering, Inc.





GIS Disclaimer
 The information shown is compiled from the RCWD and Riverside County GIS and should not be relied upon without independent verification of accuracy. RCWD and COR will not be held liable for any information presented here.

Scale 1 : 213

Map Printed by: GIS User 2/26/2014



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

Chairperson:
Mary Bear Magee

Vice Chairperson:
Darlene Miranda

Committee Members:
Evie Gerber
Bridgett Barcello Maxwell
Richard B. Searce, III
Germaine Arenas

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

March 6, 2014

VIA E-MAIL and USPS

Mr. H.P. Kang
Project Planner
County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501



Re: Pechanga Tribe Comments on the Initial Submittal Package for Tentative Tract Map No. 34676 and Change of Zone No. 7649 Amended No.1

Dear Mr. Kang:

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

Based upon the case transmittal package that was provided to us, the Tribe understands that the Project Applicant wishes to seek approval for a tract map approval, which proposes 25 single-family residential lots. The proposed project is located 125 yards north of the Pechanga Tribe's Reservation boundary and the Tribe is concerned that the development could impact significant cultural resources as well as our Reservation community, which implicates a concern for our tribal government.

The Tribe understands that the current property contains an existing single family home; however, as we do not know whether the construction of that home was monitored by a Pechanga Tribal monitor, we presume that the proposed project's anticipated grading and utility trenching has the potential to impact native soils. Further, it appears, based on our review of the minimal materials we have received so far, that the proposed project has not been previously graded. As such, the Tribe believes that the possibility of identifying intact cultural deposits is

high, given the Project location and the presence of other known cultural resources in the area. Thus, the Tribe recommends tribal and archaeological monitoring during all grading and trenching activities. We reserve the right to provide additional concerns as well as request avoidance and other mitigation measures once more information is received for this Project.

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

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

LEAD AGENCY CONSULTATION WITH THE PECHANGA TRIBE REQUIRED PURSUANT TO CAL. GOVT. C. §§ 65351, 65352, 65352.3, AND 65352.4 (SENATE BILL 18 – TRADITIONAL TRIBAL CULTURAL PLACES LAW)

Although it is not anticipated, in the event that a General Plan, General Plan Amendment, Specific Plan or Specific Plan Amendment will be processed on this Project, the County of Riverside is required to consult with the Pechanga Tribe pursuant to a State law entitled Traditional Tribal Cultural Places (also known as SB 18; Cal. Govt. C. § 65352.3). The purpose of consultation is to identify any Native American sacred places and any geographical areas which could potentially yield sacred places, identify proper means of treatment and management of such places, and to ensure the protection and preservation of such places through agreed upon mitigation (Cal. Govt. C. 65352.3; SB18, Chapter 905, Section 1(4)(b)(3)). Consultation must be government-to-government, meaning directly between the Tribe and the Lead Agency, seeking agreement where feasible (Cal. Govt. C. § 65352.4; SB18, Chapter 905, Section 1(4)(b)(3)). Lastly, any information conveyed to the County concerning Native American sacred places shall be confidential in terms of the specific identity, location, character and use of those places and associated features and objects. This information is not subject to public disclosure pursuant the California Public Records Act (Cal. Govt. C. 6254(r)).

¹See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.

² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

This Project is located only 150 yards from the boundary of the Pechanga Indian Reservation. Not only are the concerns for the Tribe regarding cultural resources, but any development this close to our sovereign lands implicates concerns for our Tribal Government and Tribal Community as a whole. Because of the proximity to the Reservation and the fact that this Project will have an impact on our community, consultation is a must to ensure that any concerns expressed by the Tribe are adequately and appropriately addressed. The Tribe is concerned that the edge of the proposed Project is so close to the Pechanga Indian Reservation boundary that the potential for trespass is a great concern. In order to appropriately address this issue, the Tribe requests a face to face meeting with the County so that we can discuss this further.

In addition to the above concerns, the Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area. We are aware of the presence of significant cultural resources as well as Place Names and other areas of cultural importance to the Pechanga Tribe near the proposed Project. As such, appropriate avoidance and mitigation measures will be necessary for this Project.

The Pechanga Tribe has a specific legal and cultural interest in this Project as the Tribe is a sovereign government with its Reservation lands only 150 feet from the Project, and is also culturally affiliated with the geographic area. The Tribe has been named the Most Likely Descendent (Cal. Pub. Res. C. §5097.98) on Projects in the City of Temecula and has specific knowledge of cultural resources and sacred places near the proposed Project. The Tribe welcomes the opportunity to meet with the County should further explanation and documentation concerning our specific cultural affiliation to lands within the project area.

REQUESTED TRIBAL INVOLVEMENT

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians and within a very close proximity to the Pechanga Tribe's Reservation boundaries. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources as well as the impacts to our Reservation community, including trespass by future residents and their guests and invitees. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work. The Pechanga Band,

at this time, is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to tribal cultural resources and sacred sites.

The Tribe requests to be involved and participate with the County in assuring that an adequate environmental assessment is completed, and in developing all monitoring and mitigation plans and measures for the duration of the Project. In addition, given the sensitivity of the Project area and its close proximity to the Pechanga reservation, it is the position of the Pechanga Tribe that professional Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any utility trenching and off-site improvements conducted. Further, we request the opportunity to discuss with the County options to limit impacts to our Reservation community from this proposed Project.

In order to assist the Tribe with a more comprehensive review of the Project, we request copies of all archaeological studies, geological reports and grading/development maps. The Tribe also requests information on any proposed off-site improvements. The Tribe requests to be involved and participate with the County in developing all preservation, avoidance, monitoring and mitigation plans and measures for the duration of the Project.

The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5). As such, it is the position of the Pechanga Tribe that an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the Project Applicant/Developer and the Pechanga Tribe.

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

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in

Pechanga territory and the previous MLD designations within the City of Temecula, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

PROJECT MITIGATION MEASURES

The Tribe understands that the proposed Tentative Tract Map proposes 25 single-family residential lots with a detention basin and an open space lot. As outlined above, the Tribe is concerned that intact subsurface cultural resources could be impacted during earthmoving activities, in addition to concerns about the impacts to our Reservation. Therefore, the Tribe requests that, at a minimum, the County should include the following as mitigation measures and conditions of approval for the currently proposed Project. We reserve the right to request additional measures and conditions, which could include avoidance of significant resources, once additional information about the proposed development is received and reviewed.

- MM 1** Prior to beginning project construction, the Project Applicant shall retain a Riverside County-certified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
- MM 2** At least 30 days prior to beginning project construction; the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement between the Tribe and the Applicant. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The agreement shall also address the protocols and stipulations that the Developer, Tribe and Project archaeologist will follow in the event of inadvertent cultural resource discoveries.
- MM 3** Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in MM 2, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Pechanga Tribe in order to evaluate the significance of any archaeological resources discovered on the property. Tribal monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and

shall also have the authority to stop and redirect grading activities in consultation with the project archaeologist.

- MM 4** If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to California 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 disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.
- MM 5** The landowner shall relinquish ownership of all cultural resources, including sacred items, burial goods and all archaeological artifacts that are found on the project area to the appropriate Tribe for proper treatment and disposition.
- MM 6** All cultural materials, that are collected during the grading monitoring program and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement required in MM2 shall be tribally curated according to the current professional repository standards by the Pechanga Tribe. The collections and associated records shall be transferred, including title, to the Pechanga Tribe's curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.
- MM 7** If inadvertent discoveries of subsurface archaeological resources are discovered during grading, the Project Applicant, the Project Archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. If the Project Applicant and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the County for decision. The County shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Pechanga Tribe.

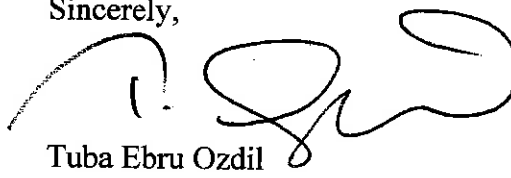
The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Comments on the TR 34676
March 6, 2014
Page 7

avoidance and mitigation measures for such impacts after we receive our requested documentation.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area, as well as protecting our Reservation Community. Please contact me at 951-770-8113 or at eozdil@pechanga-nsn.gov once you have had a chance to review these comments so that we can discuss the Project further and schedule our face to face meeting. Thank you.

Sincerely,



Tuba Ebru Ozdil
Planning Specialist

cc: Pechanga Office of the General Counsel



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: November 17, 2014

To: Mark Corcoran
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: 
Steven Hinde, REHS, CIH
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
Office (951) 955-8980
Fax: (951) 955-8988



Project Reviewed: Tentative Tract No. 34676

Reference Number: SR# 11101

Applicant: Ed Gorman
L & J Ranch Development
43980 Mahlon Vail Circle #1302
Temecula, CA 92592

Noise Consultant Roma Environmental
31751 Sandhill Lane
Temecula CA 92591

Review Stage: First Review

Information Provided: ""Noise Impact Study, Tentative Tract Np. 34676," dated October 20, 2014

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 27,300 assumed for Cantu-Anza Road (the County General Plan classifies Anza Road as a "Major" highway quoted from the Southwest Area Plan Circulation, Vol. 1 - Figure 7, dated August 2003".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Modified Major Highway

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	0.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of Anza Road to the nearest building face is estimated to be 70 feet.
5. Modeling for Anza Road done using "hard site" assumption for exterior.
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 wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to 65 Ldn. In addition, with the following construction recommendations listed below should provide sufficient attenuation to reduce interior noise levels to 45 Ldn

Recommendations:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Six high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the southern site boundary (**Anza Road.**) of lots 1 and 9 of Tentative Tract 34676.

(Height taken from Figure 5 of the Acoustical Report, see attached map)

These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the house and the road.

Construction –Related Mitigation Measures:

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 to the site.
5. The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site.
6. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.
7. The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.



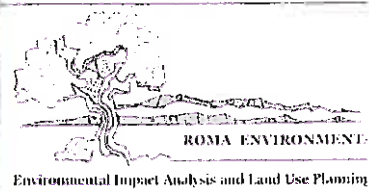
Figure 5
Future Traffic Noise Levels

Signs and symbols

- Proposed 6-Foot Block Wall
- Receiver
- Anza Road

1 : 2559

0 12.5 25 50 75 100
m



Environmental Impact Analysis and Land Use Planning

Debra Bermudez
34103 Vandale Court
Temecula, CA 92592

March 16, 2015

Riverside County Planning Department
Attn: Mark Corcoran
P.O. Box 1409
Riverside, CA 92502-1409

RE: Proposed Development, Tentative Tract Map No. 34676
Amended No. 3 - Change of Zone No. 7649

Commission Members and Staff:

The following contains my concerns as to this project.

A. Environmental Concerns/CEQA

This proposal contains the following environmental concerns:

First, this week California publicly announced that new concerns for a large scale earthquake is imminent. Said announcement was accompanied by multiple governmental reactions that building codes will be reassessed throughout the state. Failure by this board to consider this need to re-evaluate building guidelines including soils issues in a foothill area could foreseeably subject citizens to injury and/or property damage.

Second, there is ongoing gopher activity in the proposed parcel. Any development of this property will disrupt their environment. In the past, these creatures have destabilized the slope between 34103 Vandale Court and the subject property. Evidence of this is available by video, documentary, as well as governmental records. As to the last, the Fire Department had to respond to a landslide situation caused by the gophers. Response call records are therefore available. Any development of this parcel should ensure that this rodent issue and its ensuing collateral issues have been mitigated. Said issues include, but are not limited to, removal of the gophers, and/or barriers to prevent migration to existing residential parcels.

Third, California Burrowing Owls reside at and on the proposed parcel. Said owls have nested on this property and have returned. Their very habitat is proximity predicated on gophers which have never been controlled by the current property owner. By failing to address this rodent issue for years, the property owner has facilitated what now is a habitat for the California Burrowing Owls. Notice is hereby given that the Burrowing Owl Conservation Network will be notified of this proposal to join in the CEQA concerns raised by this project.

**Debra Bermudez
34103 Vandale Court
Temecula, CA 92592**

Fourth, California is currently in the greatest water crisis in its documented history, specifically, a thousand year drought. This scientific assessment has just been made public. Said situation means that the present 100 year drought models which are the basis for current project reviews are out-dated. Failure to assess this project in light of current environmental concerns regarding water denies the due consideration of CEQA as well as water use issues.

B. Due Process/Detrimental Reliance

This proposal causes the following loss or deprivation of property without reason. When the project adjoining the property was developed, specifically, "The Vineyards," representation was made that the General Plan called for equally consistently sized and increasing lots in the remaining adjoining parcels. The present zoning on the parcel would be consistent with said representation. Furthermore, through the development of the parcels currently on Anza Road, south of The Vineyards, homeowners detrimentally relied on the established pattern of development. This proposal shows no need to deviate from its existing zone density. In fact, the further one gets from Highway 79, the obvious intent of the General Plan is to decrease density as these parcels feed into the Wine Country Plan and ultimately to the fringe of all development. This proposed project is externally inconsistent with representations made in the development of The Vineyards, to which the County through its course of past practice in approved projects, lent its imprimatur. Said increased density zoning will result in the homeowners having detrimentally relying on this.

C. Due Process/Gifting of Public Funds by Waiving Joinder in the Cost of the Wash

Currently, a special assessment district was created to provide for a dry river wash, just north of the proposed parcel. Said assessment district was created by the development agreement between existing projects. This wash is paid for by the current homeowners. By giving access to this project to this wash, the county is taking property paid for by one citizen and gift it to another citizen. Said action appears to be illegal in light of the fact that the district was by and for others. Further, any special assessment is by definition a public work. A gift of a public fund nor matter how minimal is in violation of 424 of the Penal Code. I do not consent to the joinder of this property to this special assessment. If joinder is permitted, a valuation to justify compensation should be done. That joinder has not happened in the past, does not amount to defense of 424 PC.

D. Public Safety/Children's Privacy

The proposed project contains a street that heads directly into 34103 Vandale Court. There is a significant disparity of elevation. The idea of directing a road directly into the

Debra Bermudez
34103 Vandale Court
Temecula, CA 92592

sightline of bedrooms containing children without significant visual barriers involves a disregard to the safety of children's privacy. A Megan's law check for the area shows

that registered offenders are not that far removed from this proposed perch into children's rooms.

Consequently, alterations should be made to the roadway and a privacy allowance for trees should be provided to existing homeowners to ensure this not to happen. By planting on their parcels at the expense of the development, this concern can be minimized. This allowance should not result in a taxable event to the existing homeowners or, if it does, that should be considered in determining the amount.

E. Public Safety/Launch Pad

The proposed project contains a street that heads directly into 34103 Vandale Court. A straight line from that street is a pronounced drop. Whenever a road may lead to a precipice due caution should be exercised to ensure that a vehicle does not land in the ravine. Furthermore, this ravine is actually an inhabited dwelling house. It is reasonably foreseeable that a motor vehicle either by distraction could continue forward into the aforementioned parcel. Failure to account for that or to alter the direction to decrease its direct approach to the aforementioned parcel would certainly be unreasonable.

F. Public Safety/Water Retention Basin/Attractive Nuisance

The project proposes a retention basin to be built next to the existing retention basin. Access to this area must be strictly denied to non-essential personnel. The County is creating an attractive nuisance by providing a de facto "skatepark." To ameliorate this concern significant enforcement mechanism should be in place. A reciprocal agreement between the existing basin homeowner's association and the new development for inspection should be agreed. Further, although motion lighting is not feasible due to the constant alerts caused by creatures. A motion activated security camera coupled with an inspection protocol should occur. In the event, that evidence of skateboard, or other misuse is present, the county should require that the respective agreement provide for escalating methods of avoiding the nuisance. It is reasonably foreseeable that this attractive nuisance will cause injury absent significant access denial mechanisms.

I hope that due consideration is given to these subjects.

Sincerely,

Debra Bermudez

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

EDWARD M. GORMAN
PRINTED NAME OF APPLICANT

E M Gorman
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.

EDWARD M. GORMAN
PRINTED NAME OF PROPERTY OWNER(S)

E M Gorman
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 owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 952-250-014(OLD), 966-380-005-9(NEW)

Section: 23 Township: 8S Range: 2W

Approximate Gross Acreage: 10.27

General location (cross streets, etc.): North of AMZA RD., South of

MONTE VERDE, East of PASCAL, West of BUTTERFIELD STAGE RD.

Thomas Brothers map, edition year, page number, and coordinates: 2002, 980, A4

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

19 LOT RESIDENTIAL DEVELOPMENT ON 10.39 ACRES

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): _____

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: BIO., ARCH., GEO.

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 50,000 CYD EST.

Estimated amount of fill = cubic yards 50,000 CYD EST.

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

Import _____ Export _____ Neither BALANCE SITE

What is the anticipated source/destination of the import/export?

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 7037 MIN. 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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

Santa Ana River

Santa Margarita River

San Jacinto River

Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)

G M Gorman

Date

3-12-08

Owner/Representative (2)

Date

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

TENTATIVE TRACT MAP NO. 34676 - CHANGE OF ZONE NO. 7649 – Intent to Adopt a Mitigated Negative Declaration – Applicant/Owner: L & J Ranch Development LLC – Engineer/Representative: CSL Engineering – Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan – Land Use Designation: Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre) – Location: southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road – 10.27 Gross Acres - Zoning: Residential Agriculture – 10 Acre Minimum (R-A-10) - **REQUEST:** Proposed Schedule A subdivision of 10.27 acres into 22 single family residential lots with a minimum lot size of 11,000 square feet and one (1) detention basin and a change of zone from Residential Agriculture – Minimum Lot Size 10 Acres (R-A-10) to One Family Dwellings (R-1).

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
APRIL 15, 2015
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Mark Corcoran, at 951-955-3025 or email mcorcora@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Mark Corcoran
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/13/2015

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

APN (s) or case numbers TR 34676 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

Expires on 9-1-15 MC

TR34676 (600 feet buffer)



Selected Parcels

966-431-006 966-411-011 966-421-002 966-401-002 966-430-001 966-380-004 966-430-004 966-430-010 966-430-017 966-430-003
 966-420-013 966-411-017 966-421-016 966-401-014 966-401-001 966-421-019 966-401-013 966-431-004 966-400-005 966-430-
 002
 966-430-016 966-430-005 966-421-009 966-411-008 966-400-001 966-430-020 966-411-003 966-401-004 966-411-015 966-401-005
 966-411-012 966-421-010 966-400-003 966-421-015 966-421-001 966-430-015 966-400-002 966-401-015 966-431-007 966-411-001
 966-401-007 966-401-003 966-411-019 966-411-010 966-421-003 966-430-018 966-411-016 966-401-010 966-401-016 966-411-013
 966-430-014 966-400-004 966-411-009 966-410-003 966-401-017 966-410-007 966-380-005 966-421-007 966-411-005 966-421-004
 966-410-009 966-421-005 966-420-019 966-401-008 966-420-022 966-411-004 966-401-009 966-431-005 966-420-021 966-380-
 002
 966-380-003 966-380-039 966-430-007 966-411-014 966-410-004 966-420-020 966-410-008 966-430-012 966-401-006 966-411-007
 966-401-012 966-410-006 966-380-009 966-380-008 966-421-017 966-380-041 966-421-006 966-421-008 966-411-002 966-411-018
 966-430-006 966-430-011 966-430-013 966-410-005 966-430-021 966-421-014 966-401-011 966-430-019 917-300-001 966-421-018
 966-411-006



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: 966380003, APN: 966380003
MORGAN VALLEY COMMUNITY ASSN
16845 VON KARMEN STE 200
IRVINE CA 92606

ASMT: 966400002, APN: 966400002
MARILYN MENDOZA, ETAL
34192 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380004, APN: 966380004
ANZA BUTTERFIELD ROAD 34
13240 EVENING CREEK 316
SAN DIEGO CA 92128

ASMT: 966400003, APN: 966400003
KAREN BARTZ WIGGINS, ETAL
34206 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380005, APN: 966380005
JUDITH GORMAN
43980 MAHLON VAIL NO 1302
TEMECULA CA 92592

ASMT: 966400004, APN: 966400004
JACINTA LAGMAN, ETAL
34220 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380009, APN: 966380009
REDHAWK VALLEY II
C/O DAN STEPHENSON
41391 KALMIA ST 200
MURRIETA CA 92562

ASMT: 966400005, APN: 966400005
MARJEAN COLLETTE, ETAL
34234 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380039, APN: 966380039
MORGAN VALLEY COMMUNITY ASSN
C/O PULTE HOME CORP
2 TECHNOLOGY
IRVINE CA 92618

ASMT: 966401001, APN: 966401001
CHAD BARRY
34269 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966380041, APN: 966380041
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

ASMT: 966401002, APN: 966401002
KAREN BERRIOS, ETAL
34255 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966400001, APN: 966400001
MARTHA DITONTO, ETAL
34178 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966401003, APN: 966401003
GRETCHEN KUCK
45130 SAGEWIND CT
TEMECULA, CA. 92592

Reviewed: ML 3-1-15



ASMT: 966401004, APN: 966401004
ERIC WEBER
45144 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401011, APN: 966401011
STACEY VASQUEZ, ETAL
45140 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401005, APN: 966401005
NATALIE KODA, ETAL
45158 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401012, APN: 966401012
RICHELE JEMIOLA, ETAL
45154 FIELDBROOK CT
TEMECULA CA 92592

ASMT: 966401006, APN: 966401006
RACHEL MILLER REIF, ETAL
45165 SAGEWIND CT
TEMECULA, CA. 92592

ASMT: 966401013, APN: 966401013
NANCY TROUT, ETAL
45168 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401007, APN: 966401007
ALLISON TRAPP, ETAL
45151 SAGEWIND CT
RIVERSIDE CA 92592

ASMT: 966401014, APN: 966401014
CARLOS CORNEJO
45161 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401008, APN: 966401008
DEBBIE RODGERS, ETAL
45137 SAGEWIND CT
TEMECULA, CA. 92592

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MARION STEWART, ETAL
45147 FIELDBROOK CT
TEMECULA, CA. 92592

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KRISTI GRANT, ETAL
45123 SAGEWIND CT
TEMECULA, CA. 92592

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LUCINDA ROWELL, ETAL
45133 FIELDBROOK CT
TEMECULA, CA. 92592

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MELINDA JUSTICE, ETAL
45126 FIELDBROOK CT
TEMECULA, CA. 92592

ASMT: 966401017, APN: 966401017
KERIN SHIMOZONO, ETAL
P O BOX 893278
TEMECULA CA 92589

Moved! ML 3-1-15



ASMT: 966410003, APN: 966410003
LEANNE HARDESTY, ETAL
34080 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411001, APN: 966411001
CARLA THOMAS, ETAL
45122 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410004, APN: 966410004
NARGES JAVID
34094 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411002, APN: 966411002
RONALD MORRIS
45136 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410005, APN: 966410005
BLANCA KHAN, ETAL
34108 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411003, APN: 966411003
ELEANOR SEISE, ETAL
45150 SADDLEBACK CT
TEMECULA, CA. 92592

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LINDY SABBARA, ETAL
34122 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411004, APN: 966411004
CINDY SPANO, ETAL
45164 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410007, APN: 966410007
COURTNEY PAINTER, ETAL
34136 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411005, APN: 966411005
PAMELA MOSES, ETAL
45171 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410008, APN: 966410008
MARIA ANDRES, ETAL
10416 MISTY REDWOOD TRAIL
FORT WORTH TX 76177

ASMT: 966411006, APN: 966411006
KAREN CORCORAN, ETAL
45157 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966410009, APN: 966410009
REBECCA MORA, ETAL
34164 STARPOINT ST
TEMECULA, CA. 92592

ASMT: 966411007, APN: 966411007
CHRISTIAN TAFOYA, ETAL
45143 SADDLEBACK CT
TEMECULA, CA. 92592

Revised: M 3-1-15



ASMT: 966411008, APN: 966411008
DONALD PARK
45129 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411015, APN: 966411015
ERIC YAN
45167 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411009, APN: 966411009
SUSAN HURST, ETAL
45115 SADDLEBACK CT
TEMECULA, CA. 92592

ASMT: 966411016, APN: 966411016
DYANA GEDDIE, ETAL
45153 RIVERSTONE CT
TEMECULA, CA. 92592

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DONNA BADALAMENTI, ETAL
45118 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411017, APN: 966411017
BRYAN KING
45139 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411011, APN: 966411011
AMBERLY WATSON, ETAL
45132 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411018, APN: 966411018
LORI PETERSEN, ETAL
45125 RIVERSTONE CT
TEMECULA, CA. 92592

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ERIKA LUNDQUIST, ETAL
45146 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411019, APN: 966411019
HAROLD COLEMAN
45111 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966411013, APN: 966411013
JANET BENJAMIN
45160 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966420013, APN: 966420013
DEBRA NAMETH, ETAL
33991 STEPSTONE CT
TEMECULA, CA. 92592

ASMT: 966411014, APN: 966411014
MICHAEL BARNEY, ETAL
C/O MICHAEL D BARNEY
45174 RIVERSTONE CT
TEMECULA, CA. 92592

ASMT: 966420019, APN: 966420019
MARIA TALLLUTO, ETAL
33968 BAYSTONE ST
TEMECULA, CA. 92592

Revised: ML 3-1-15



ASMT: 966420020, APN: 966420020
SHERRY CHEN, ETAL
33982 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421005, APN: 966421005
SARAH PETERSON, ETAL
45178 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966420021, APN: 966420021
THERESA LIVACCARI, ETAL
24040 CAM DEL AVION A209
MONARCH BEACH CA 92629

ASMT: 966421006, APN: 966421006
DENISE BLEDSOE, ETAL
34015 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966420022, APN: 966420022
JOAN CALINISAN, ETAL
45063 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421007, APN: 966421007
SUSAN PARKER, ETAL
34001 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421001, APN: 966421001
GARY KAZANJIAN
45082 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421008, APN: 966421008
JESSICA FLORES, ETAL
33987 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421002, APN: 966421002
JANET LICITRA, ETAL
45106 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421009, APN: 966421009
WENDY FORSBERG, ETAL
33973 BAYSTONE ST
TEMECULA, CA. 92592

ASMT: 966421003, APN: 966421003
LISA PUCCINI FARHA, ETAL
45130 MARSANNE ST
TEMECULA, CA. 92592

ASMT: 966421010, APN: 966421010
EUNICE YOO
C/O GGC GROUP
3100 CURLY HORSE WAY
NORCO CA 92860

ASMT: 966421004, APN: 966421004
LA VERNE WHITE
42300 CEE CEE RD
TEMECULA CA 92592

ASMT: 966421014, APN: 966421014
DAPHENIE BAUGH, ETAL
34028 VANDALE CT
TEMECULA, CA. 92592

Reviewed: All 3-1-15



ASMT: 966421015, APN: 966421015
FRANK BORAO
34042 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430003, APN: 966430003
SHARON KIM, ETAL
34075 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966421016, APN: 966421016
LAURA SCHAEFER, ETAL
34056 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430004, APN: 966430004
ARIEL HUANG
34061 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966421017, APN: 966421017
MARY HANSON, ETAL
34070 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430005, APN: 966430005
TESSA KHANH, ETAL
33629 PEBBLE BROOK CIR
TEMECULA CA 92592

ASMT: 966421018, APN: 966421018
COLLEEN ORLANDO, ETAL
34084 VANDALE CT
TEMECULA, CA. 92592

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ARIAN SIDDIQI, ETAL
34033 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966421019, APN: 966421019
PATRICIA WOOLLEY, ETAL
34098 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430007, APN: 966430007
KAREN ADCOCK, ETAL
34019 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430001, APN: 966430001
DEBRA BRISBOIS BERMUDEZ, ETAL
34103 VANDALE CT
TEMECULA, CA. 92592

ASMT: 966430010, APN: 966430010
ALISON MATHEW, ETAL
34030 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430002, APN: 966430002
DAVID CAPELOUTO
1955 CHERRYWOOD ST
VISTA CA 92081

ASMT: 966430011, APN: 966430011
NARGIS NASERI, ETAL
34044 CENTERSTONE CIR
TEMECULA, CA. 92592

Reviewed: Mel 7-1-15



ASMT: 966430012, APN: 966430012
JEANY MCAVOY, ETAL
34058 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430019, APN: 966430019
AMY JOSSE, ETAL
34063 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430013, APN: 966430013
NEVA VENTRE, ETAL
34072 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430020, APN: 966430020
DWAYNE CHONG
34049 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430014, APN: 966430014
MEERWEIS STANISAI, ETAL
34086 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430021, APN: 966430021
ALMA FERSTLE, ETAL
34035 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966430015, APN: 966430015
STEPHANIE KOENIGSHOFER, ETAL
34100 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431004, APN: 966431004
LISA MARIE BELLOVICH, ETAL
45590 ANZA RD
TEMECULA CA 92592

ASMT: 966430016, APN: 966430016
CHRISTINE PUTITS, ETAL
34105 CENTER STONE CIR
TEMECULA, CA. 92592

ASMT: 966431005, APN: 966431005
HELEN HADDAD, ETAL
45580 ANZA RD
TEMECULA, CA. 92592

ASMT: 966430017, APN: 966430017
LISA BALK, ETAL
34091 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431006, APN: 966431006
45570 ANZA ROAD REVOCABLE LIVING TRUST
C/O DOMINIQUE DEXTER
P O BOX 4159
GLENDALE CA 91222

ASMT: 966430018, APN: 966430018
MICHELE CORSO, ETAL
34077 CENTERSTONE CIR
TEMECULA, CA. 92592

ASMT: 966431007, APN: 966431007
MONA ROYAL, ETAL
45560 ANZA RD
TEMECULA, CA. 92592

Removal: AM 3-1-15



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

Temecula Valley Unified School District
Facilities Development
31350 Rancho Vista Road
Temecula, CA 92592

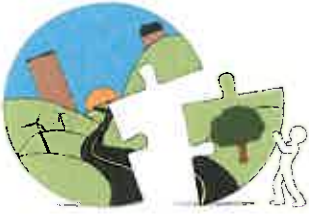
Southern California Company
Attn: Tim Pearce
251 East 1st Street
Beaumont, CA 92223-2903

Eastern Municipal Water District
ATTN: Elizabeth Lovsted
2270 Trumble Road
Perris, CA 92570

L & J Ranch Development
Attn: Ed Gorman
43980 Mahlon Vail Circle, #1302
Temecula, CA 92592

Markham Development
Attn: Larry Markham
41635 Enterprise Circle, Suite B
Temecula, CA 92590

Rancho California Water District
42135 Winchester Road
Temecula, CA 92590



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR34676 / CZ 7649 / EA 41920

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.

The proposed project includes a request to subdivide a 10.27 acre lot into 22 individual lots for single family residential development and change the existing zone of Residential Agricultural, Ten Acre Minimum (R-A-10) to One Family Dwelling, 11,000 Square Foot Minimum (R-1-11000). The project area is located in an unincorporated area of Riverside County within the Rancho California Zoning Area of the Southwest Area Plan. The project site is located southeasterly of Monte Verde Road, westerly of Rio Linda Road, northerly of Anza Road, and northwesterly of El Chimisal Road and may be identified with Riverside County Assessor's Parcel Number (APN) 966-380-005. The Initial Study, Environmental Assessment No. 41920, identified potentially significant impacts to Biological Resources, Cultural Resources, and Hydrology / Water Quality and further found that these impacts will be mitigated to be less than significant by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other potentially significant impacts were identified.

COMPLETED/REVIEWED BY:

By: Mark Corcoran Title: Project Planner Date: March 25, 2015

Applicant/Project Sponsor: Ed Gorman Date Submitted: March 27, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Mark Corcoran at 951-955-3025.

Revised: 3/25/15

Y:\Planning Case Files-Riverside office\TR34676\DH-PC-BOS Hearings\DH-PC\TR34676 Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41920 ZCFG05267

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR34676 / CZ 7649 / EA 41920

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: Mark Corcoran Title: Project Planner Date: March 25, 2015

Applicant/Project Sponsor: Ed Gorman Date Submitted: March 27, 2008

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Mark Corcoran at 951-955-3025.

Revised: 3/25/15

Y:\Planning Case Files-Riverside office\TR34676\DH-PC-BOS Hearings\DH-PC\TR34676 Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA41920 ZCFG05267

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * T0801894

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: L&J RANCH DEV LLC \$64.00
paid by: CK 1059
paid towards: CFG05267 CALIF FISH & GAME: DOC FEE
CA FISH & GAME FEE FOR EA41920
at parcel #: 45551 ANZA RD TEM
appl type: CFG3

By _____ Mar 27, 2008 14:34
WCHEN posting date Mar 27, 2008

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

*Required funds
requested from applicant*



Agenda Item No. X.X
 Blue Hill County Planning Commission


Tentative Tract Map No. 34579
 Change of Zone No. 7849



Van Nuys

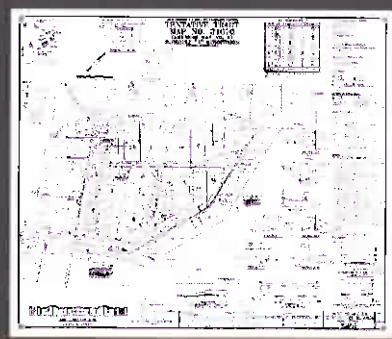
BLUE HILL COUNTY PLANNING DEPARTMENT
 TRACT MAP NO. 34576
 DATE: 03/27/2013





Westwood

BLUE HILL COUNTY PLANNING DEPARTMENT
 TRACT MAP NO. 34580
 DATE: 03/27/2013










Agenda Item No.: 4 . 9
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Damaris Abraham
Planning Commission: April 15, 2015

SPECIFIC PLAN NO. 286, AMENDMENT NO. 6
CHANGE OF ZONE NO. 7823
TENTATIVE TRACT MAP NO. 36722
Applicant: French Valley Acres, LLC
Engineer/Representative: Hunsaker &
Associates


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

SPECIFIC PLAN NO. 286, AMENDMENT NO. 6 (SP 286A6) proposes to amend the Winchester 1800 Specific Plan No. 286 Land Use Plan as it applies to approximately 105.5 acres of the project site. As part of the amendment, Planning Areas 1, 3, 5A, 6, and 7 would be renumbered as Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B. SP 286A6 also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach, thereby providing for improved traffic safety as compared to the existing design and right-of-way that otherwise would have created an irregular intersection. As a result of these changes, previously approved Planning Area 1 would be divided into three new planning areas, as follows:

- Proposed Planning Area 1 would encompass 5.4 acres north of realigned Keller Road and would allow up to 23 "Medium Density Residential" dwelling units, resulting in a target density of 4.3 du/ac.
- Proposed Planning Area 3 would encompass 12.0 acres south of realigned Keller Road and would allow up to 62 "Medium-High Density" residential dwelling units, resulting in a target density of 5.2 du/ac.
- Proposed Planning Area 52A is proposed for "Open Space/Drainage" land uses and would consist of 0.9 acre located adjacent to the proposed Conservation/Drainage area within Planning Area 2.

Planning Area 2A would be slightly realigned as part of the project, resulting in an increase in acreage from 10.0 acres to 15.6 acres. Planning Area 2A would continue to be designated for "Open Space – Conservation/Drainage" land uses.

Planning Areas 3, 5A, 6, and 7 would be reconfigured into the following arrangement of Planning Areas:

- Proposed Planning Area 5A is located adjacent to and west of Washington Street, and contains 113 single-family homes that were previously developed in accordance with the "Medium-Low Density Residential" land use designation applied to the site by the existing approved SP 286. As part of SP 286A6, Planning Area 5A would be expanded in size to 38.8 acres by encompassing a portion of the previously proposed school site (which is proposed to be eliminated as part of SP 286A6) within Planning Area 6. It should be noted that the portion of Planning Area 6 that would become part of Planning Area 5A already has been developed with residential uses. A total of 118 dwelling units remain allocated to Planning Area 5A (of which 113 are already constructed), resulting in a target density of 3.0 du/ac.

SPECIFIC PLAN NO. 286, AMENDMENT NO. 6
CHANGE OF ZONE NO. 7823
TENTATIVE TRACT MAP NO. 36722
Planning Commission Staff Report: April 15, 2015
Page 2 of 9

- Proposed Planning Area 6 would encompass 11.0 acres north of and adjacent to proposed Planning Area 5A. SP 286A6 would allow for development with up to 61 “Medium-High Density Residential” dwelling units, resulting in a target density of 5.5 du/ac. School uses would be eliminated within Planning Area 6 as part of SP 286A6.
- Proposed Planning Area 7, located west of proposed Planning Area 5A and south of proposed Planning Area 6, would be reduced in size by 1.9 acres to approximately 21.1 acres. SP 286A6 would continue to allow for development with up to 85 “Medium Density Residential” dwelling units at a target density of 4.0 du/ac.
- Proposed Planning Area 52B would comprise 0.7 acre along the western boundary of proposed Planning Area 6 that would be designated for “Open Space/Drainage.”

As a result of the above-described changes, the total number of dwelling units allocated to SP 286 would decrease from 4,870 to 4,720 dwelling units (or a net reduction of 150 dwelling units).

In addition, as part of SP 286A6, the land use designations for all planning areas within the Specific Plan would be updated to provide consistency with the Riverside County General Plan Land Use Element nomenclature. No changes in permitted land uses would result from the proposed change in nomenclature, except as otherwise noted above.

CHANGE OF ZONE NO. 7823 proposes to amend the approved Specific Plan Zoning Ordinance for SP 286 to provide amended land use and development standards for the newly proposed planning areas, and to formalize planning area boundaries for Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B that reflect the refinements proposed as part of SP 286A6.

TENTATIVE TRACT MAP NO. 36722 is a Schedule A subdivision of 40.6 acres into 146 single-family residential lots on 20.1 acres; six (6) basin/drainage/water quality lots on 1.99 acres; two (2) flood control channel lots on 5.22 acres; 10 open space/landscape lots on 0.98 acres; three (3) open space/landscape/access lots on 0.24 acres; and on-site public roads (Streets “A”-“J,” Keller Road, Fields Drive, Koon Street, and McColery Road) on 12.09 acres. The Tentative Tract Map covers proposed Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B of SP 286A6 and a segment of Keller Road. The project includes off-site improvements that include the extension of the flood control channel within Lot 149 and the construction of an 18-inch sewer line within a proposed sewer easement bordering the off-site portion of the flood control channel.

The project is located northerly of Safflower Street, southerly of Keller Road, easterly of Highway 79, and westerly of Washington Street.

BACKGROUND:

The Winchester 1800 Specific Plan (Specific Plan No. 286) with Certified Environmental Impact Report (EIR) No. 374 was adopted by the Riverside County Board of Supervisors on April 29, 1997. There have been five major amendments to the Specific Plan that reduced the land use intensity of the Specific Plan area. As a result of these prior amendments, the total number of dwelling units was reduced from 5,806 to 4,679. In addition, fifteen acres of park land were added to Planning Area 16; the school site in Planning Area 15 was moved to the northwest of the intersection of “A” Street and Washington Road; a ten-acre school site has been added to the southwest of the intersection of “A” Street and Washington Road; and Planning Areas 10, 13 and 14 were split into two planning areas each (10A & 10B, 13A & 13B, 14A & 14B) to recognize agricultural preserve boundaries that occurred on-site. Although only

4,679 homes are allowed in Specific Plan No. 286 (SP 286), EIR No. 374 evaluated a "worst case" scenario by assuming future development with up to 5,806 dwelling units.

To date, Specific Plan No. 286 largely has been built-out, with exception of lands north of the existing drainage channel within Planning Area 2C. In this northern portion of the Specific Plan a 5.5-acre park site has been constructed, and Planning Areas 5A, 5B, and 12A have been developed with residential uses; the remainder of the area northerly of Planning Area 2C is undeveloped or used for agricultural production.

Parks

Planning Area 3 was previously designated as a 5-Acre park site. The applicant has researched the amount of park area relative to the immediate area of the proposed project. The current amount of park area designated in SP 286 exceeds the required minimum of 5 acre per 1,000 population. Not including the 5 Acres of Planning Area 3, the existing park area is closer to 6.5 acres per 1,000 population on active parks (without including the existing conservation park areas which have active uses). There are 30.1 acres of active park plus an additional 31 acres of conservation/park. The adjacent area surrounding the project site is planned a total of 852 homes of which there is an existing 5 acre park (Planning area 12B). This project proposes to provide several points of linkage to the open space areas via the walking paths along the proposed open space conservation channel. This includes linking the cul-de-sacs in the community to the conservation channel for multiple points of access.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Very High Density Residential (VHDR), Open Space-Conservation (OS-C), and Medium Density Residential (MDR) as reflected on the Specific Plan Land Use Plan of SP 286; Highway 79 Policy Area
2. Surrounding General Plan Land Use (Ex. #5): Open Space: Mineral (OS-MIN) and Rural: Rural Residential (R:RR) to the north; Community Development: Medium Density Residential (CD:MDR) and Community Development: Low Density Residential (CD: LDR) to the east; Community Development: Medium Density Residential (CD:MDR) and Open Space-Conservation (OS-C) to the south; and Open Space-Conservation (OS-C) and Community Development: Medium Density Residential (CD:MDR) and Community Development: Commercial Retail (CD:CR) to the west.
3. Proposed/Existing Zoning (Ex. #2): Specific Plan No. 286 (Winchester 1800)
4. Surrounding Zoning (Ex. #2): Specific Plan Zone (SP Zone) to the north, west, and south; SP Zone and One-Family Dwellings (R-1) to the east
5. Existing Land Use (Ex. #1): Vacant and Single family residences
6. Surrounding Land Use (Ex. #1): Agricultural lands and rural residential uses to the

north, residential, recreation, and open space/drainage to the south, agricultural support uses and fallow lands to the east, and greenhouses and dryland farming to the west.

7. Project Data: Total Acreage: 105.5 for SP 286A6 and 40.6 for TR36722
8. Environmental Concerns: See attached Addendum to EIR No. 374

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2015-008 recommending adoption of Specific Plan No. 286, Amendment No. 6 to the Board of Supervisors; and,

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

CONSIDER an **ADDENDUM** to **ENVIRONMENTAL IMPACT REPORT NO. 374**, based on the findings and conclusions in Environmental Assessment No. 42681; and,

TENTATIVELY APPROVE SPECIFIC PLAN NO. 286, AMENDMENT NO. 6, based on the findings and conclusions incorporated in the staff report, subject to adoption of the Specific Plan Resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7823, to revise the Specific Plan zoning ordinance and to formalize the planning area boundaries for Planning Areas 1, 2A, 3, 6, 52A and 52B, based upon the findings and conclusions incorporated in the staff report, and, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36722, 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 Addendum to EIR No. 374, which is incorporated herein by reference.

1. The Specific Plan Amendment is proposing to modify the Land Use Designations of the project site from Very High Density Residential (VHDR), Open Space-Conservation (OS-C), and Medium Density Residential (MDR) as is currently reflected on the Specific Plan Land Use Plan of SP 286 to Medium High Density Residential (MHDR), Open Space-Conservation (OS-C), and Medium Density Residential (MDR) as reflected on the Specific Plan Land Use Plan of SP 286, Amendment No. 6 (SP 286A6).
2. The proposed project is located within the Highway 79 Policy Area. The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Specifically, the following policies apply to projects located within the Highway 79 Policy Area:

SWAP 9.1 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.

SWAP 9.2 Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that New Significant Impact More Severe Impacts New Ability to Substantially Reduce Significant Impact No Substantial Change from Previous Analysis would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

The proposed project would have no potential to conflict with Policy SWAP 9.1, as this policy merely provides direction to County staff and decision-makers for the construction of transportation-related facilities and for the coordination with other local jurisdictions in the funding and construction of transportation infrastructure.

With respect to Policy SWAP 9.2, SP 286 currently allows for 493 dwelling units and a 10-acre school site within the area of the proposed map. With approval of the project, a maximum of 349 dwelling units would be allocated to the project site, and the previously-proposed 10-acre school site would be eliminated. The project's proposed reduction in residential intensity alone would result in a decrease in traffic from the site by 29% less than the trips projected from the General Plan traffic model, which assumed build out in accordance with the approved SP 286. Accordingly, because the project would result in a net reduction of traffic that exceeds 9%, the project would be consistent with Policy SWAP 9.2.

3. The project site is surrounded by properties which are designated Open Space: Mineral (OS-MIN) and Rural: Rural Residential (R:RR) to the north; Community Development: Medium Density Residential (CD:MDR) and Community Development: Low Density Residential (CD: LDR) to the east; Community Development: Medium Density Residential (CD:MDR) and Open Space-Conservation (OS-C) to the south; and Open Space-Conservation (OS-C) and Community Development: Medium Density Residential (CD:MDR) and Community Development: Commercial Retail (CD:CR) to the west.
4. Staff reviewed the proposed map through Ordinance No. 460 and found the project to be consistent with the requirements for a Schedule "A" subdivision and consistent with all other provisions of Ordinance No. 460, specifically the minimum lot size is 5,000 square feet, there are more than 5 parcels, the streets are providing base and grade type improvements and water and sewer are provided for locally.
5. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant will provide written assurances from the owners of the properties underlying the off-site

improvement. The Flood Control District has conditioned the project that prior to map recordation (50.FLOOD RI. 4 and 50.FLOOD RI.5) that written agreement be provided for the Flood Control District for review and approval. In the event the above referenced property owners or their successor(s)-in-interest do not provide to the Flood Control District the necessary dedications, eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

6. The existing zoning for the site is Specific Plan (Winchester 1800) and will remain a Specific Plan. The project is proposing modifications to the existing zoning ordinance to accommodate a lower density residential proposed in SP 286A6.
7. The project site is surrounded by properties which are zoned Specific Plan Zone (SP Zone) to the north, west, and south; SP Zone and One-Family Dwellings (R-1) to the east.
8. The project is surrounded by properties which are agricultural lands and rural residential uses to the north, residential, recreation, and open space/drainage to the south, agricultural support uses and fallow lands to the east, and greenhouses and dryland farming to the west.
9. This project is located within Criteria cell 5279 of the Western Riverside County Multiple Species Habitat Conservation Plan. In addition, the project also encroaches slightly into cells 5275, 5173, and 5169. The project site was previously approved for full development through the County's Habitat Acquisition Negotiation Strategy (HANS 607) and Joint Project Review (JPR) 04 10 22 16 on April 19, 2005, and a large majority of off-site impacts were approved for development through HANS 429 and JPR 05 03 29 03 on June 30, 2005.
10. This land division is not located within a high fire area.
11. As defined in CEQA Guidelines Section 15164, the guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new or more severe significant environmental impacts, an Addendum to a previously certified EIR may be prepared.

As provided in the attached Environmental Assessment (EA) No. 42681, the proposed project will not result in any new significant environmental impacts not identified in the previously certified Environmental Impact Report (EIR) No. 374 and none of the conditions described in CEQA Guidelines Section 15162 exist. The proposed project will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which require major revisions to EIR No. 374, no considerably different mitigation measures have been identified based on the following:

- a) The project proposes an amendment to the Winchester 1800 Specific Plan, a Change of Zone, and a Tentative Tract Map to reconfigure planning area boundaries, adjust acreages and unit allocations, and subdivide approximately 40.6 acres to facilitate the future development of 146 single-family residential dwelling units within the northernmost portion of the SP 286. These changes would result in a net decrease of 150 dwelling units on-site, resulting in a reduction in environmental impacts as compared to what was evaluated and disclosed by EIR No. 374. As such, there would be no new environmental effects or a

substantial increase in the severity of previously identified significant effects as a result of the proposed project. Thus, the proposed project would not require major revisions to the previously-certified EIR No. 374.

- b) EIR No. 374 concluded that implementation of the Winchester 1800 Specific Plan would result in significant and unavoidable impacts to wildlife/vegetation (due to the expansive loss of agricultural field habitat), climate and air quality (due to short term particulate emissions during construction and cumulative emissions that would exceed the threshold of significance), noise (due to regional traffic increases), and agriculture (due to development on Class I and II Prime soils). In addition, EIR No. 374 concluded that the project would be growth-inducing. As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses, there are no components of the proposed project that would result in new or increased impacts to wildlife/vegetation, climate and air quality, noise or agriculture. This project is proposing an amendment to the Winchester 1800 Specific Plan, a Change of Zone, and a Tentative Tract Map to reconfigure planning area boundaries, adjust acreages and unit allocations, and subdivide approximately 40.6 acres to facilitate the future development of 146 single-family residential dwelling units within the northernmost portion of the SP 286. These changes would result in a net decrease of 150 dwelling units on-site, resulting in a reduction in environmental impacts as compared to what was evaluated and disclosed by EIR No. 374. As such, the proposed project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in the EIR No. 374.
- c) Subsequent to the certification of EIR No. 374, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 374 was prepared.
- d) The project's discretionary actions, which include a Specific Plan Amendment, Change of Zone, and a Tentative Tract Map to reconfigure planning area boundaries, adjust acreages and unit allocations, and subdivide approximately 40.6 acres to facilitate the future development of 146 single-family residential dwelling units within the northernmost portion of the SP 286. These changes would result in a net decrease of 150 dwelling units on-site, resulting in a reduction in environmental impacts as compared to what was evaluated and disclosed by EIR No. 374. As such, the project would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 374.
- e) Subsequent to the certification of EIR No. 374, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 374 was certified and that would substantially reduce impacts to wildlife/vegetation, climate and air quality, noise, or agricultural resources.
- f) Subsequent to the certification of EIR No. 374, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 374 have been identified to reduce the significant unavoidable impacts to wildlife/vegetation, climate and air quality, noise, or agricultural resources.
- g) Technical reports that evaluate the proposed project were prepared for the subject areas of air quality, biological resources, cultural resources, geology, greenhouse gas emissions,

hydrology/water quality, hazards, traffic, and noise. These technical reports, as set forth in the EA for the addendum, do not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in EIR No. 374.

CONCLUSIONS:

1. The amendment to the Winchester 1800 Specific Plan (SP 286A6) is in conformance with the Specific Plan Land Use Designations, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
7. The project is consistent with the provisions of CEQA as demonstrated through the attached addendum to previously certified EIR No. 374 and is consistent with section 15162 of the State CEQA Guidelines.

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 fault zone;
 - b. A high fire area; or,
 - c. An airport influence area.
3. The project site is located within:
 - a. The City of Temecula sphere of influence;
 - b. The boundaries of the Hemet Unified School District;
 - c. The Stephens Kangaroo Rat Fee Area; and,
 - d. A low to moderate liquefaction potential area.
4. The subject site is currently designated as Assessor's Parcel Numbers 476-010-027, -028, -036; 476-330-001 through -015; 476-331-001 through -008; 476-332-001 through -005; 476-322-001 through -019; 476-083-001 through -006; 476-320-001 through -005; 476-321-001 through -013; 476-323-001 through -037.

**SPECIFIC PLAN NO. 286, AMENDMENT NO. 6
CHANGE OF ZONE NO. 7823
TENTATIVE TRACT MAP NO. 36722
Planning Commission Staff Report: April 15, 2015
Page 9 of 9**

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Date Prepared: 03/06/15

Date Revised: 04/02/15

RESOLUTION No. 2015-008
RECOMMENDING ADOPTION OF
SPECIFIC PLAN NO. 286, AMENDMENT NO. 6

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on April 15, 2015, to consider the above-referenced matter; and,

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

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on April 15, 2015, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

ADOPTION of the environmental document, Addendum to previously certified FEIR No. 374; and,

TENTATIVE APPROVAL of Specific Plan No. 286, Amendment No. 6.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07823 SP00286A6 TR36722
VICINITY/POLICY AREAS**

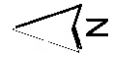
Supervisor Washington
District 3

Date Drawn: 03/20/2015
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan. The new General Plan includes different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951)935-9277 (Riverside County) or WebSite: <http://www.riverside.ca.gov>

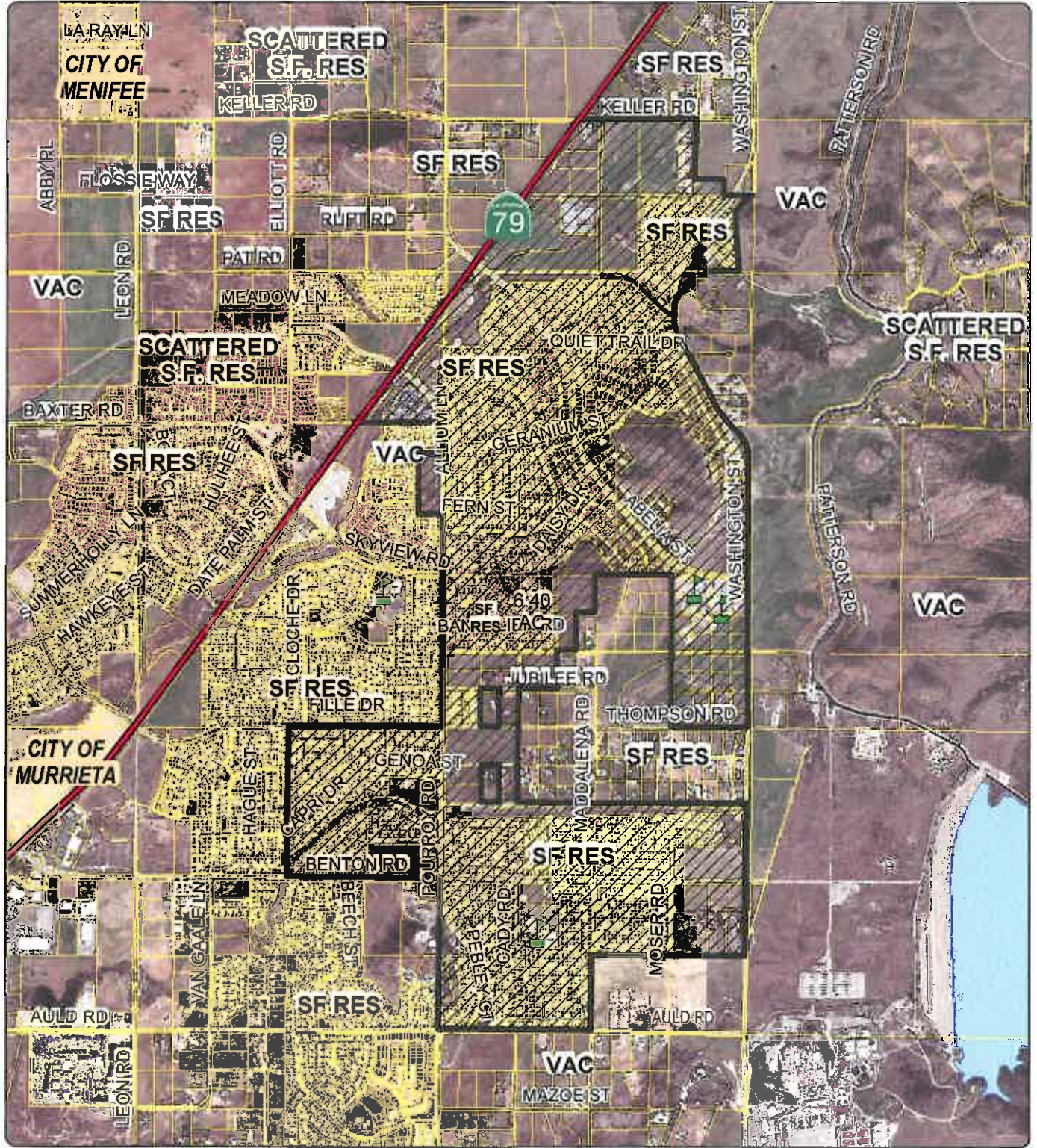
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07823 SP00286A6 TR36722

Supervisor Washington
District 3

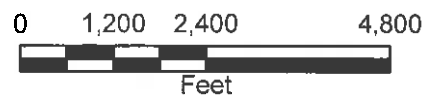
Date Drawn: 03/20/2015
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

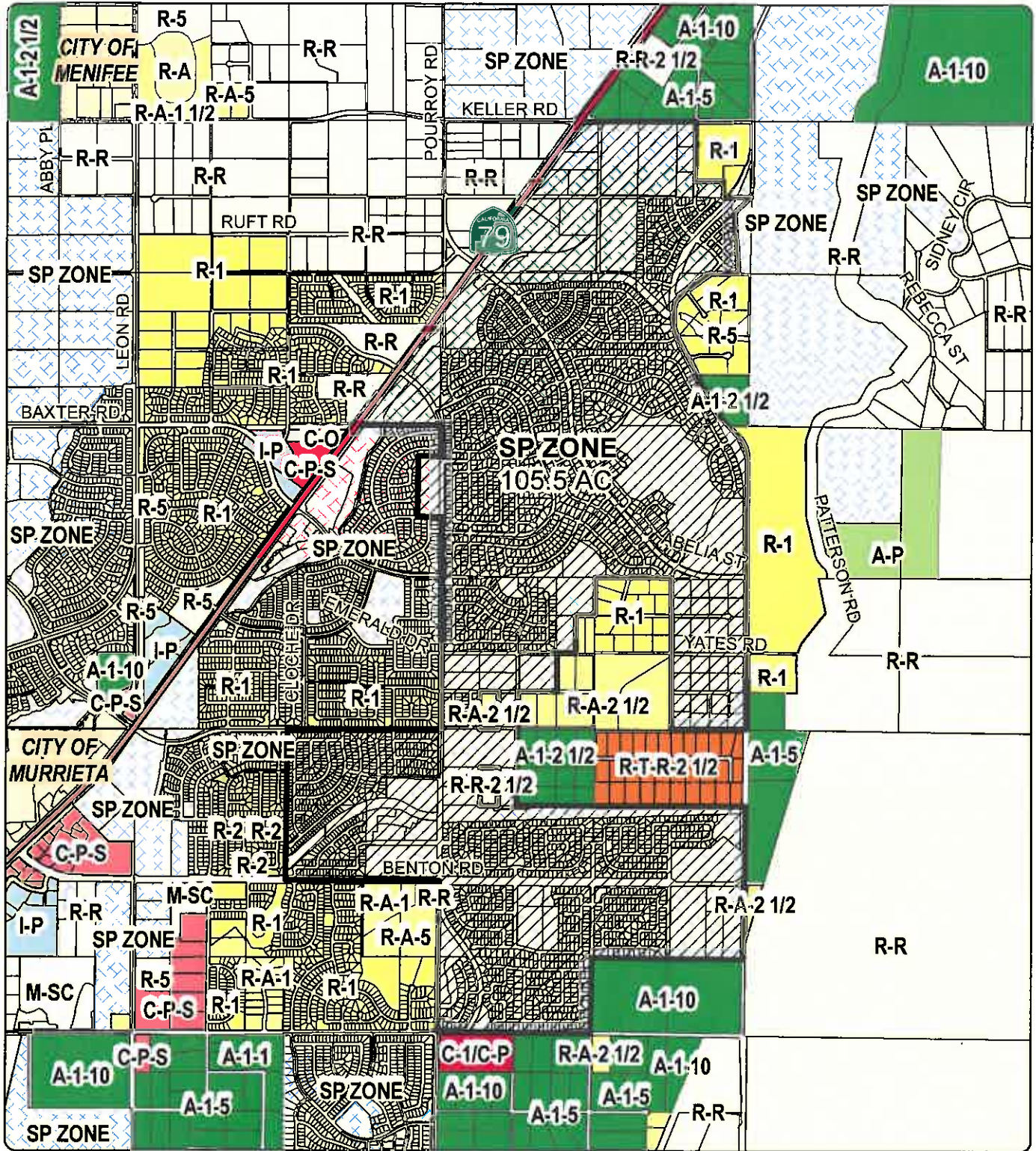
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07823 SP00286A6 TR36722

Supervisor Washington
District 3

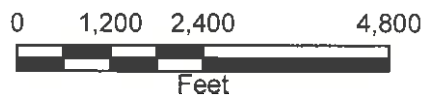
Date Drawn: 03/20/2015
Exhibit 3

PROPOSED ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen

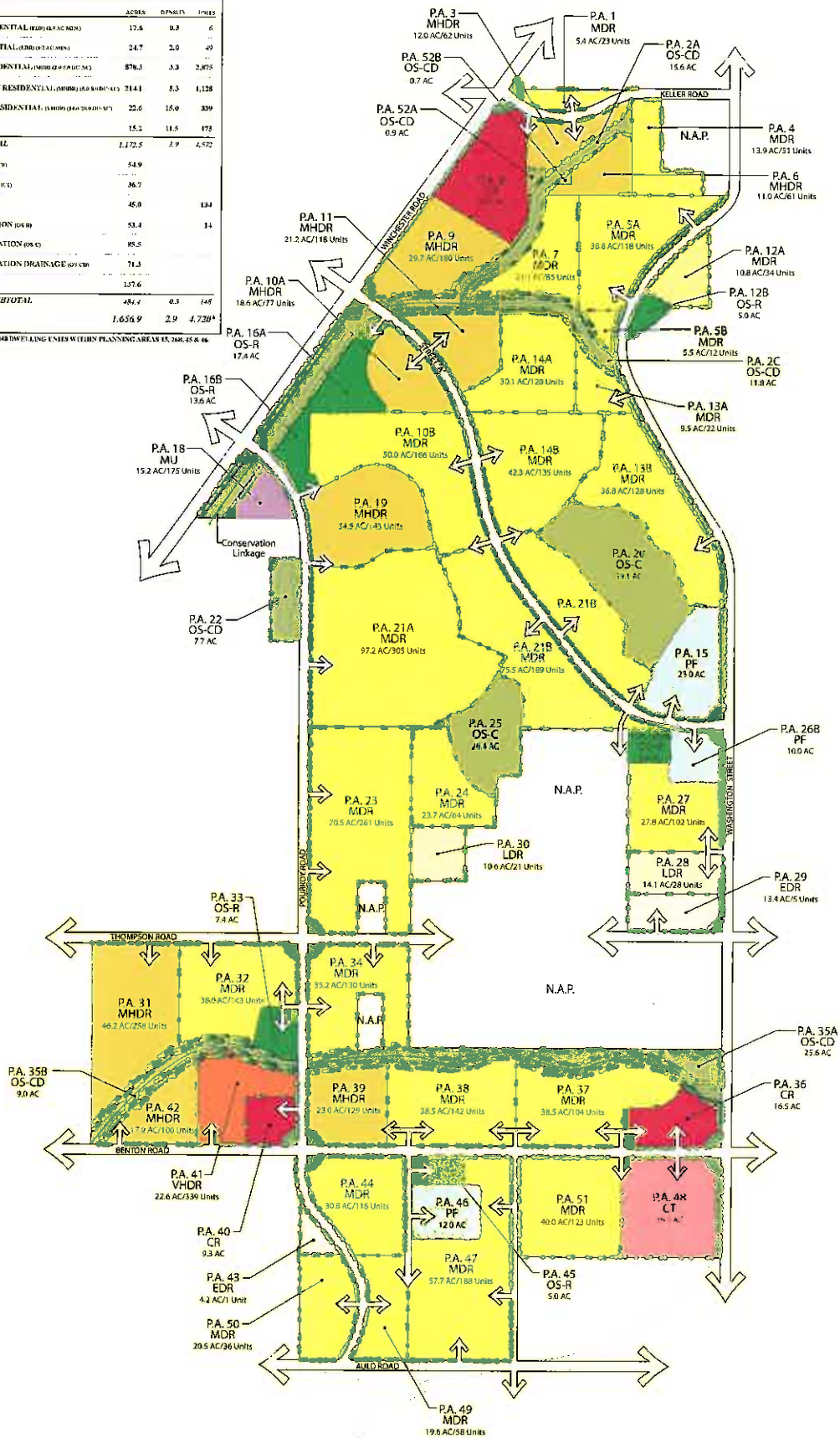


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STATISTICAL ABSTRACT

2000 PLANNING CATEGORY	ACRES	DENSITY	UNITS
ESTATE DENSITY RESIDENTIAL (R20)(AC/AC/MS)	17.6	0.3	6
LOW DENSITY RESIDENTIAL (R10)(AC/AC/MS)	24.7	2.0	49
MEDIUM DENSITY RESIDENTIAL (R15)(AC/AC/MS)	876.3	3.3	2,915
MEDIUM HIGH DENSITY RESIDENTIAL (R20)(AC/AC/MS)	214.1	5.3	1,128
VERY HIGH DENSITY RESIDENTIAL (R30)(AC/AC/MS)	22.6	15.0	339
MIXED USE (MU)	15.3	11.5	175
RESIDENTIAL SUBTOTAL	1,172.5	3.9	4,772
COMMERCIAL RETAIL (CR)	54.9		
COMMERCIAL TOURIST (CT)	36.7		
PUBLIC FACILITIES (PF)	45.0		134
OPEN SPACE - RECREATION (OS-R)	53.4		14
OPEN SPACE - CONSERVATION (OS-C)	85.5		
OPEN SPACE - CONSERVATION DRAINAGE (OS-CD)	71.3		
CIRCULATION	137.6		
NON-RESIDENTIAL SUBTOTAL	484.7	0.3	148
TOTAL	1,656.9	2.9	4,730*

*INCLUDES POTENTIAL DEVELOPMENT OF 40 DWELLING UNITS WITHIN PLANNING AREAS 15, 20A, 25 & 46.



Conceptual Land Use Plan WINCHESTER 1800

VAN DAELE HOMES, INC.



Winchester 1800 Specific Plan No. 286 Amendment No. 6

DATE: 03.17.15

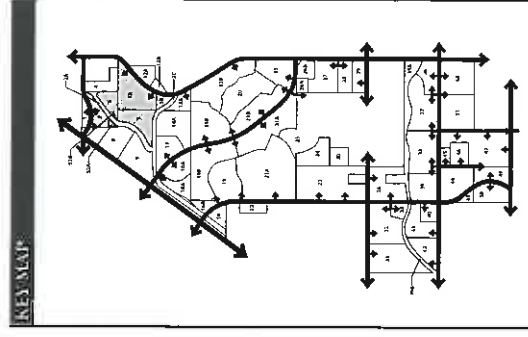
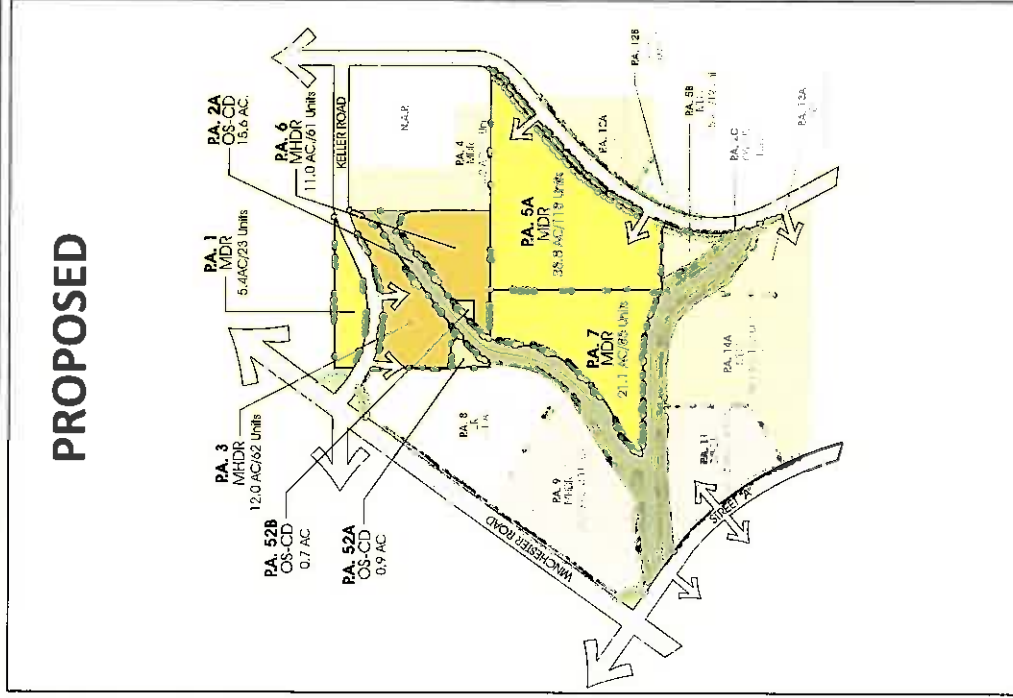
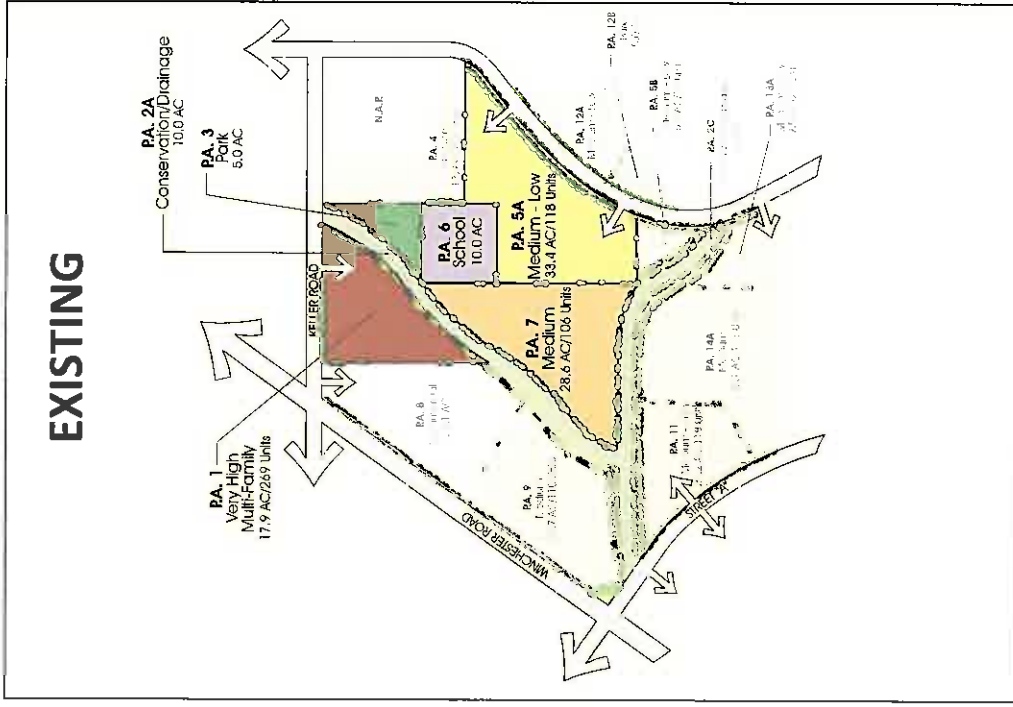


FIGURE 2-6

Existing and Proposed Specific Plan Land Use Designations

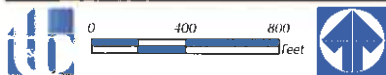


FIGURE 2-5

Aerial Photograph

RESIDENTIAL LOT SUMMARY

LOT NO.	AREA (SQ. FT.)	AREA (SQ. METERS)	PERCENTAGE OF TOTAL AREA
1	1,234	113.5	0.12
2	1,234	113.5	0.12
3	1,234	113.5	0.12
4	1,234	113.5	0.12
5	1,234	113.5	0.12
6	1,234	113.5	0.12
7	1,234	113.5	0.12
8	1,234	113.5	0.12
9	1,234	113.5	0.12
10	1,234	113.5	0.12
11	1,234	113.5	0.12
12	1,234	113.5	0.12
13	1,234	113.5	0.12
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100	1,234	113.5	0.12

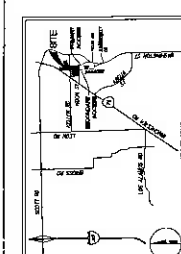
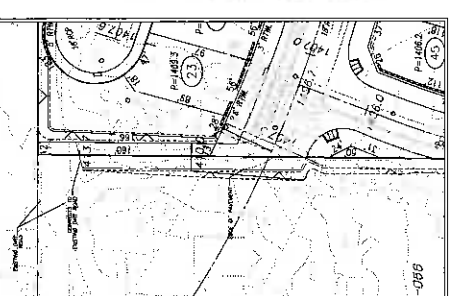
OPEN SPACE LOT SUMMARY

LOT NO.	AREA (SQ. FT.)	AREA (SQ. METERS)	PERCENTAGE OF TOTAL AREA
1	1,234	113.5	0.12
2	1,234	113.5	0.12
3	1,234	113.5	0.12
4	1,234	113.5	0.12
5	1,234	113.5	0.12
6	1,234	113.5	0.12
7	1,234	113.5	0.12
8	1,234	113.5	0.12
9	1,234	113.5	0.12
10	1,234	113.5	0.12
11	1,234	113.5	0.12
12	1,234	113.5	0.12
13	1,234	113.5	0.12
14	1,234	113.5	0.12
15	1,234	113.5	0.12
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17	1,234	113.5	0.12
18	1,234	113.5	0.12
19	1,234	113.5	0.12
20	1,234	113.5	0.12
21	1,234	113.5	0.12
22	1,234	113.5	0.12
23	1,234	113.5	0.12
24	1,234	113.5	0.12
25	1,234	113.5	0.12
26	1,234	113.5	0.12
27	1,234	113.5	0.12
28	1,234	113.5	0.12
29	1,234	113.5	0.12
30	1,234	113.5	0.12
31	1,234	113.5	0.12
32	1,234	113.5	0.12
33	1,234	113.5	0.12
34	1,234	113.5	0.12
35	1,234	113.5	0.12
36	1,234	113.5	0.12
37	1,234	113.5	0.12
38	1,234	113.5	0.12
39	1,234	113.5	0.12
40	1,234	113.5	0.12
41	1,234	113.5	0.12
42	1,234	113.5	0.12
43	1,234	113.5	0.12
44	1,234	113.5	0.12
45	1,234	113.5	0.12
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53	1,234	113.5	0.12
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96	1,234	113.5	0.12
97	1,234	113.5	0.12
98	1,234	113.5	0.12
99	1,234	113.5	0.12
100	1,234	113.5	0.12

SUMMARY OF ALL LOTS

Lot Type	Number of Lots	Total Area (Sq. Ft.)	Total Area (Sq. Meters)
Residential	100	123,400	11,350
Open Space	10	12,340	1,135
Total	110	135,740	12,485

DETAIL A



NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF SAN FRANCISCO ORDINANCES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN FRANCISCO.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AT ALL TIMES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDING OF ALL WORK.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE CITY OF SAN FRANCISCO.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDING OF ALL WORK.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE CITY OF SAN FRANCISCO.
11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDING OF ALL WORK.
12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE CITY OF SAN FRANCISCO.
13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDING OF ALL WORK.
14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE CITY OF SAN FRANCISCO.
15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDING OF ALL WORK.
16. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE CITY OF SAN FRANCISCO.
17. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDING OF ALL WORK.
18. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE CITY OF SAN FRANCISCO.
19. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDING OF ALL WORK.
20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE CITY OF SAN FRANCISCO.

PUBLIC UTILITIES / SERVICES:

ELECTRIC:
SOUTHERN CALIFORNIA GAS COMPANY
4150 AVENUE 100
SAN FRANCISCO, CA 94134
(415) 774-2177

GAS:
SOUTHERN CALIFORNIA GAS COMPANY
4150 AVENUE 100
SAN FRANCISCO, CA 94134
(415) 774-2177

TELEPHONE:
SUNBELT TELEPHONE COMPANY
1000 MARKET STREET
SAN FRANCISCO, CA 94102
(415) 398-2777

CABLE:
CABLE NEWS NETWORK
1000 MARKET STREET
SAN FRANCISCO, CA 94102
(415) 398-2777

ZONING AND LAND USE SUMMARY

ZONE	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
RESIDENTIAL	123,400	90.1
OPEN SPACE	12,340	9.1
Total	135,740	100.0

LEGAL DESCRIPTION:
TRACT 1000, BLOCK 100, LOT 100, CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA.

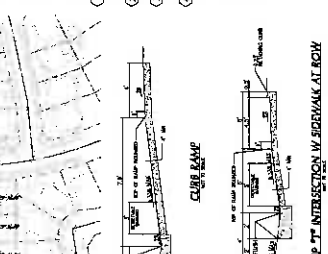
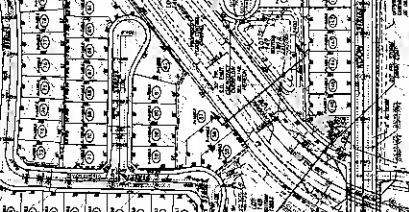
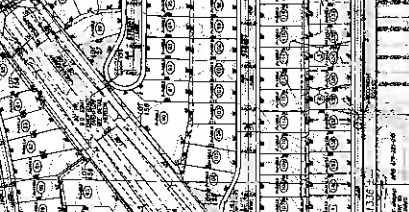
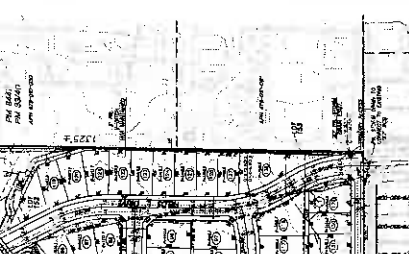
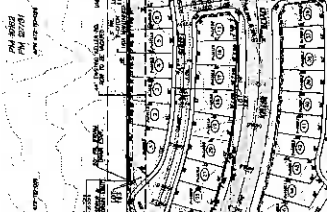
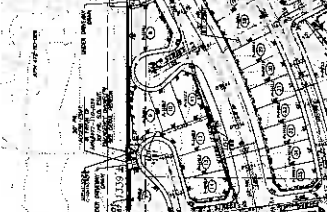
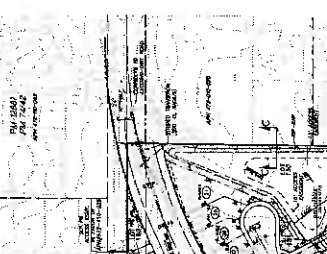
EXISTING EASEMENT:
1. EASEMENT FOR THE CONVEYANCE OF WATER TO THE CITY OF SAN FRANCISCO.

STATEMENT OF OWNERSHIP:
I, Saba A. Saba & Shrey L. Saba, do hereby certify that we are the owners of the above described property.

PREPARED FOR:
Saba A. Saba & Shrey L. Saba
4100 Avenida Bona
Trenton, CA 95129

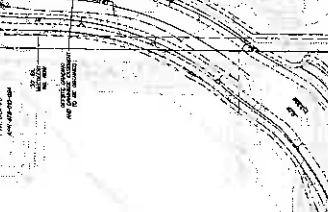
H&A
HARRIS & ASSOCIATES
1000 MARKET STREET
SAN FRANCISCO, CA 94102
(415) 398-2777

TENTATIVE TRACT NO. 36722



LEGEND

Symbol	Description
(Symbol)	Proposed Street
(Symbol)	Proposed Easement
(Symbol)	Proposed Utility
(Symbol)	Proposed Structure
(Symbol)	Proposed Landscape
(Symbol)	Proposed Drainage
(Symbol)	Proposed Erosion Control
(Symbol)	Proposed Safety
(Symbol)	Proposed Record
(Symbol)	Proposed Communication
(Symbol)	Proposed Other

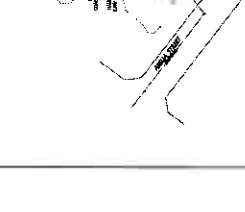
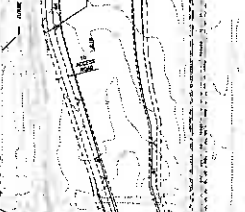
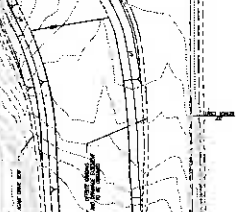
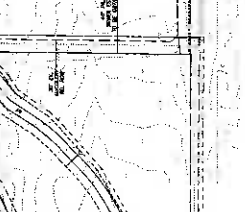


TOTALS

Category	Count
Residential	100
Open Space	10
Total	110

LEGEND

Symbol	Description
(Symbol)	Proposed Street
(Symbol)	Proposed Easement
(Symbol)	Proposed Utility
(Symbol)	Proposed Structure
(Symbol)	Proposed Landscape
(Symbol)	Proposed Drainage
(Symbol)	Proposed Erosion Control
(Symbol)	Proposed Safety
(Symbol)	Proposed Record
(Symbol)	Proposed Communication
(Symbol)	Proposed Other



FEATURE LEGEND

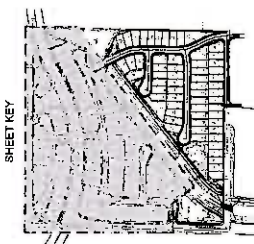
- 1 6'-0" high split face block wall with cap at house returns and interior street frontages.
- 2 Split-face block wall with cap, also retaining wall.
- 3 6'-0" high shared vinyl fence. Refer to Elevation F, Sheet L-4.
- 4 6'-0" high split-face planter at perimeter wall.
- 5 Retaining wall per civil engineer's plans.
- 6 6'-0" high tubular steel view fence at open spaces.
- 7 3" wide vinyl Sideload Gate. Refer to Elevation D, Sheet L-4.
- 8 12" wide double-swing tubular steel maintenance access gates at basins.
- 9 10" wide tubular steel maintenance gate with 4" wide public entry at diameterside path.
- 10 15" wide decomposed granite pathway / maintenance accessway along top of channel.
- 11 Decomposed granite pathway with sealing and viewing nodes with bench and trash receptacle.
- 12 City Sidewalk per Civil Engineer's Plan.
- 13 Street Lighting. Refer to Planting Plan for exact species, sizes, and locations, Sheet L-2.
- 14 New street lines. Refer to Plant Palette on this sheet.
- 15 Proposed rip-up at basin slopes.
- 16 Sub-surface Utilities per Civil Engineer's Plan.
- 17 Planted pathway along McColeary and Keller Roads.
- 18 Gravel maintenance access drive at basins.
- 19 Open turf area for passive recreation.
- 20 Access road / drive to adjacent properties.
- 21 Pedestrian access to Flood Control Channel Trail.

TREE PALETTE:

- STREET TREES (Suggested)**
- Fraxinus oxycarpa 'Raywood'
 - Pinus Kawaikani
 - Pinus edulis
 - Magnolia grandiflora
 - Lagartroemia l. 'Muskogee'
 - Quercus laevis
 - Koeleria bipinnata
 - Podocarpus grandis
- FRONT YARD ACCENT TREE**
- Lagartroemia indica
 - Carex occidentalis
- CHANNEL AND BASIN**
- Hydrated at basins and channel slopes - see sheets L-7 and L-9 for typical conditions
 - Trees and shrubs along channel bottom - see sheets L-6 to L-9 for typical conditions
 - Pistacia nereosa
 - Quercus agrifolia
 - Sambucus nigra
 - California Sycamore
 - Coast Live Oak
 - Black Elderberry
- Other trees listed:** Raywood Ash, Evergreen Pear, Afghan Pine, Southern Magnolia, Grape Myrtle, Holly Oak, Chinese Flame Tree, Fern Pine, Grape Myrtle, Western Redbud.

Crape Myrtle street trees shall be uniform flowering color, i.e. 'Muskogee'

Crape Myrtle front yard accent tree flowering color shall vary for interest



SHEET NO. L-1
 Date: September 23, 2014
 AOC JOB# 1422

General Notes:

- Provide 3" layer of mulch (min) in shrub beds and unlanded areas, 2" layer of mulch in groundcover areas; 2" layer of strawbed, stabilizing mulch for slopes.
- Trees shall be staked with 2-3 stakes and 8 ties (see per County of Riverside standard details). Use rope staking with 3" diameter stakes in high wind areas.
- Root barriers shall be installed for trees within 5' (min) of landscaped per County of Riverside standard details. Root barrier shall not obstruct the tree rootball but shall extend 18" minimum in diameter and extend beyond center of tree a minimum of 2' in each direction.
- Trees shall have breather tubes per County of Riverside standard details.

Irrigation Notes:

- The following items will be incorporated into the final irrigation design plans and specifications:
 - All irrigation systems shall be ET based with access to real-time ET (minimum controller rating shall be 1/4" commercial)
 - Master Valve and Flow Sensor (except for private residential lots)
 - Rainfall sensor
 - Anticlog check valves
 - Pressure regulator (if needed)
 - No accessories will be properly installed
 - Method of adjacent to permeable surfaces with no transpiration
 - Subsurface or below-grade irrigation will be used for irregularly shaped areas, or areas less than 9' deep in width.

CONCEPTUAL LANDSCAPE MASTER PLAN

FRENCH VALLEY ACRES

COUNTY OF RIVERSIDE, CALIFORNIA



TREE PALETTE:

STREET TREES (Suggested)

- Faxinus oycarpa Raywood**
- Pinus kawitani*
- Pinus edulis*
- Magnolia grandiflora*
- Lagavstroemia l. 'Mutakogae'*
- Quercus tex*
- Konifera bipinnata*
- Pedicularis gracilar*
- Raywood Ash*
- Evergreen Pear*
- Alphian Pine*
- Southern Magnolia*
- Crape Myrtle*
- Holly Oak*
- Chinese Flame Tree*
- Fern Pine*
- Fields Drive*
- Koon and G Streets*
- McCulley Road, C and T Streets*
- 'A' and 'J' Streets*
- 'B', 'D' and 'Y' Streets*
- 'E' and 'Y' Streets*
- Keller Road*
- Keller Road*

FRONT YARD ACCENT TREE

- Lagerstroemia indica*
 - Cercis occidentalis*
 - Crape Myrtle*
 - Western Redbud*
- Crape Myrtle* street trees shall be uniform flowering color. In 'Mutakogae' *Crape Myrtle* front yard accent trees flowering color shall vary for interest

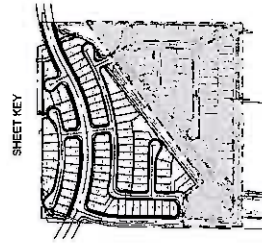
CHANNEL AND DETENTION BASIN

- Hydrangea* at basins and channel slopes - see sheets L-7 and L-9 for typical conditions
- Trees and shrubs along channel bottom* - see sheets L-8 to L-9 for typical conditions
- Platanus racemosa*
- Quercus agrifolia*
- Sambucus nigra*
- California Sycamore*
- Coast Live Oak*
- Black Elderberry*



FEATURE LEGEND

- 6" or high split face block wall with cap at house returns and interior street frontages.
- Split-face block wall with cap, atop retaining wall.
- 6" or high shored vinyl fence. Refer to Elevation F, Sheet L-4.
- 6" or high split-face pilaster at perimeter wall.
- Reaching wall per civil engineer's plans.
- 6" or high tubular steel view fence at open spaces.
- 3" wide vinyl Slityard Gate. Refer to Elevation D, Sheet L-4.
- 12" wide double-sliding tubular steel maintenance access gates at basins.
- 10" wide tubular steel maintenance gate with 4" wide public entry at channel-side path.
- 15" wide decomposed granite pathway / maintenance accessway along top of channel.
- Decomposed granite pathway with seating and viewing node with bench and trash receptacle.
- City Siltwall per Civil Engineer's Plan.
- Shrub planting. Refer to Planting Plan for exact species, sizes, and locations, Sheet L-2.
- New street trees. Refer to Plant Palette on this sheet.
- Proposed riprap at basin slopes.
- Sub-surface utility per Civil Engineer's Plan.
- Planted pathway along McCulley and Keller Roads.
- Gravel maintenance access drive at basins.
- Open turf area for passive recreation.
- Access road / drive to adjacent properties.
- Pedestrian access to Flood Control Channel Trail.

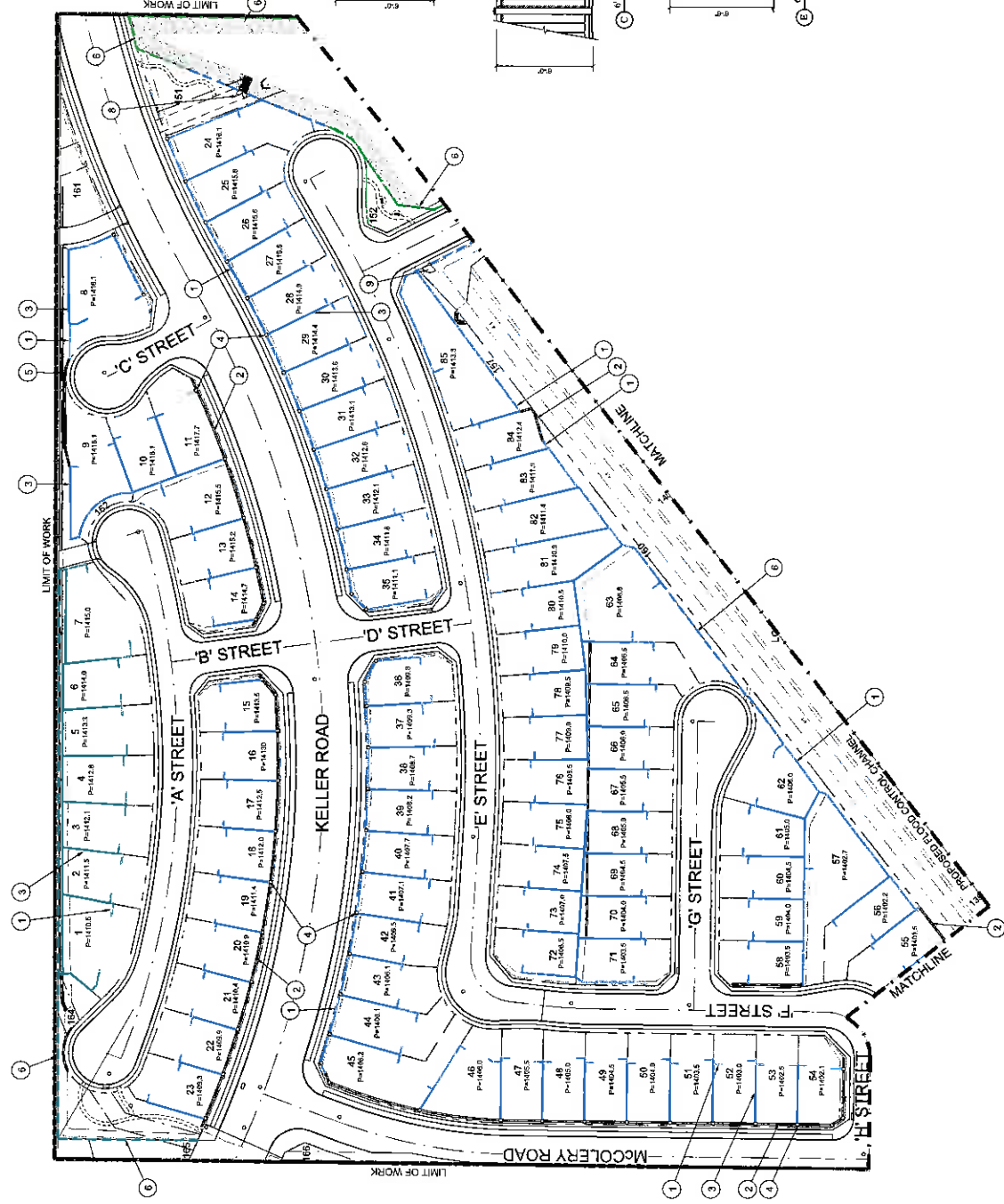


CONCEPTUAL LANDSCAPE MASTER PLAN
FRENCH VALLEY ACRES
 COUNTY OF RIVERSIDE, CALIFORNIA



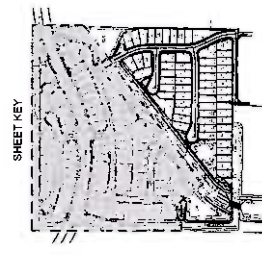
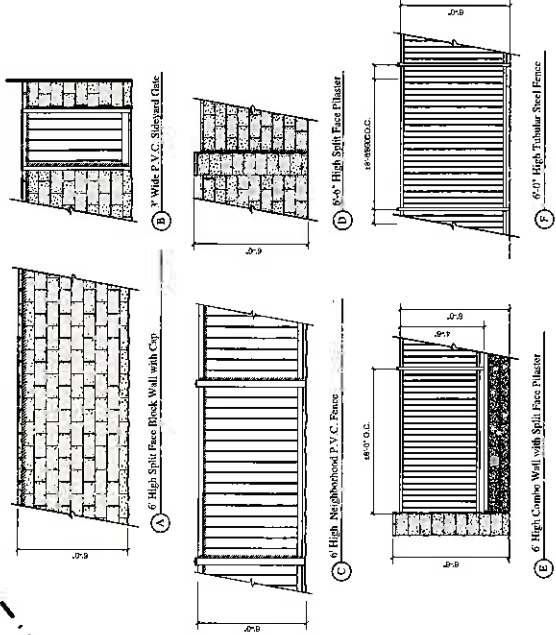
SHEET NO.
 Date: September 23, 2014
L-2
 AOB: JDM / MZ





FEATURE LEGEND

- 1 6'-0" high split face block wall with cap at house eaves and interior street frontages. Refer to Elevation A, this sheet.
- 2 Split-face block wall with cap, atop retaining wall.
- 3 6'-0" high stained vinyl fence. Refer to Elevation C, this sheet.
- 4 6'-0" High Split-face plaster at perimeter wall. Refer to Elevation D, this sheet.
- 5 Retaining wall per civil engineer's plans.
- 6 6'-0" High tubular steel fence at open spaces. Refer to Elevation F, this sheet. Combination wall where needed for retaining purposes see Elevation E, this sheet.
- 7 3 wide vinyl Sideroad Gate. Refer to Elevation D, this sheet.
- 8 12' wide double-sewing tubular steel maintenance access gates at basins.
- 9 10' wide tubular steel maintenance gate with 4' wide public entry at channel-slope path.

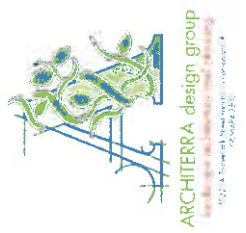


0 30' 60' 120' 240'

DATE: September 23, 2014
 ADG JOB# 1422

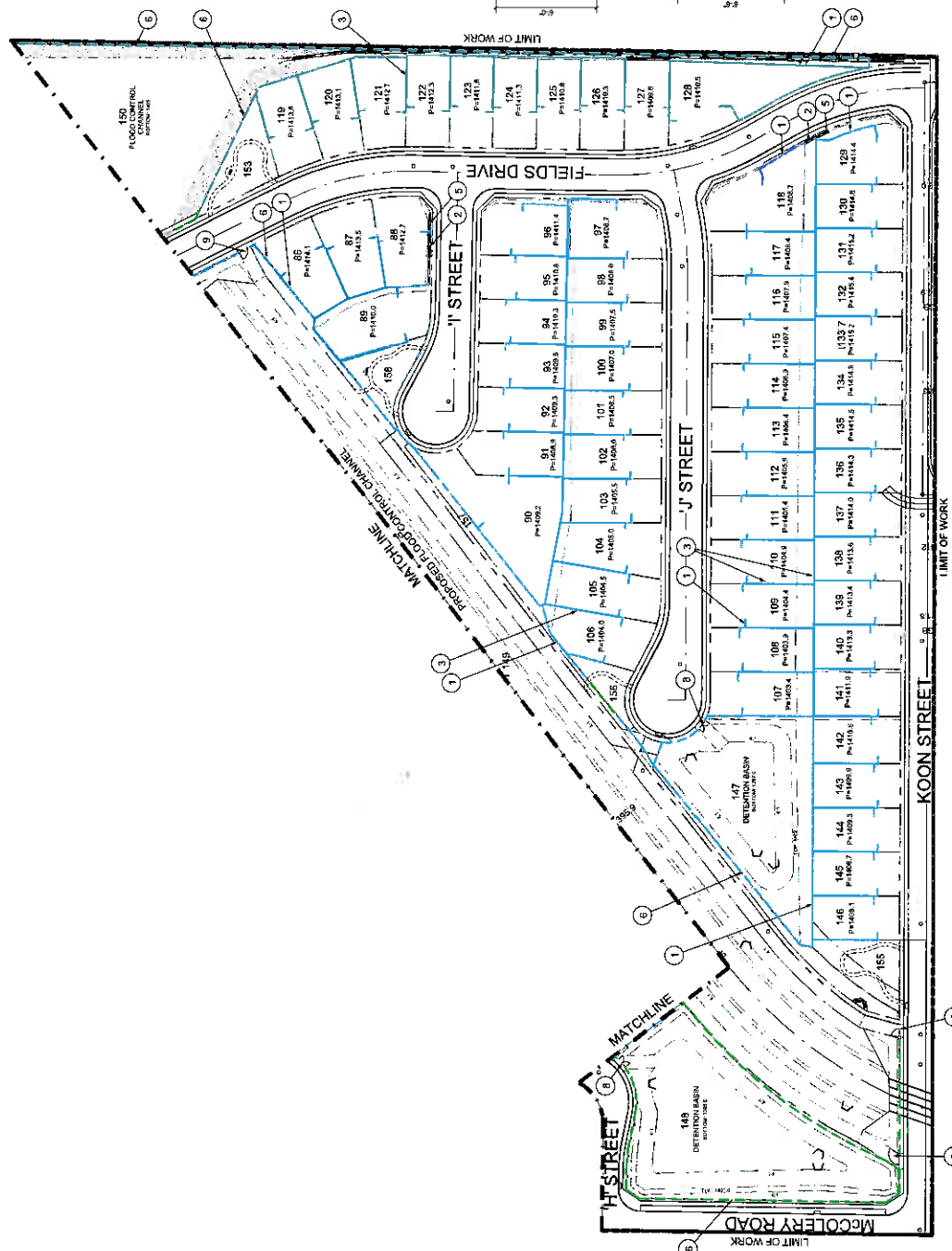
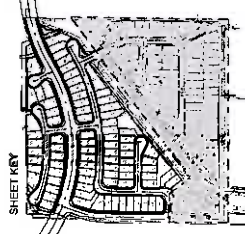
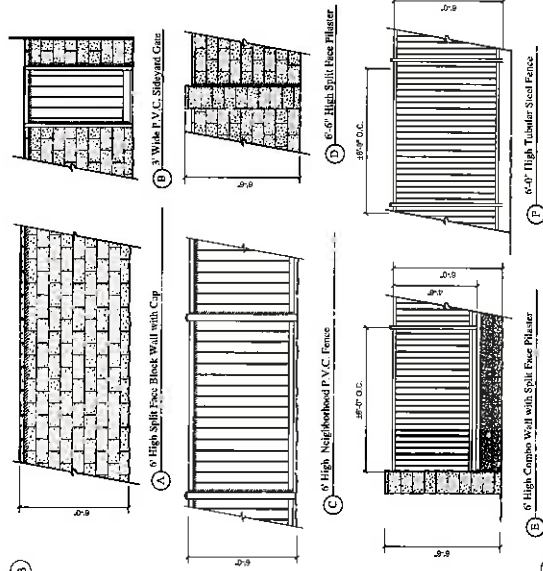
SHEET NO. **L-3**

CONCEPTUAL WALL AND FENCE PLAN
FRENCH VALLEY ACRES
 COUNTY OF RIVERSIDE, CALIFORNIA



FEATURE LEGEND

- 1 6'-0" high split face block wall with cap at house returns and interior street frontages. Refer to Elevation A, this sheet.
- 2 Split-face block wall with cap, also retaining wall.
- 3 6'-0" high shared vinyl fence. Refer to Elevation C, this sheet.
- 4 6'-5" high split-face pilaster at perimeter wall. Refer to Elevation D, this sheet.
- 5 Retaining wall per civil engineer's plans.
- 6 6'-0" high tubular steel view fence at open spaces. Refer to Elevation F, this sheet. Combination wall where needed for retaining purposes see Elevation E, this sheet.
- 7 3' wide vinyl Sideload Gate. Refer to Elevation D, this sheet.
- 8 12' wide double-swing tubular steel maintenance access gates at basins.
- 9 10' wide tubular steel maintenance gate with 4' wide public entry at channel-side path.

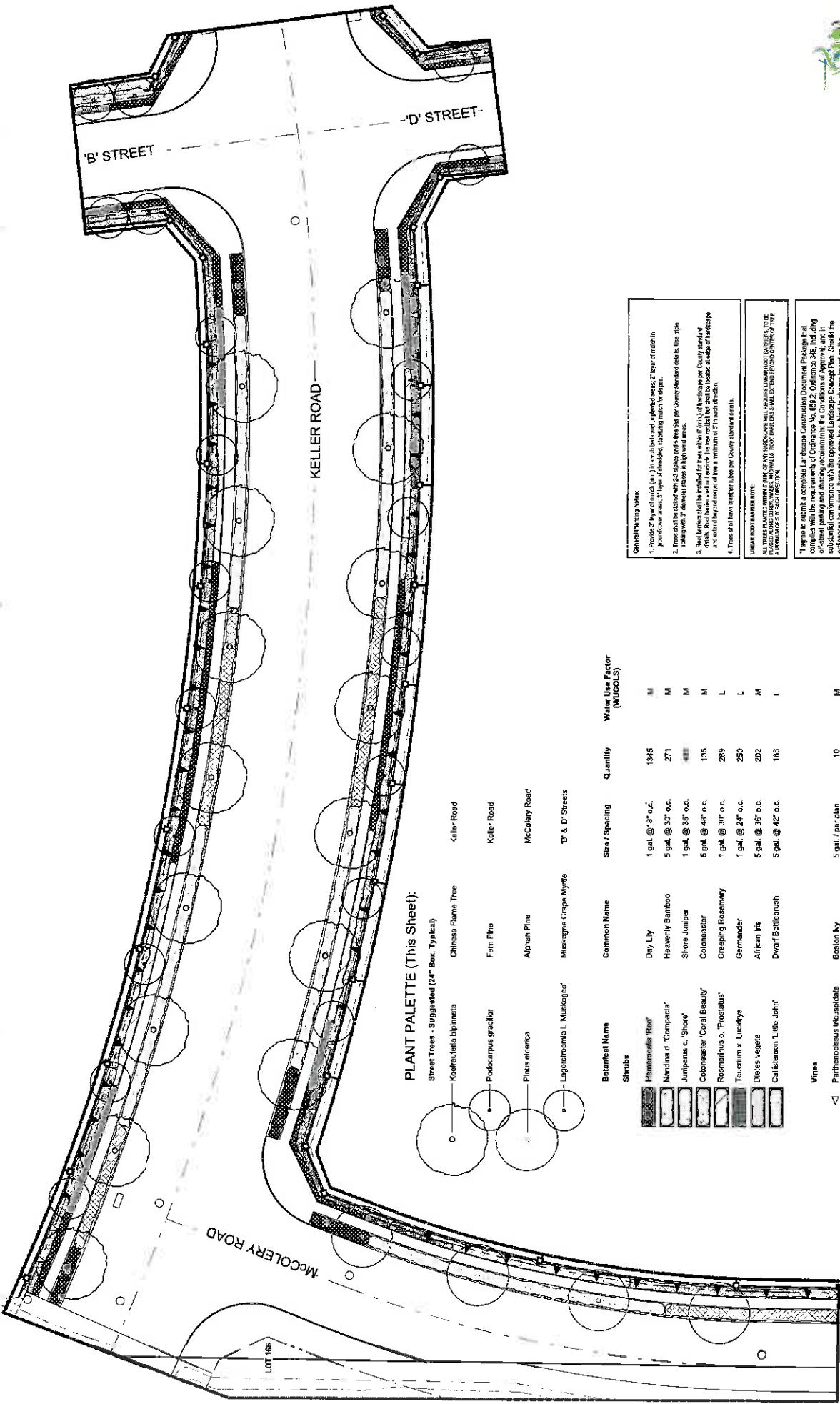


CONCEPTUAL WALL AND FENCE PLAN
FRENCH VALLEY ACRES
 COUNTY OF RIVERSIDE, CALIFORNIA



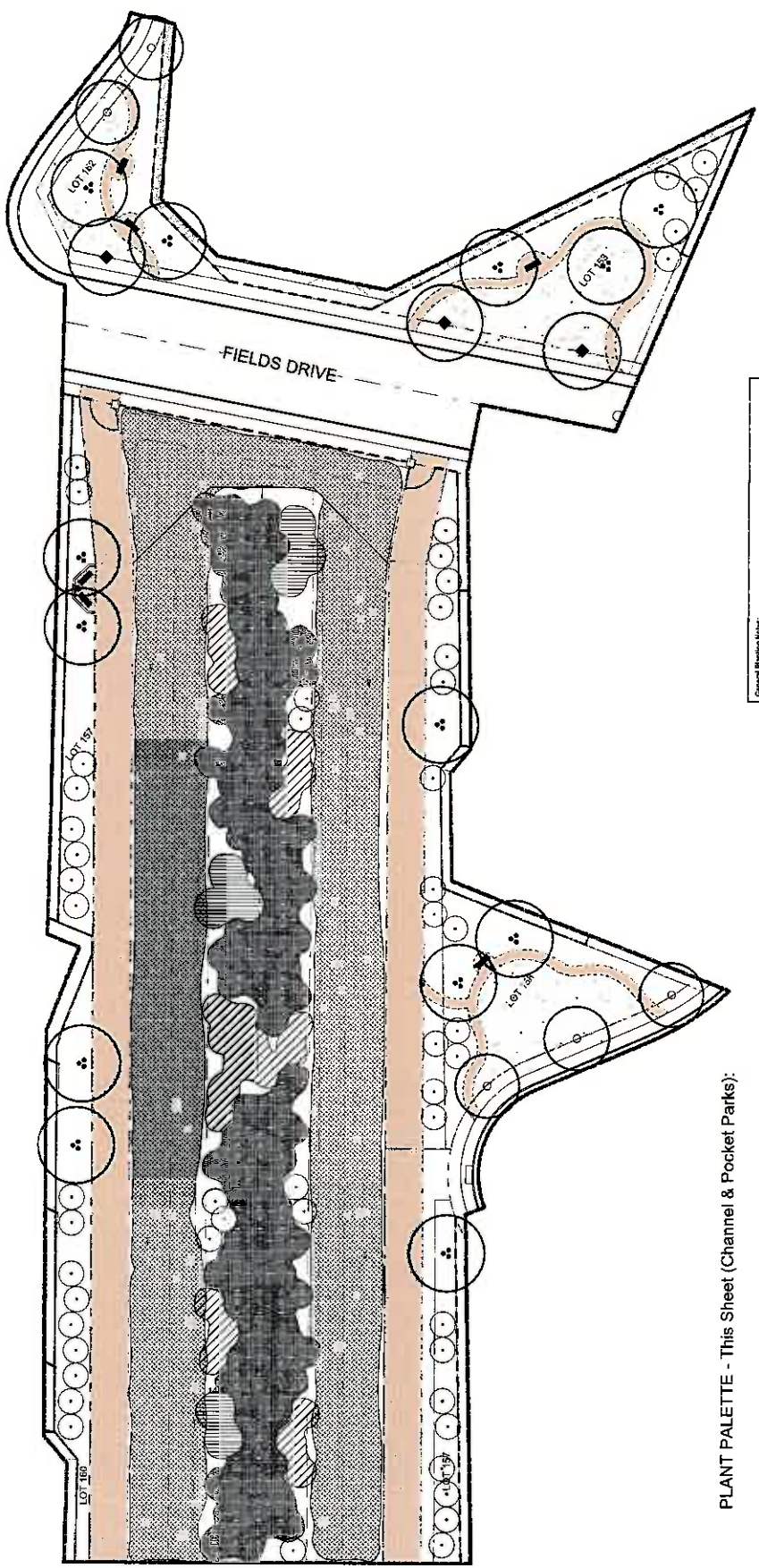
287' SHEET NO. L-4
 DATE: September 23, 2014
 ADR: JOSEF 142





Common Name	Size / Spacing	Quantity	Water Use Factor (WICOLS)
Day Lily	1 gal. @ 18" o.c.	1345	M
Heavenly Bamboo	5 gal. @ 30" o.c.	271	M
Shore Juniper	1 gal. @ 30" o.c.	433	M
Colonaster	5 gal. @ 45" o.c.	135	M
Creeping Rosemary	1 gal. @ 30" o.c.	289	L
Germander	1 gal. @ 24" o.c.	250	L
African Iris	5 gal. @ 36" o.c.	202	M
Dwarf Bottlebrush	5 gal. @ 42" o.c.	186	L





General Planting Notes:

1. Provide 3" layer of mulch (max) in shrub beds and landscape areas. 2" layer of mulch in spot-cover areas. 2" layer of mulch, stabilizing mats for slopes.
2. Trees shall be spaced min. 2.5' between and 8' from the per. County Standard Book. Use 18" spacing with 3" diameter valves in high wind areas.
3. Rock barriers shall be installed for trees within 6' (min.) of landscape per County standard details. Root barrier shall not encircle the tree without first being located at edge of landscape and shall be approved by the City Engineer or 8" in water diameter.
4. Trees shall have branch tubes per County standard detail.

LETTER ABOUT BARRIERS:

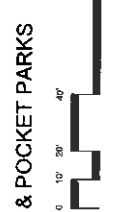
ALL TREES PLANTED WITHIN ANY OF ANY WOODS ARE WILL REQUIRE LINES ROOT BARRIERS TO BE INSTALLED. ROOT BARRIERS SHALL EXTEND TO THE CENTER OF TREE CANOPY AND BE 6" IN DIA. THIS IS A COUNTY STANDARD.

LETTER ABOUT BARRIERS:

I agree to submit a complete Landscape Construction Document Package that complies with the requirements of Ordinance No. 65922, Ordinance 346, including off-street parking and loading requirements; the Conditions of Approval; and in substantial compliance with the approved Landscape Concept Plan. Should the City Engineer determine that these plans may be subject to change based on the updated conditions.

PLANT PALETTE - This Sheet (Channel & Pocket Parks):

TREES		Common Name	Size / Spacing	Quantity	Water Use Factor (WUCOLS)
	Western Cottonwood	1 gal. @ 15' o.c.	8	M	
	Coast Live Oak	5 gal. @ 10' o.c.	44	L	
	Sand Bar Willow	1 gal. @ 12' o.c.	22	H	
	Black Willow	1 gal. @ 12' o.c.	45	H	
	Arroyo Willow	1 gal. @ 12' o.c.	45	H	
	Blue Elderberry	15 gal. @ 10' o.c.	19	L	
	California Sycamore	15 gal. @ 30' o.c.	13	M	
	Holly Oak	15 gal. - Per Plan	5	L	
	Raywood Ash	15 gal. - Per Plan	3	M	



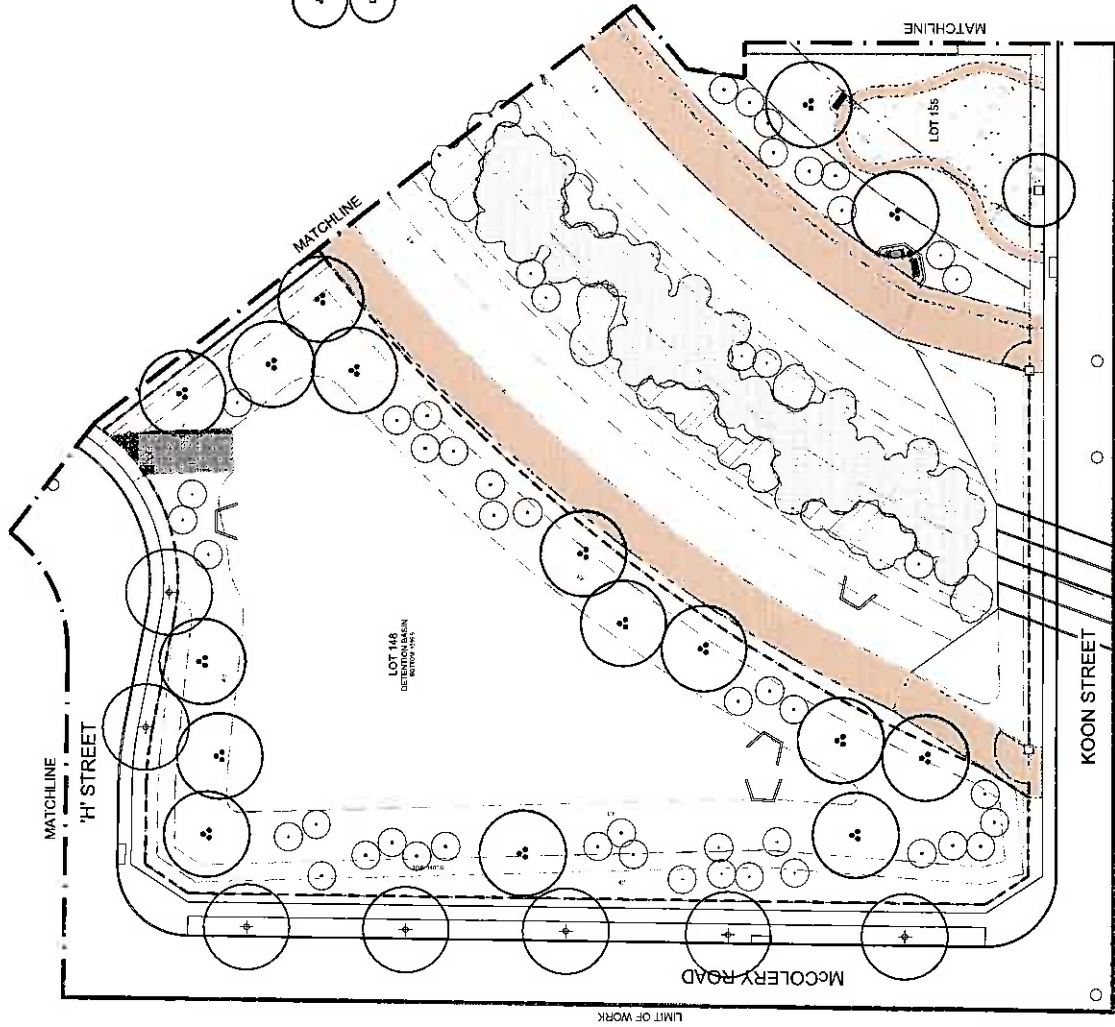
ONCEPTUAL LANDSCAPE TYPICAL TREE PLANTING PLAN - FLOOD CONTROL CHANNEL & POCKET PARKS
FRENCH VALLEY ACRES
COUNTY OF RIVERSIDE, CALIFORNIA



PLANT PALETTE (Channel, Basins & Parklets):

TREES

Botanical Name	Common Name	Size / Spacing	Quantity	Water Use Factor (WUCOLS)
Populus tremuloides	Western Cottonwood	1 gal. @ 15' o.c.	4	M
Quercus agrifolia	Coast Live Oak	5 gal. @ 10' o.c.	30	L
Salix exigua	Sand Bar Willow	1 gal. @ 12' o.c.	25	H
Salix pyramidalis	Black Willow	1 gal. @ 12' o.c.	29	H
Salix lasiolepis	Arroyo Willow	1 gal. @ 12' o.c.	29	H
Sambucus nigra	Blue Elderberry	15 gal. @ 10' o.c.	19	L
Rhus ricinifera	California Sycamore	15 gal. @ 30' o.c.	16	M
Pinus sabiniana	Algham Pine	24" Box - Per Plan	7	L
Pyrus kawakamii	Evergreen Pear	24" Box - Per Plan	1	M



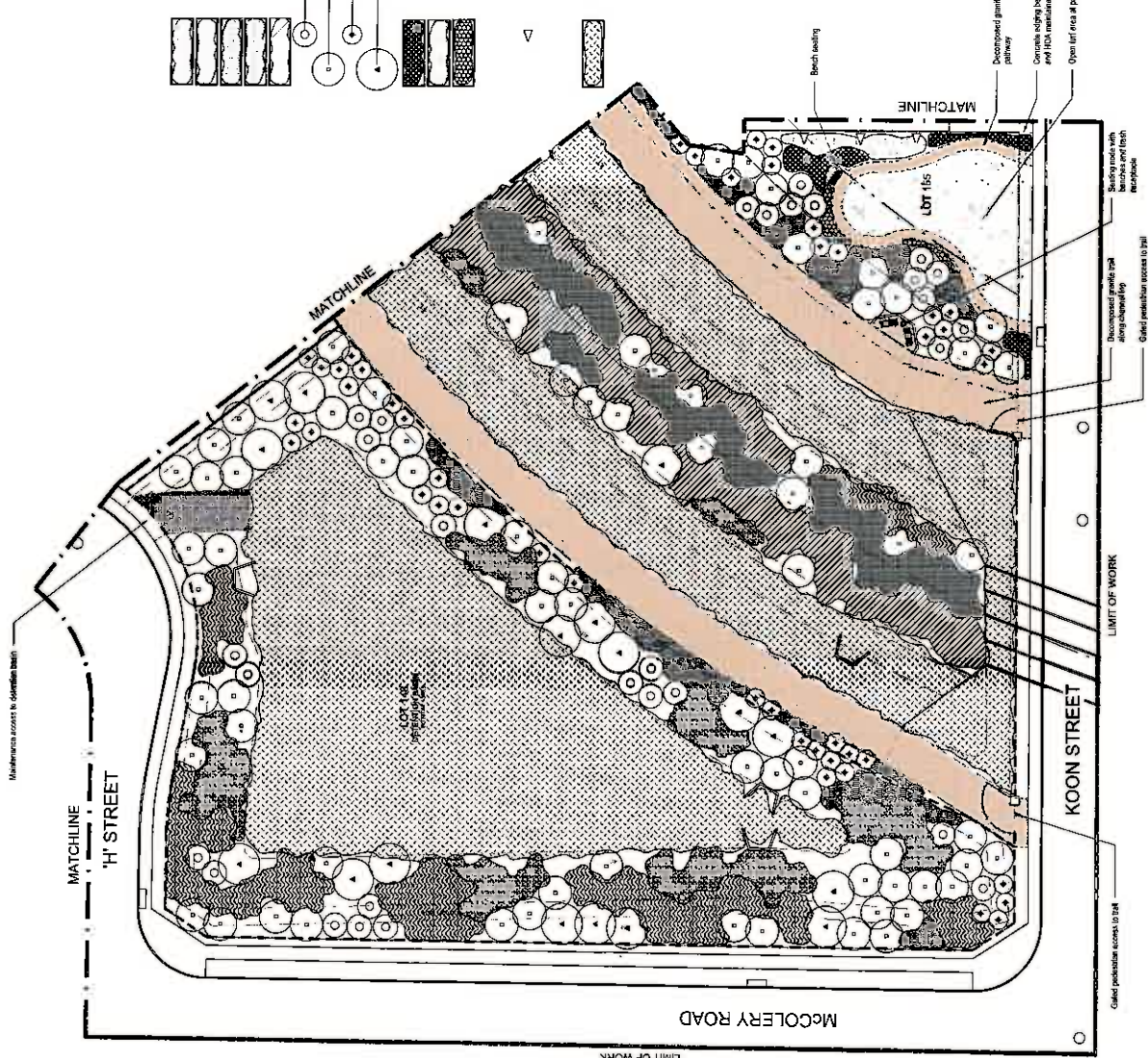
- General Planting Note:**
- Provide 3" layer of mulch (min). In shrub beds, use uncolored sawdust 2" layer of mulch in grassed areas, 3" layer of mulch, including mulch for slopes.
 - Trees shall be spaced with 2-3 spaces and 5 trees per County standard details. Use triple spacing with 3" diameter stakes in high wind areas.
 - Root barriers shall be installed for trees within 6" (max) of hardware and County standard details. Root barrier shall not encircle the tree without 6" of soil at edge of root barrier and extend beyond center of tree a minimum of 2' in each direction.
 - Trees shall have treeguard tubes per County standard details.
- URBAN ROOT BARRIER NOTE:**
- ALL TREES PLANTED WITHIN 20' OF ANY HARDWARE SHALL BE PLANTED WITHIN 20' OF THE HARDWARE. ALL TREES PLANTED WITHIN 20' OF ANY HARDWARE SHALL BE PLANTED WITHIN 20' OF THE HARDWARE.
- Trees to be planted in this project shall conform with the requirements of Ordinance No. 889.2, Ordinance 346, including off-street parking, and shading requirements, the Conditions of Approval, and all substantial requirements with the approved Landscape Concept Plan. Should the conditions be amended, these plants may be subject to change based on the updated plan.



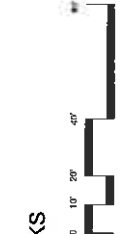
PLANT PALETTE - This Sheet (Basin & Pocket Park):

Botanical Name	Common Name	Size / Spacing	Quantity (Sheet)	Water Use Factor (WUCOLS)
<i>Artemisia tridentata</i>	Tamigon	1 gal. @ 60" o.c.	202	L
<i>Baccharis arroyo</i>	Ervey's Baccharis	1 gal. @ 72" o.c.	143	L
<i>Baccharis salicifolia</i>	Mule Fat	1 gal. @ 72" o.c.	91	L
<i>Baccharis pilularis</i>	Coyote Brush	1 gal. @ 80" o.c.	88	L
<i>Diastelis spicata</i>	Inland Sailgrass	1 gal. @ 60" o.c.	214	M
<i>Acrostaphylos Howard McKinn</i>	H. Madrin Manzanita	1 gal. @ 96" o.c.	29	L
<i>Rosa californica</i>	California Wild Rose	1 gal. @ 120" o.c.	72	L
<i>Philadelphus lewisii</i>	Mock Orange	1 gal. @ 78" o.c.	46	M
<i>Iva hayesiana</i>	San Diego Marsh Elder	1 gal. @ 156" o.c.	19	L
<i>Hemerocallis Red</i>	Dry Lily	1 gal. @ 16" o.c.	191	M
<i>Juncus c. Shreve</i>	Shore Juniper	1 gal. @ 36" o.c.	37	M
<i>Tauntum x. Lucidrys</i>	Germander	1 gal. @ 24" o.c.	31	L
VINES				
<i>Periploca hispidula</i>	Boston Ivy	5 gal. / per plan	3	M
HYDROSEEDED AREAS				
<i>Native Grassland Mix</i>	Chernia/Detention Basin Mix	Hydroseed	15,725 sq. ft. @ Channel 17,489 sq. ft. @ Detention Basin	
<i>Festuca rubra</i>	Red Fescue			
<i>Festuca ovina</i>	Sheep Fescue			
<i>Deschampsia cespitosa</i>	Coastal Tuffard Hairgrass			
<i>Carex heterogyna</i>	Deer and Sedge			

- General Planting Notes:**
- Provide 3" layer of mulch (part 1) in white bins and unshaded areas; 2" layer of mulch in grass-covered areas; 2" layer of shredded, untreated mulch for slopes.
 - Tree shall be taller with 2.5 inches and 6 inch per County standard detail. Use tree staking with 3" diameter stakes in high wind areas.
 - Food baskets shall be installed in trees within 6" (min.) of hardware per County standard detail. Food basket opening shall be no smaller than 1/2" and shall be located at edge of hardware and shall be 1/2" from center of hardware if 2" inside diameter.
 - These shall have brother files per County standard detail.
- WATER SAVING MEASURES:**
- ALL TREES AND SHRUBS TO BE PLANTED SHALL BE PLANTED IN THE DETENTION BASIN. ALL TREES AND SHRUBS TO BE PLANTED SHALL BE PLANTED IN THE DETENTION BASIN. ALL TREES AND SHRUBS TO BE PLANTED SHALL BE PLANTED IN THE DETENTION BASIN.
- PLANTING NOTES:**
- Plant to achieve a consistent landscape. Observe the Project's Planting Schedule, which complies with the requirements of Ordinance No. 6532, Chapter 244, regarding off-street parking and seating requirements, the Conditions of Approval, and all applicable codes and standards. The approved Landscape Concept Plan. Should the contractor be required, these plans may be subject to change based on the landscape consultant.



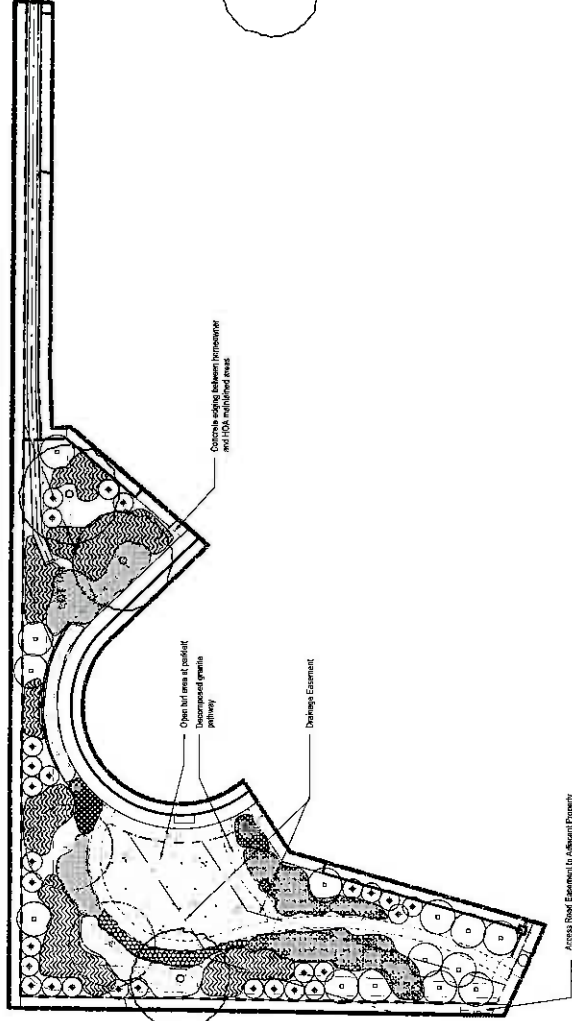
ARCHITERRA design group
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 www.architerra.com



SHEET NO. L-9
 DATE: September 12, 2016
 JOB: FRENCH VALLEY ACRES

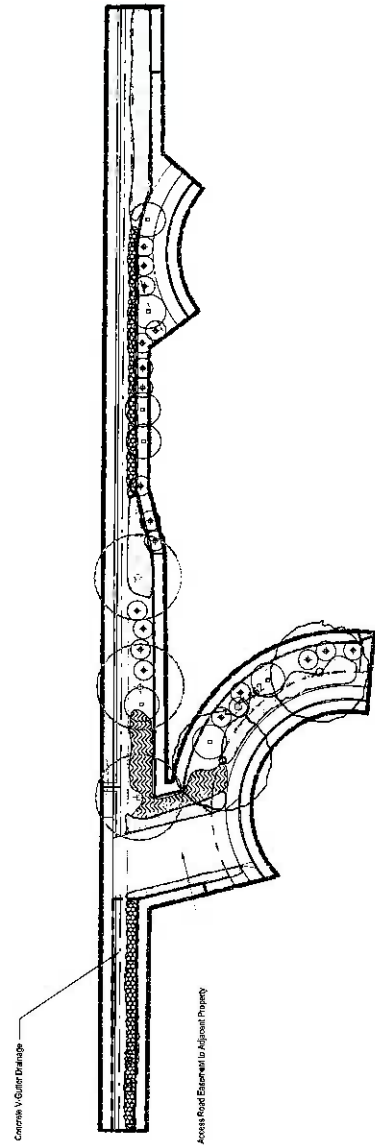
CONCEPTUAL LANDSCAPE TYPICAL SHRUB PLANTING PLAN - BASIN AND POCKET PARKS
FRENCH VALLEY ACRES
 COUNTY OF RIVERSIDE, CALIFORNIA





PLANT PALETTE - This Sheet (Channel, Basins & Parklets):

Botanical Name	Common Name	Size / Spacing	Quantity (Sheet)	Water Use Factor (WUCOLS)
Trees (Suggested)				
<i>Koeberlinia bipinnata</i>	Chinese Flame Tree	1 gal. @ 80" o.c.	5	M
<i>Pinus edulis</i>	Alphorn Pine	1 gal. @ 72" o.c.	5	L
SHRUBS				
<i>Artemisia dracunculata</i>	Tarragon	1 gal. @ 60" o.c.	127	L
<i>Baccharis emeryi</i>	Emory's Baccharis	1 gal. @ 72" o.c.	45	L
<i>Rosa californica</i>	California Wild Rose	1 gal. @ 120" o.c.	21	L
<i>Philadelphus lewisii</i>	Mock Orange	1 gal. @ 70" o.c.	48	M
<i>Hemerocallis 'Red'</i>	Day Lily	1 gal. @ 18" o.c.	125	M
<i>Juniperus c. 'Shore'</i>	Shore Juniper	1 gal. @ 35" o.c.	265	M
<i>Taraxacum x. Lucidius</i>	Cornflower	1 gal. @ 24" o.c.	222	L



General Planting Notes:

- Provide 2" layer of mulch (pine) in plant beds and ungrazed areas. 2" layer of mulch in pedestrian areas. 2" layer of mulch, including within the top.
- Tree and shrub spacing with 75% stakes and 4 bar ties per County standard detail. Use 1/2" diameter with 3" diameter stakes in high wind areas.
- Root barriers shall be installed for trees within 6" (min) of landscape per County standard detail. Root barriers shall be installed for shrubs within 4" of landscape per County standard detail. Root barriers shall be installed for trees and shrubs located at edge of landscape and located beyond center of tree in minimum of 2' from each other.
- Tree shall have 16 cubic feet per County standard detail.

UNDER FOOT BARBERS NOTE:
ALL TREES PLANTED WITHIN 5' OF ANY HARDSURFACE SHALL BE INSTALLED WITHIN 5' OF THE FACE OF THE HARDSURFACE. TRUNK AND WALLS ROOT BARRIERS SHALL EXTEND BEYOND CENTER OF TREE TO THE FACE OF THE HARDSURFACE.

"I agree to submit a complete Landscape Construction Development Package that complies with the requirements of Ordinance No. 569.2, Ordinance 345, including off-street parking and shading requirements; the Conditions of Approval; and in substantial conformance with the approved Landscape Concept Plan. Should the County require any changes to these plans, they are subject to change based on the updated ordinance."

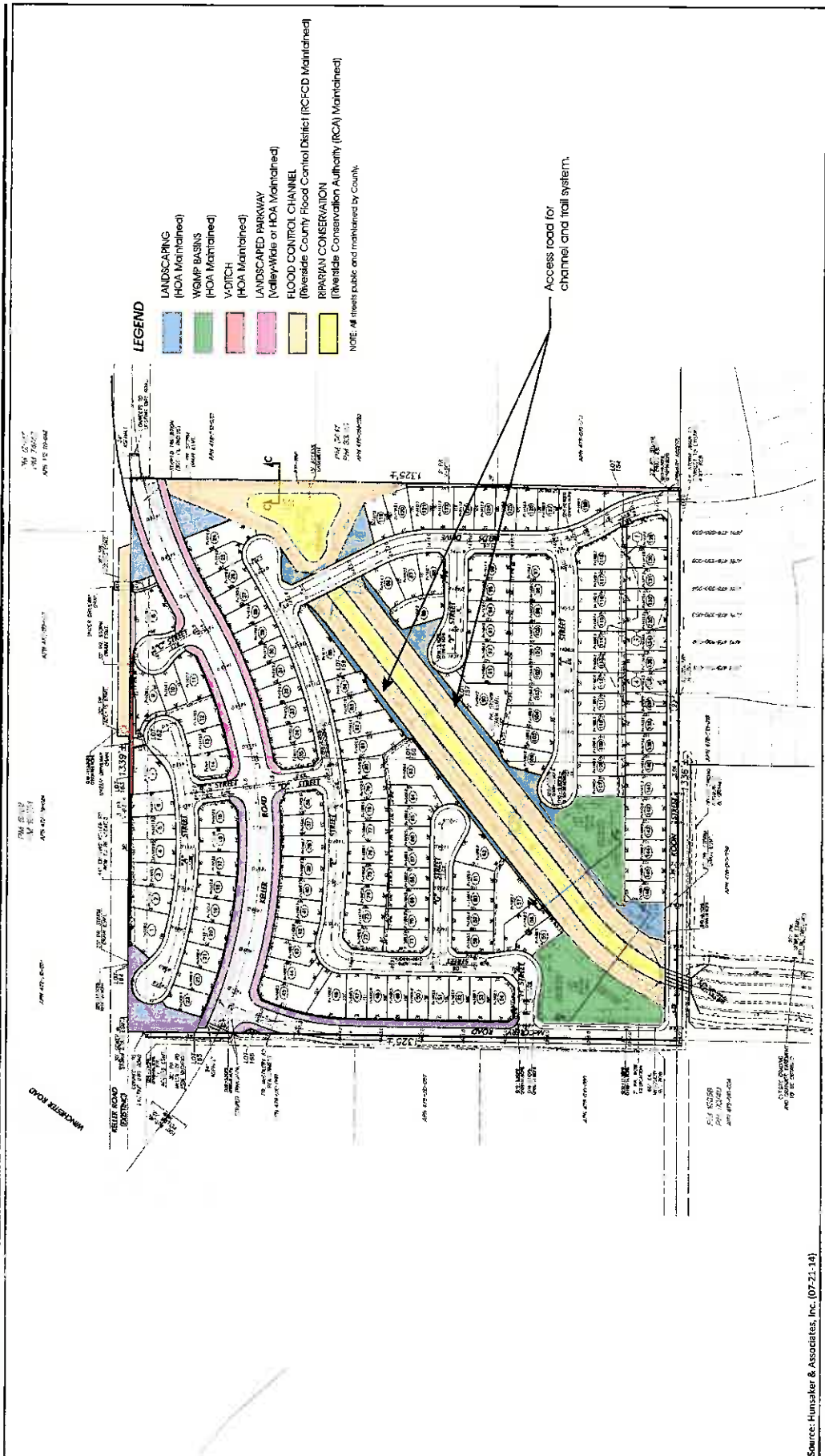


FIGURE X-X

Tentative Tract Map No. 36722 - Maintenance Responsibility

Source: Hunzler & Associates, Inc. (07-21-14)



T&B Planning, Inc.

ADDENDUM TO EIR No. 374

SPECIFIC PLAN NO. 286, AMENDMENT NO. 6,
CHANGE OF ZONE NO. 07823, AND TENTATIVE TRACT MAP NO. 36722

ENVIRONMENTAL ASSESSMENT No. 42681

LEAD AGENCY:

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CA 92501

PROJECT APPLICANT:

FRENCH VALLEY ACRES, LLC
C/O VAN DAELE DEVELOPMENT CORPORATION
2900 ADAMS STREET, SUITE C-25
RIVERSIDE, CA 92504

PREPARED BY:

T&B Planning, Inc.
17542 EAST 17TH STREET, SUITE 100
TUSTIN, CA 92780
PH: (714) 505-6360



MARCH 16, 2015

TABLE OF CONTENTS

Section Name and Number	Page
1.0 Introduction.....	1-1
1.1 History of the Winchester 1800 Specific Plan.....	1-1
1.2 Project Summary.....	1-3
1.3 California Environmental Quality Act (CEQA)	1-4
1.3.1 CEQA Objectives.....	1-4
1.3.2 CEQA Requirements for Environmental Impact Report (EIR) Addendums.....	1-4
1.3.3 Format and Content of this EIR Addendum	1-5
1.3.4 Initial Study Checklist.....	1-7
1.3.5 Initial Study Findings.....	1-8
1.3.6 EIR Addendum Processing.....	1-10
1.3.7 Incorporation by Reference.....	1-11
2.0 Project Description.....	2-1
2.1 Project Site Definition	2-1
2.2 Project Site Location	2-1
2.3 Project Setting and Surrounding Land Uses	2-1
2.4 Proposed Discretionary Approvals	2-7
2.4.1 Specific Plan No. 286 Amendment No. 6.....	2-7
2.4.2 Change of Zone Case No. 08723	2-11
2.4.3 Tentative Tract Map No. 36722.....	2-11
2.5 Scope of Environmental Analysis.....	2-22
2.5.1 Construction Characteristics	2-22
2.5.2 Proposed Operational Characteristics	2-22
2.5.3 Related Environmental Review and Consultation Requirements	2-26

LIST OF FIGURES

<u>Figure Name and Number</u>	<u>Page</u>
Figure 2-1	Project Site..... 2-2
Figure 2-2	Regional Map 2-3
Figure 2-3	Vicinity Map 2-4
Figure 2-4	USGS Topographical Map 2-5
Figure 2-5	Aerial Photograph 2-6
Figure 2-6	Existing and Proposed Specific Plan Land Use Designations 2-9
Figure 2-7	Tentative Tract Map No. 36722 2-12
Figure 2-8	Roadway Cross-Sections 2-15
Figure 2-9	Proposed Hydrology Map 2-18
Figure 2-10	Preliminary Landscape Plan (1 of 2)..... 2-20
Figure 2-11	Preliminary Landscape Plan (2 of 2)..... 2-21
Figure 2-12	Preliminary Wall and Fence Plan (1 of 2)..... 2-23
Figure 2-13	Preliminary Wall and Fence Plan (2 of 2)..... 2-24
Figure 2-14	Proposed Physical Limits of Disturbance 2-25
Figure EA-1	MSHCP Overlay Map..... 24
Figure EA-2	Project Trip Distribution 102
Figure EA-3	Project Average Daily Traffic..... 104

LIST OF TABLES

<u>Table Name and Number</u>	<u>Page</u>
Table 2-1	Land Use Comparison- Existing Approved Specific Plan vs. Proposed Amendment No. 6..... 2-8
Table 2-2	Summary of Tentative Tract Map No. 36722 2-13
Table 2-3	TTM 36722 Residential Lot Summary 2-13
Table 2-4	Matrix of Project Approvals/Permits 2-27
Table EA-1	SCAQMD Regional Pollutant Emission Thresholds of Significance 16
Table EA-2	Localized Significance Thresholds at the Nearest Receptors..... 17
Table EA-3	Regional Construction Emissions 17
Table EA-4	Localized Significance Summary- Construction 18
Table EA-5	Regional Project Emissions 19
Table EA-6	Impacts to Vegetation Communities 31
Table EA-7	Greenhouse Gas Emissions - Construction 55
Table EA-8	Annual Project GHG Emissions 55
Table EA-9	Project Related School Services Demand 93
Table EA-10	Existing (2014) Conditions Intersection Operations Analysis Summary..... 100
Table EA-11	Project Trip Generation Rates..... 101
Table EA-12	Project Trip Summary 101
Table EA-13	Intersection Analysis for Existing Plus Project Conditions 103
Table EA-14	Intersection Analysis for Existing Plus Ambient Plus Project (EAP 2016) Conditions 105
Table EA-15	Intersection Analysis for Existing Plus Ambient Plus Project Plus Cumulative (EAPC 2016) Conditions..... 106
Table EA-16	Permitted and Remaining Capacity of Project-Related Landfills 116
Table EA-17	Estimated Construction Solid Waste Generation 116
Table EA-18	Estimated Project Energy Demand 121

LIST OF TECHNICAL APPENDICES

<u>Appendix</u>	<u>Document Title</u>
A	Initial Study/Environmental Assessment No. 42681
B	Mitigation Monitoring and Reporting Program
C	Air Quality Assessment
D1	Biological Resources Assessment
D2	Determination of Biologically Equivalent or Superior Preservation Report
D3	Burrowing Owl Survey
D4	Least Bell's Vireo Survey
E1	Cultural Resources Survey
E2	Paleontological Resources Survey
F	Preliminary Geotechnical Investigation
G	Greenhouse Gas Assessment
H	Phase I Environmental Site Assessment
I	Noise Impact Analysis
J	Traffic Impact Analysis
K	Preliminary Water Quality Management Plan
L	Hydrology Report

LIST OF ACRONYMS

<u>Acronym</u>	<u>Definition</u>
AAQS	Ambient Air Quality Standards
AB 32	California Assembly Bill 32, Global Warming Solutions Act of 2006
AB 1493	California Assembly Bill 1493 (Pavley)
AB 1881	California Assembly Bill 1881, California Water Conservation Act of 2006
ADT	Average Daily Traffic
AIA	Airport Influence Area
ALUC	Riverside County Airport Land Use Commission
A-P EFZ	Alquist-Priolo Earthquake Fault Zone
AQMP	Air Quality Management Plan
BMP	Best Management Practice
CAAQS	California Ambient Air Quality Standards
CalEEmod	California Emissions Estimator Model
CAP	Climate Action Plan
CAPSSA	Criteria Area Plant Species Survey Area
CARB	California Air Resources Board
CBC	California Building Code
CBSC	California Building Standards Code
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
c.f	cubic feet
CH ₄	Methane
CIWMP	Riverside Countywide Integrated Waste Management Plan
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO ₂ EQ	Carbon Dioxide Equivalents
CR	Commercial Retail
CSA	Community Service Area
CWA	Clean Water Act
c.y.	Cubic Yards
CZ	Change of Zone
DBESP	Determination of Biologically Equivalent or Superior Preservation
DIF	Development Impact Fee
DPM	Diesel Particulate Matter
du	dwelling unit

LIST OF ACRONYMS

<u>Acronym</u>	<u>Definition</u>
du/ac	dwelling units per acre
DTSC	California Department of Toxic Substances Control
EA	Environmental Assessment
E+P or EP	Existing Plus Project
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
GHG	Greenhouse Gas(es)
gpd	Gallons per Day
GWP	Global Warming Potential
HANS	Habitat Acquisition Negotiation Strategy
HOA	Homeowner's Association
HRC	Hydrofluorocarbons
HUSD	Hemet Unified School District
JPR	Joint Project Review
Kwh	kilowatt per house
LDMF	Local Development Mitigation Fee
LOS	Level of Service
LSC	Limited Site Characterization
LST	Localized Significance Threshold
MBTA	Migratory Bird Treaty Act
MDR	Medium Density Residential
MDHR	Medium High Density Residential
MGD	Million Gallons per Day
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
MND	Mitigated Negative Declaration
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
MTCO ₂ EQ	Million Tons of Carbon Dioxide Equivalent

LIST OF ACRONYMS

<u>Acronym</u>	<u>Definition</u>
MWD	Metropolitan Water District
N ₂ O	Nitrogen Dioxide
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NEPSSA	Narrow Endemic Plant Species Survey Area
No.	Number
NO _x	Oxides of Nitrogen
NPDES	National Pollution Discharge Elimination System
OS-C	Open Space-Conservation
OS-R	Open Space- Recreation
PA	Planning Area
PF	Public Facilities
PFC	Perfluorocarbons
PM _{2.5}	Fine Particulate Matter (less than 2.5 micrometers in diameter)
PM ₁₀	Particulate Matter (between 2.5 and 10 micrometers in diameter)
RCA	Riverside Conservation Authority
RCFCWCD	Riverside County Flood Control and Water Conservation District
RCLIS	Riverside County Land Use Information System
REC	Recognized Environmental Condition
ROG	Reactive Organic Gas
RR	Rural Residential
RWQCB	Regional Water Quality Control Board
SB 375	California Senate Bill 375, Sustainable Communities and Climate Protection Act of 2008
SB 1078	California Senate Bill 1078
SB 1368	California Senate Bill 1368
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCGC	Southern California Gas Company
SCE	Southern California Edison
SCH	State Clearinghouse
SF/s.f.	Square Foot or Square Feet
SO _x	Oxides of Sulfur

LIST OF ACRONYMS

<u>Acronym</u>	<u>Definition</u>
SOI	Sphere of Influence
SMARA	Surface Mining and Reclamation Act of 1975
SP	Specific Plan
SPA	Specific Plan Amendment
SR	State Route
SWAP	Southwest Area Plan
SWPPP	Storm Water Pollution Prevention Plan
TIA	Traffic Impact Analysis
TTM	Tentative Tract Map
TUMF	Western Riverside County Transportation Uniform Mitigation Fee
UWMP	Urban Water Management Plan
VHDR	Very High Density Residential
VOC	Volatile Organic Compound
VWPRMP	Valley Wide Parks & Recreation Master Plan
WQMP	Water Quality Management Plan
WRF	Water Reclamation Facility
WRMSHCP	Western Riverside County Multiple Species Habitat Conservation Plan

1.0 INTRODUCTION

The County of Riverside (hereafter “County”) received an application from French Valley Acres, LLC (hereafter “Project Applicant”) for the sixth amendment to the Winchester 1800 Specific Plan (SPA, Case No. SP00286A6), change of zone (CZ, Case No. CZ07823), and a tentative tract map (TTM; Case No. TR36722). The SPA and CZ propose minor changes to the allowable land uses and planning area boundaries for Planning Areas 1, 5A, 6, and 7 of the existing approved Specific Plan. As part of the SPA, Planning Areas 1, 5A, 6, and 7 would be renumbered as Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B. TTM 36722 proposes to subdivide proposed Planning Areas 1, 3, 6, 52A, and 52B, as well as a portion of Planning Area 2A to allow for future development of up to 146 single-family dwelling units, water quality/drainage facilities, passive recreation areas, and local access roads. The proposed Project is the subject of analysis in this document pursuant to the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines § 15367, the County of Riverside is the lead agency with principal responsibility for considering the proposed Project for approval.

This introduction is included to provide the reader with general information regarding: 1) the history of the Project site; 2) standards of adequacy for an Environmental Impact Report Addendum under the California Environmental Quality Act (CEQA); 3) a summary of Initial Study findings supporting the Lead Agency’s (County of Riverside) decision to prepare an Environmental Impact Report Addendum (EIR Addendum) for the proposed Project; 4) a description of the format and content of this EIR Addendum; and 5) the governmental processing requirements to consider the proposed Project for approval.

1.1 HISTORY OF THE WINCHESTER 1800 SPECIFIC PLAN

The Winchester 1800 Specific Plan (Specific Plan No. 286) was adopted by the Riverside County Board of Supervisors on April 29, 1997 pursuant to Resolution No. 97-090. Following certification of Draft EIR for Specific Plan No. 286 in May 1995, there have been five major amendments to the Specific that reduced the land use intensity of the Specific Plan area. Specifically, as a result of these prior amendments to Specific Plan No. 286 the total number of dwelling units was reduced from 5,806 to 4,679. In addition, fifteen acres of park land were added to Planning Area 16; the school site in Planning Area 15 was moved to the northwest of the intersection of “A” Street and Washington Road; a ten-acre school site has been added to the southwest of the intersection of “A” Street and Washington Road; and Planning Areas 10, 13 and 14 were split into two planning areas each (10A & 10B, 13A & 13B, 14A & 14B) to recognize agricultural preserve boundaries that occurred on-site. Other minor non-substantive modifications also occurred. Although only 4,679 homes are allowed in Specific Plan No. 286 (SP 286), EIR No. 374 evaluated a “worst case” scenario by assuming future development with up to 5,806 dwelling units.

Provided below is a summary of the previously-approved amendments to Specific Plan No. 286.

Amendment No. 1 (adopted July 11, 2000) amended Planning Areas 43, 44, 45, 46 and 47. The changes to the Specific Plan as approved in Amendment No. 1 were as follows:

- Revised the park concept for Planning Area 45 to reflect Valley-Wide Park and Recreation District standards;
- Added two acres to the 10-acre school site within Planning Area 46 to reflect Temecula Valley Unified School District Standards;
- Increased the size of Planning Area 43 from 4.1 acres to 4.2 acres;

- Increase the acreage of Planning Area 44 from 28 acres to 30.8 acres and increasing the number of dwelling units allocated to this planning area from 104 to 116;
- Reduced the size of Planning Area 47 from 58.5 acres to 57.7 acres while increasing the number of dwelling units allocated to this planning area from 158 to 188;
- Allowed for development of residential development within Planning Areas 45 and 46 in the event that Planning Area 45 is not needed for development of a park and/or Planning Area 46 is not needed for development of a school. A total of 14 units were allocated to Planning Area 45 and 32 units were allocated to Planning Area 46 and
- Provided a sign program.

Amendment No. 2 (adopted December 18, 2000) added two additional Planning Areas (PAs 49 and 50) and 40.1 acres to Specific Plan No. 286 immediately adjacent to the southwestern portion of the Specific Plan area. The project area is bordered by Planning Areas 43 and 44 to the north, Planning Area 47 to the east, and Auld Road to the south with Pourroy Road bisecting the site. The changes to the Specific Plan as approved in Amendment No. 2 were as follows:

- Added Planning Area 49 to the Specific Plan, located to the east of Pourroy Road, consisting of 19.6 acres and proposed to contain 58 medium density residential dwelling units;
- Added a detention basin comprised of 1.9 acres as part of Planning Area 49 to replace temporary facilities; and
- Added Planning Area 50 to the Specific Plan, located to the west of Pourroy Road, consisting of 20.5 acres and proposed to contain 36 medium density residential dwelling units (1 existing and 35 new).

Amendment No. 3 (adopted June 25, 2002) added Planning Area 51 and 40 acres to Specific Plan 286 in the southeastern portion of the Specific Plan area. The project area is between Planning Areas 47 and 48, south of Benton Road. The changes to the Specific Plan as approved in Amendment No. 3 were as follows:

- Added 40 acres within Planning Area 51 and allocated 123 medium density residential dwelling units to the expansion area.

Amendment No. 4 (adopted March 23, 2004) proposed to reconfigure and/or consolidate Planning Areas 2B, 2C, 2D, 10B, 12, 13B, 14B, 15, 16, 17, 18, 19, 20, 21, 22, and 25. The changes to the Specific Plan as approved in Amendment No. 4 were as follows:

- Consolidated Planning Areas 2B and 2D into Planning Areas 16 A/B and 18, respectively;
- Adjusted the acreage of Planning Area 2C from 11.1 to 11.8 acres;
- Converted Planning Area 10B from a Medium-High Density (5-8 du/ac) to a Medium Density (2-5 du/ac) land use category, increased its minimum lot size from 5,000 square feet to 7,200 square feet, reconfigured its land area from 11.4 to 50 acres, and raised its maximum dwelling units from 64 to 211;
- Converted Planning Area 13B from a Medium-Low Density (2-4 du/ac) to a Medium Density (2-5 du/ac) land use category, reduced the size of this planning area from 57.5 to 36.8 acres, and reduced the number of dwelling units allocated to this planning area from 155 to 128 ;
- Reduced the size of Planning Area 14B from 81.0 to 42.3 acres and reduced the number of dwelling units allocated to this planning area from 300 to 135;
- Identified medium density residential development as an approved alternative land uses within Planning Area 15 in the event that Planning Area 15 is not needed for development of a school. A maximum of 75 dwelling units were allocated to this planning area;

- Divided Planning Area 16 into two separate planning areas (Planning Areas 16A and 16B), which would continue to comprise a total 31 acres (combined);
- Delete Planning Area 17, combining its area with Planning Area 18 for development of mixed uses instead of Very-High Density Residential;
- Converted Planning Area 18 from a Commercial to a Mixed Use (8-14 du/ac) land use category, reconfigured its land area from 10.2 to 15.2 acres, and lowered its maximum dwelling units from 205 (previously allowed by Planning Area 17) to 175;
- Reconfigured the land area for Planning Area 19 from 50.1 to 34.5 acres and lowered its maximum dwelling units from 280 to 143;
- Adjusted the statistical abstract for Planning Area 20 from 47.9 to 59.1 acres;
- Reconfigured the land area for Planning Area 21 (142.4 acres and 527 dwelling units) into separate Planning Areas 21A and 21B, totaling 172.7 acres and 494 dwelling units;
- Converted Planning Area 22 from a Medium Density (2-5 du/ac) to an Open Space/Drainage/Parkland land use category, which allows no residential dwelling units;
- Reconfigured the land area for Planning Area 25, retaining 26.4 acres for Open Space; and
- Reconfigured the land area for Planning Area 12 (15.8 acres and 32 dwelling units) into separate Planning Areas 12A and 12B, and converted Planning Area 12 from a Low Density (2.0 du/ac) to a Medium Low Density (3.1 du/ac) land use category (Planning Area 12A – 10.8 acres, 34 units) and to a Parks land use category (Planning Area 12B – 5 acres).

Amendment No. 5 (adopted June 5, 2007) reconfigured the land area and/or adjusted the statistical abstracts for Planning Areas 2A, 5, 7, 9, 10A, 10B, and 13A to permit implementation of a 180 DU condominium project. The changes to the Specific Plan as approved in Amendment No. 5 were as follows:

- Reduced the size of Planning Area 7 from 28.6 acres to 23 acres, and lowered the number of dwelling units allocated to this planning area from 106 units to 85 units;
- Increased the size of the open space within Planning Area 2A from 10 acres to 15.6 acres to provide habitat needed in support of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP);
- Changed the residential land use designation for Planning Area 9 from “Medium Density (2-5 du/ac)” to “Medium High Density (5-8 du/ac);”
- Transferred 21 dwelling units from Planning Area 7 to Planning Area 9; and
- Transferred unrealized residential units from maps recorded within Planning Areas 5, 10A, 10B, and 13A (totaling 58 units) to Planning Area 9.

To date, Specific Plan No. 286 largely has been built-out, with exception of lands north of the existing drainage channel within Planning Area 2C. In this northern portion of the Specific Plan a 5.5-acre park site has been constructed, and Planning Areas 5A, 5B, and 12A have been developed with residential uses; the remainder of the area northerly of Planning Area 2C is undeveloped or used for agricultural production.

1.2 PROJECT SUMMARY

The Project proposes an amendment to the Winchester 1800 Specific Plan (SP 286A6), a Change of Zone (CZ 07823), and a Tentative Tract Map (TTM 36722) to reconfigure planning area boundaries, adjust acreages and unit allocations, and subdivide approximately 40.6 acres to facilitate the future development of 146 single-family residential dwelling units within the northernmost portion of the SP 286. As part of the proposed Project, planning area boundaries, acreage, and unit allocations would be adjusted to allow for the development of 23 medium density residential units in (proposed) Planning Area 1; 62 medium-high residential units in (proposed) Planning Area 3; 118 medium density residential units in (proposed)

Planning Area 5A; 61 medium-high density residential units in (proposed) Planning Area 6; and 85 medium-density residential units in (proposed) Planning Area 85. In addition, (proposed) Planning Areas 52A and 52B would accommodate approximately 1.6 acres of open space land. Planning Area 2A, which traverses the Project site, would be realigned and would increase in size from 10.0 acres to 15.6 acres of Conservation/Drainage. The school site previously planned within (former) Planning Area 6 would be eliminated as part of SP 286A6. Please refer to Section 2.0, *Project Description*, for a comprehensive description of the proposed Project.

1.3 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.3.1 CEQA Objectives

CEQA, a statewide environmental law contained in Public Resources Code §§ 21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information. If significant adverse impacts cannot be avoided, reduced, or mitigated to below a level of significance, the public agency is required to prepare an EIR and balance the project's environmental concerns with other goals and benefits in a statement of overriding considerations.

1.3.2 CEQA Requirements for Environmental Impact Report (EIR) Addendums

The CEQA Guidelines allow for the updating and use of a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new or more severe significant environmental impacts, an Addendum to a previously certified EIR may be prepared. See CEQA Guidelines § 15164.

The following describes the requirements of an Addendum, as defined by CEQA Guidelines § 15164:

- a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in § 15162 calling for preparation of a Subsequent EIR have occurred.
- b. An Addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in § 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c. An Addendum need not be circulated for public review but can be included in or attached to the Final EIR.
- d. The decision-making body shall consider the Addendum with the Final EIR prior to making a decision on the project.
- e. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to § 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As noted above, CEQA Guidelines § 15164(a) and (b) allow for the preparation of an Addendum if none of the conditions described in § 15162 are met. CEQA Guideline § 15162 describes the conditions under which a Subsequent EIR must be prepared, as follows:

- a. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of environmental effects or a substantial increase in the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- c. 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, shows any of the following:
 1. The project will have one or more significant effects not discussed in the previous EIR;
 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 3. 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 measure or alternatives; or
 4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared. See CEQA Guidelines § 15164. As described in detail Section 1.3.5 and in the Initial Study (Appendix A), none of the above circumstances that warrant the preparation of a Subsequent EIR are present.

1.3.3 Format and Content of this EIR Addendum

The following components comprise the EIR Addendum in its totality:

- a. This Introduction (Section 1.0) and the Project Description (Section 2.0).
- b. The completed Initial Study/Environmental Checklist Form and its associated analyses (Appendix A), which conclude that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of environmental impacts beyond the levels disclosed in FEIR No. 374.

- c. The Mitigation Monitoring and Reporting Program (MMRP), as modified herein, included as Appendix B.
- d. Fourteen (14) technical reports and other documentation that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices C-K.

Appendix C	Air Quality Assessment, prepared by Mestre Greve Associates and dated December 18, 2014;
Appendix D1	Biological Resources Assessment, prepared by Helix Environmental Planning, and dated March 4, 2015;
Appendix D2	Determination of Biologically Equivalent or Superior Preservation Report, prepared by Helix Environmental Planning, and dated March 11, 2015;
Appendix D3	Burrowing Owl Survey, prepared by Helix Environmental Planning, and dated September 19, 2014;
Appendix D4	Least Bell's Vireo Survey, prepared by Helix Environmental Planning, and dated August 14, 2014;
Appendix E1	Cultural Resources Survey, prepared by Dudek, and dated November, 2014;
Appendix E2	Paleontological Resources Survey, prepared by Dudek, and dated November, 2014.
Appendix F	Preliminary Geotechnical Investigation, prepared by John R Byerly Incorporated, and dated December 11, 2014;
Appendix G	Greenhouse Gas Assessment, prepared by Mestre Greve Associates, and dated December 18, 2014;
Appendix H	Phase I Environmental Site Assessment, prepared by LOR Geotechnical Group Inc., and dated July 31, 2013;
Appendix I	Noise Impact Analysis, prepared by Mestre Greve Associates, and dated July 16, 2014;
Appendix J	Traffic Impact Analysis, prepared by Trames Solutions Inc., and dated July 10, 2014;
Appendix K	Preliminary Water Quality Management Plan, prepared by Hunsaker & Associates, and dated September 9, 2014;
Appendix L	Hydrology Report, prepared by Hunsaker & Associates, and dated October 7, 2014.

- e. The Draft and Final EIR No. 374, accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to EIR No. 374, Findings and Statement of Facts, Statement of Overriding Considerations, and Board of Supervisors Resolution No. 97-090.

Each of the appendices listed above are available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, California.

1.3.4 Initial Study Checklist

The County of Riverside prepared the proposed Project's Initial Study Checklist as suggested by CEQA Guidelines §§ 15063(d)(3) and 15168(c)(4). The CEQA Guidelines include a suggested checklist to indicate whether the conditions set forth in § 15162, which would require a subsequent or supplemental EIR, are met and whether there would be new significant impacts resulting from the project not examined in the Program EIR. The checklist and an explanation of each answer on the form can be found in Appendix A.

As presented in Appendix A, there are four possible responses to each of the environmental issues included on the checklist:

1. **New Significant Impact**. This response is used to indicate when the Project has changed to such an extent that major revisions to EIR No. 374 are required due to the presence of new significant environmental effects.
2. **More Severe Impacts**. This response is used to indicate when the circumstances under which the Project is undertaken have changed to such an extent that major revisions to EIR No. 374 are required due to the fact that the severity of previously identified significant effects would substantially increase.
3. **New Ability to Substantially Reduce Significant Impact**. This response is used to indicate when new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time EIR No. 374 was certified, indicates that there are new mitigation measures or alternatives available to substantially reduce significant environmental impacts of the Project, but the Project proponent declines to adopt the mitigation measure(s) or alternative.
4. **No Substantial Change from Previous Analysis**. This response is used to indicate that the proposed Project would not create a new impact or substantially increase the severity of the previously identified environmental impact.

The Initial Study Checklist and accompanying explanation of checklist responses provide the information and analysis necessary to assess relative environmental impacts of the current Project in the context of environmental impacts addressed in the previously certified EIR No. 374. In doing so, the County will determine the extent of additional environmental review, if any, for the current Project.

Additionally, it should be noted that EIR No. 374 included a variety of mitigation measures that were not numbered. In order to facilitate discussion of individual mitigation requirements from EIR No. 374, the mitigation measures have been re-numbered (refer to the Mitigation Monitoring and Reporting Program in Appendix B).

1.3.5 Initial Study Findings

Appendix A to this EIR Addendum contains a copy of the Initial Study/Environmental Assessment that was prepared for the proposed Project pursuant to CEQA and County of Riverside requirements (Riverside County Initial Study/Environmental Assessment No. 42681). The Initial Study determined that implementation of the proposed Project would not result in any new, significant environmental effects under the issue areas of aesthetics, agriculture/forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, or utilities/service systems. More specifically, the County of Riverside has determined that an Addendum to EIR No. 374 should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

- a) As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Appendix A), the proposed Project would not require major revisions to the previously-certified EIR No. 374 because the Project would not result in any new significant impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in the EIR No. 374. In summary, the Project proposes an amendment to the Winchester 1800 Specific Plan (SP 286A6), a Change of Zone (CZ 07823), and a Tentative Tract Map (TTM 36722) to reconfigure planning area boundaries, adjust acreages and unit allocations, and subdivide approximately 40.6 acres to facilitate the future development of 146 single-family residential dwelling units within the northernmost portion of the SP 286. Specifically, as part of the proposed Project land uses designations would be altered to allow for the development of 23 medium density residential units in (proposed) Planning Area 1, 62 medium-high residential units in (proposed) Planning Area 3, 118 medium density residential units in (proposed) Planning Area 5A, 61 medium-high density residential units in (proposed) Planning Area 6, and 85 medium-density residential units in (proposed) Planning Area 7. In addition, (proposed) Planning Areas 52A and 52B would accommodate approximately 1.6 acres of open space land. Planning Area 2A, which traverses the Project site, would be realigned and increased in size from 10.0 to 15.6 acres. These changes would result in a net decrease of 150 dwelling units on-site, resulting in a concomitant reduction in environmental impacts as compared to what was evaluated and disclosed by EIR No. 374 and subsequent addenda thereto. As such, there would be no new environmental effects or a substantial increase in the severity of previously identified significant effects as a result of the proposed Project. Thus, the proposed Project would not require major revisions to the previously-certified EIR No. 374.
- b) EIR No. 374 concluded that implementation of the Winchester 1800 Specific Plan would result in significant and unavoidable impacts to wildlife/vegetation (due to the expansive loss of agricultural field habitat), climate and air quality (due to short term particulate emissions during construction and cumulative emissions that would exceed the threshold of significance), noise (due to regional traffic increases), and agriculture (due to development on Class I and II Prime soils). In addition, EIR No. 374 concluded that the project would be growth-inducing. As demonstrated in the accompanying Initial Study/Environmental Assessment form and its associated analyses (refer to Appendix A), there are no components of the proposed Project that would result in new or increased impacts to wildlife/vegetation, climate and air quality, noise or agriculture. As such, the proposed Project would not result in any new significant environmental impacts or substantially increase the severity of impacts identified in the EIR No. 374.

- c) Subsequent to the certification of EIR No. 374, no new information of substantial importance has become available which was not known and could not have been known at the time the EIR No. 374 was prepared.
- d) The Project's discretionary actions, which include a Specific Plan Amendment, Change of Zone, and a Tentative Tract Map, would not result in any new or substantially more severe significant environmental impacts beyond those disclosed in EIR No. 374.
- e) Subsequent to the certification of EIR No. 374, no new mitigation measures or alternatives have been identified that were infeasible at the time EIR No. 374 was certified and that would substantially reduce impacts to wildlife/vegetation, climate and air quality, noise, or agricultural resources.
- f) Subsequent to the certification of EIR No. 374, no new mitigation measures or alternatives that are considerably different from those analyzed in EIR No. 374 have been identified to reduce the significant unavoidable impacts to wildlife/vegetation, climate and air quality, noise, or agricultural resources.
- g) Technical reports that evaluate the proposed Project were prepared for the subject areas of air quality, biological resources, cultural resources, geology, greenhouse gas emissions, hydrology/water quality, hazards, traffic, and noise. Copies of these reports are contained within the appendix of this document. These technical reports do not identify any new impacts or substantial increases in impacts to the environment beyond that which was disclosed in EIR No. 374. Specifically, these technical reports concluded as follows:
 - 1. The *Air Quality Assessment* (Technical Appendix C), dated December 18, 2014 and prepared by Mestre Greve Associates concludes that the proposed Project would not result in any new impacts or more severe impacts associated with air quality than previously disclosed in EIR No. 374;
 - 2. The *Biological Resources Assessment* (Technical Appendix D1), dated January 22, 2015; *Determination of Biologically Equivalent or Superior Preservation Report* (Technical Appendix D2), dated December 8, 2014; *Burrowing Owl Survey* (Technical Appendix D3), dated September 19, 2014; and the *Least Bell's Vireo Survey* (Technical Appendix D4), dated August 4, 2014, all of which were prepared by Helix Environmental, conclude that the proposed Project would not result in any new impacts or more severe impacts associated with biological resources than previously disclosed in EIR No. 374, nor would the Project conflict with any applicable Multiple Species Habitat Conservation Plan (MSHCP) policies;
 - 3. The *Cultural Resources Study* (Technical Appendix E1), dated November, 2014 and the *Paleontological Resources Study* (Technical Appendix E2) prepared by Dudek, do not identify any concerns associated with potential cultural or paleontological resources on-site and provide standard recommendations to ensure that future development on the Project site does not impact and potential resources on-site;

4. The *Preliminary Geotechnical Investigation* (Technical Appendix F), prepared by John R. Byerly, Inc., and dated December 11, 2014, does not identify any concerns associated with the site's geology or soils, and provides standard recommendations to ensure that future development on the Project site does not present any hazards to life or property;
5. The *Greenhouse Gas Assessment* (Technical Appendix G), dated December 18, 2014 and prepared by Mestre Greve Associates, concludes that the proposed Project would not result in any new or more severe impacts associated with greenhouse gas emissions;
6. The *Phase I Environmental Site Assessment* (Technical Appendix H), prepared by LOR Geotechnical Group Inc., and dated July 31, 2013, does not identify any concerns associated with hazardous site materials;
7. The *Noise Impact Analysis* (Technical Appendix I), dated July 16, 2014 and prepared by Mestre Greve Associates, concludes that the proposed Project would not result in any new impacts or more severe impacts associated with noise beyond what was previously disclosed in EIR No. 374;
8. The *Traffic Impact Analysis* (Technical Appendix J), dated July 10, 2014 and prepared by Trames Solutions, Inc., concludes that the proposed Project would not result in any new impacts or more severe impacts associated with traffic than previously disclosed in EIR No. 374;
9. The *Preliminary Water Quality Management Plan* (Technical Appendix K) prepared by Hunsaker & Associates and dated September 29, 2014, identifies measures that would need to be incorporated into future developments for the site to preclude significant water quality effects. Mandatory compliance with the recommendations of the Water Quality Management Plan (WQMP), as required pursuant to the County's Conditions of Approval for the Project, would ensure that the Project would not result in new or more severe impacts to water quality than previously disclosed in EIR No. 374; and
10. The *Preliminary Hydrology Analysis* (Technical Appendix L), prepared by Hunsaker & Associates and dated October 7, 2014, concludes that the Project would not result in any new or more severe impacts to hydrology beyond what was previously disclosed in EIR No. 374.

Therefore, and based on the findings of the Initial Study/Environmental Assessment (Appendix A), the County of Riverside determined that an EIR Addendum shall be prepared for the proposed Project pursuant to CEQA Guidelines § 15070(b). The purpose of this Addendum is to evaluate the proposed Project's level of impact on the environment in comparison to the existing condition and the impacts disclosed in EIR No. 374.

1.3.6 EIR Addendum Processing

The Riverside County Planning Department directed and supervised the preparation of this Addendum. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this EIR Addendum reflect the sole independent judgment of the County.

This EIR Addendum will be forwarded, along with the previously-certified FEIR No. 374, to the Riverside County Planning Department for review of the proposed Project. A public hearing will be held before the Riverside County Planning Commission. The Planning Commission will consider the proposed Project and the adequacy of this MND, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will provide a recommendation to the Board of Supervisors as to whether to approve, conditionally approval, or deny approval of the proposed Project. Subsequently, a hearing before the Riverside County Board of Supervisors will be held, during which the Board of Supervisors will evaluate the Project and the adequacy of this MND and take final action to approve, conditionally approval, or deny approval of the proposed Project.

1.3.7 Incorporation by Reference

CEQA Guidelines §15150 states that an “EIR or Negative Declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public.” This EIR Addendum incorporates the following documents by reference in accordance with § 15150:

- EIR No. 374 (SCH No. 92032040), prepared in support of the Winchester 100 Specific Plan and certified by the Riverside County Board of Supervisors 1997;
- EIR No. 441 (SCH No. 2002051143), which evaluated impacts associated with buildout of the General Plan and was certified by the Riverside County Board of Supervisors in 2003;
- Draft EIR No. 521 (SCH No. 200904105), which evaluates impacts associated with the County’s comprehensive update to the General Plan and the County’s Climate Action Plan (CAP). Draft EIR No. 521 was circulated for public review in May and June 2014 and is expected to be considered by the Riverside County Board of Supervisors in late 2014 or early 2015.

The above-referenced documents are all available for public review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. In addition to the above-referenced documents, this EIR Addendum also incorporates by reference the list of documents included in Section VII., *References*, of the Project’s Initial Study (Appendix A). All of the documents listed in Section VII of the Initial Study are also available for public review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501, and/or on-line at the location identified in Section VII of the Initial Study.

2.0 PROJECT DESCRIPTION

The Project evaluated by this Addendum to Environmental Impact Report No. 374 (EIR 374) is located within unincorporated Riverside County, California. The proposed Project consists of applications for Amendment No. 6 to the Winchester 1800 Specific Plan (SP 286A6), a Change of Zone (CZ 07823), and a Tentative Tract Map (TTM 36722) (hereafter, “proposed Project” or “Project”). The Project site comprises approximately 105.5 acres of partially developed land located in the northern portion of Specific Plan No. 286 (SP 286), and encompasses all areas that would be affected by SP 286A6 and/or TTM 36722.

This section provides all of the information required by CEQA Guidelines §15124, including: a description of the Project’s precise location and boundaries; a statement of the Project’s objectives; a description of the Project’s technical, economic, and environmental characteristics; a list of government agencies that are expected to be involved in the Project’s decision-making processes; a list of the permits and approvals that are required to implement the Project; and a list of related environmental review and consultation requirements. Copies of the entitlement applications for the proposed Project are herein incorporated by reference pursuant to CEQA Guidelines §15150 and are available for review at the Riverside County Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside CA.

2.1 PROJECT SITE DEFINITION

Discretionary applications associated with the proposed Project would primarily affect approximately 105.5 acres of land, which are hereafter referred to as the “Project site.” Approximately 105.5 acres would be affected by SP 286A6, of which approximately 40.6 acres would be subdivided by TTM 36722. Figure 2-1, *Project Site*, identifies the Project site, and shows the areas that would be affected by both SP 286A6 and TTM 36722. It should be noted that additional off-site improvements would be required in support of the Project, and the areas that would be physically affected by the installation of these improvements are herein described as the “off-site improvement areas.” Refer to Section 2.5.1 for a detailed discussion of off-site improvement areas.

2.2 PROJECT SITE LOCATION

The Winchester 1800 Specific Plan No. 286 (SP 286) is located in the Southwest Area Plan (SWAP) portion of unincorporated Riverside County, approximately 4.5 miles southeast of the City of Menifee and approximately 6.1 miles north of the City of Temecula (see Figure 2-2, *Regional Map*). The +/- 105.5 acres that would be affected by the proposed Project occur in the northernmost area of SP 286, and are located east of Winchester Road (SR-79), west of Washington Street, and south of Keller Road. State Route 74 (SR-74) is located approximately 7.75 miles to the north of the site, and Interstate 215 (I-215) is located approximately 4.6 miles west of the site, as illustrated on Figure 2-3, *Vicinity Map*, and Figure 2-4, *USGS Topographical Map*.

2.3 PROJECT SETTING AND SURROUNDING LAND USES

As shown on Figure 2-5, *Aerial Photograph*, under existing conditions, the southeastern portion of the Project site (i.e., within existing Planning Area 5A and the southern portion of existing Planning Area 6) is developed with 118 single-family homes on minimum 7,200 s.f. lot sizes. Existing Planning Area 7, which occurs in the southwestern portion of the Project site, includes active agricultural fields, several existing residential structures, and an access road connecting the residential structures to Planning Area 5A via

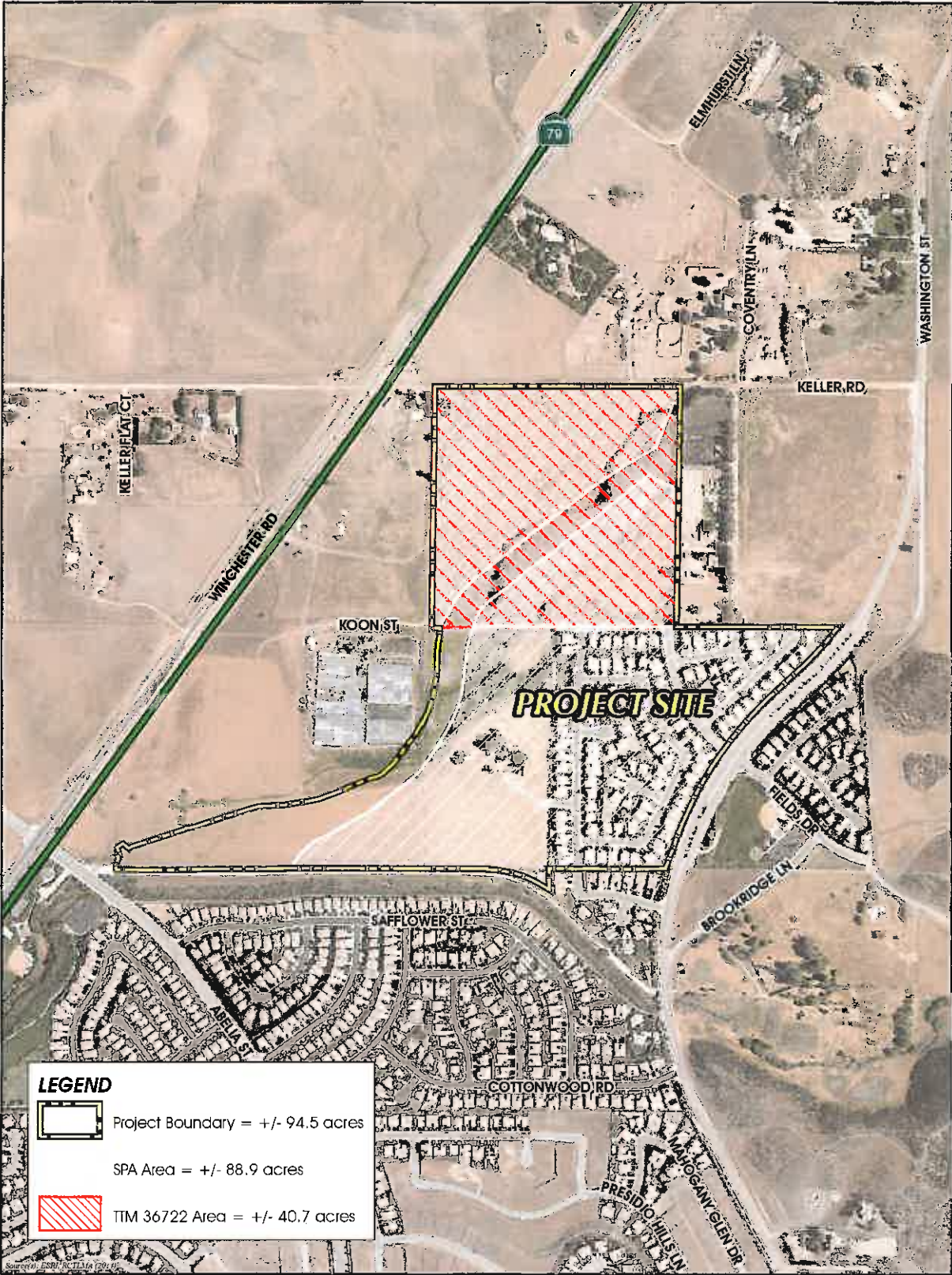


FIGURE 2-1

Project Site

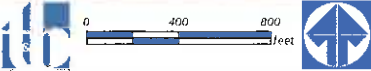
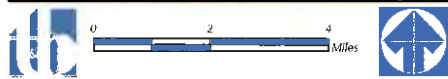




FIGURE 2-2

Regional Map



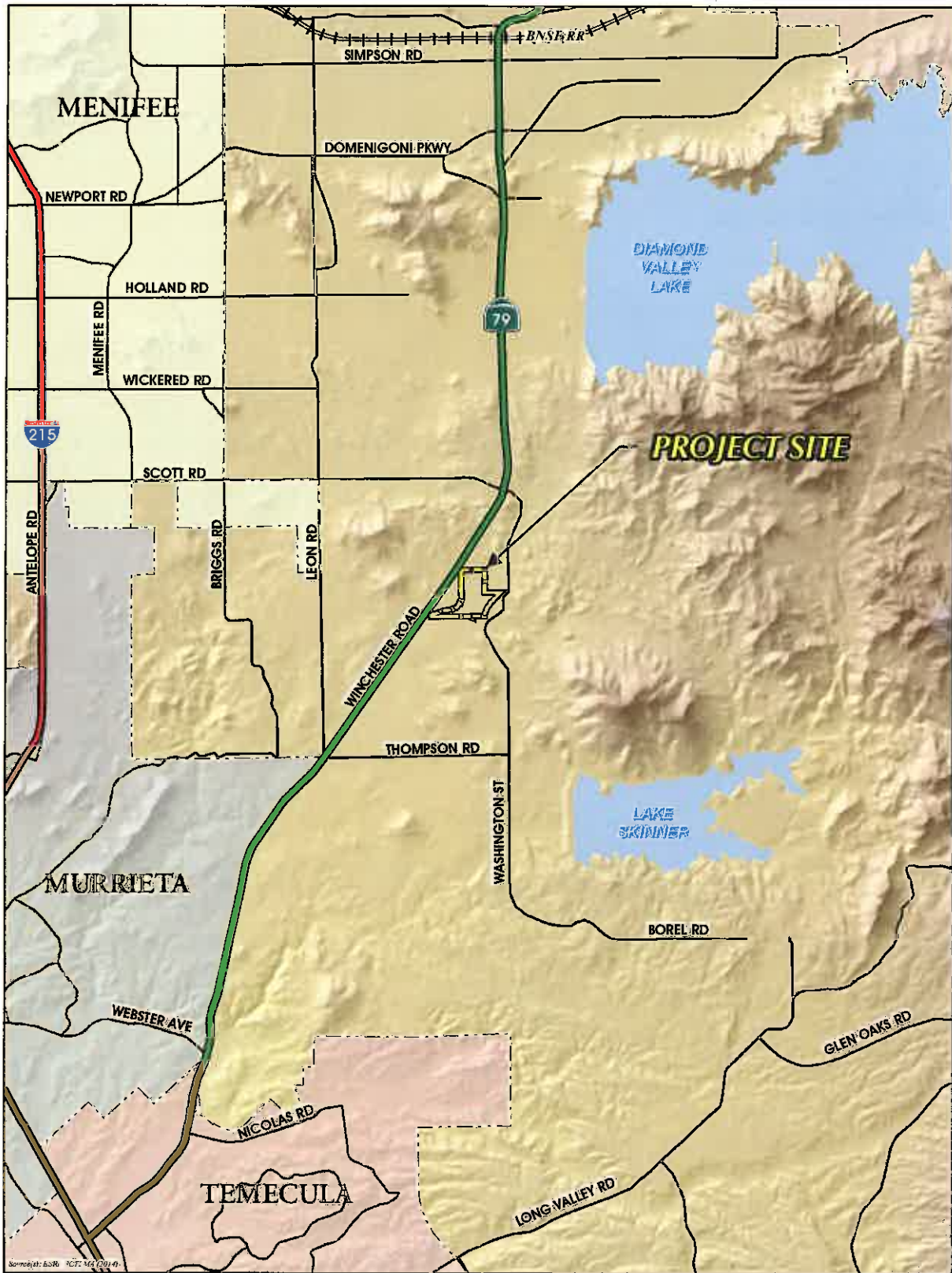
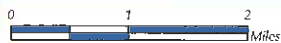


FIGURE 2-3

Vicinity Map



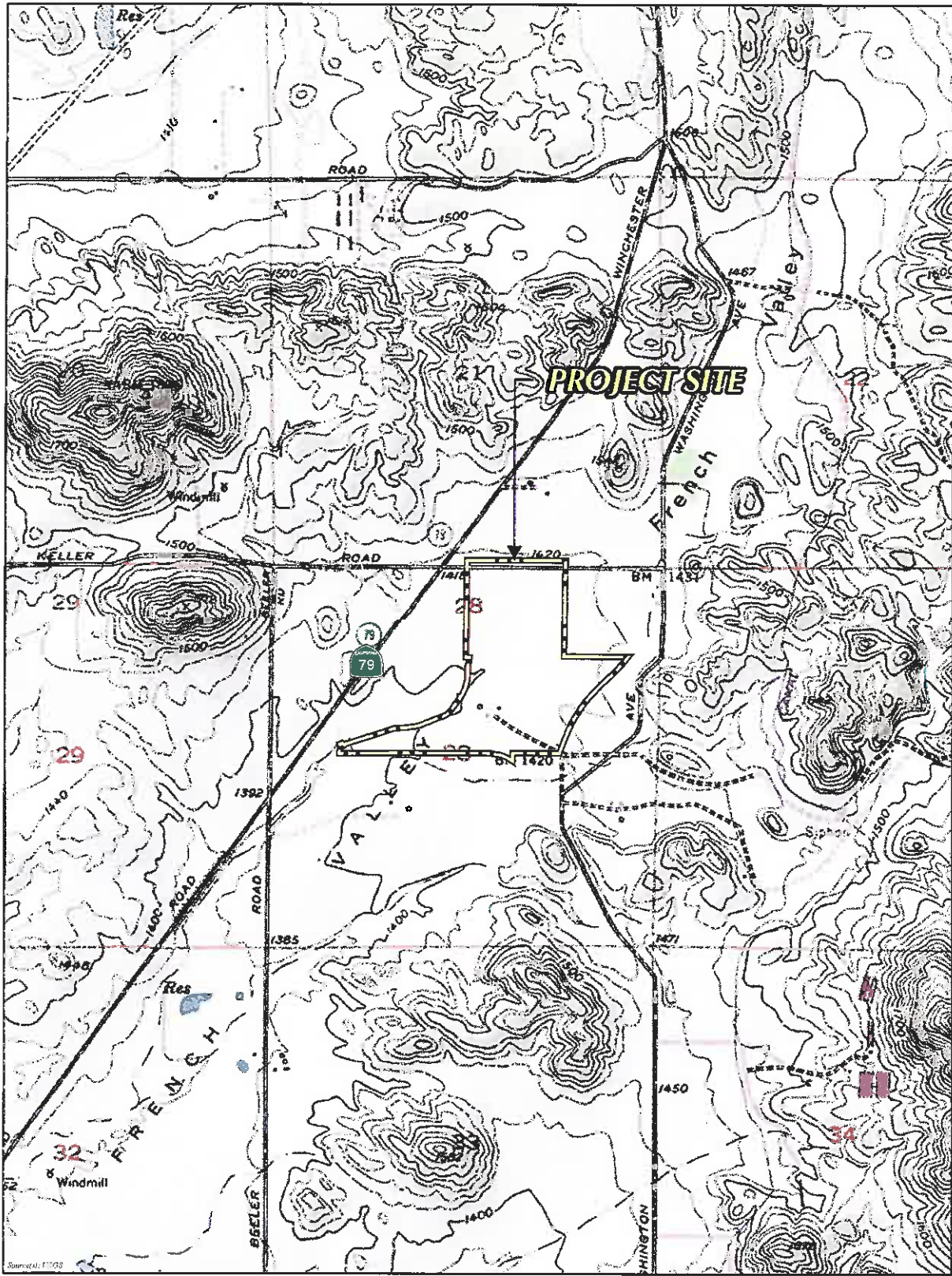


FIGURE 2-4

USGS Topographical Map

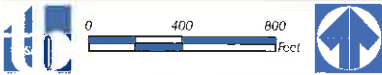


FIGURE 2-5

Aerial Photograph

Raeburn Drive. The northern portions of existing Planning Area 7 contain disturbed vegetation. The northern portions of the Project site, which are proposed for subdivision as part of TTM 36722, largely consist of disturbed lands that are regularly disced. Within the central portion of the TTM 36722 area is a large drainage channel that enters the site near the northeastern corner and traverses in a southwesterly direction, exiting the site near the south-central boundary of the TTM 36722 area. In the northwestern portion of the TTM 36722 area are several trees, earthwork stockpiles, and debris. Within the southeastern portion of the TTM 36722 area is a drainage basin that was constructed to temporarily treat flows from the residential neighborhood within existing Planning Area 5A. (Google Earth, 2013)

Areas to the south of the Project site and west of Washington Street are located within SP 286 and largely have been developed with a variety of residential, recreation, and open space/drainage land uses. To the west of the Project site are lands that also are located within SP 286, but that are currently being used for agricultural production (greenhouses and dryland farming). Areas to the north of the Project site include agricultural lands and rural residential uses. To the east of the Project site and westerly of Washington Street are agricultural support uses and fallow lands that appear to have been used for agricultural production in the past. To the east of the Project site, and easterly of Washington Street, are a mixture of agricultural and open space lands, an existing residential community containing single-family homes, and Washington Park. (Google Earth, 2013)

2.4 PROPOSED DISCRETIONARY APPROVALS

The Project proposes an amendment to the Winchester 1800 Specific Plan (SP 286A6), a Change of Zone (CZ 07823), and a Tentative Tract Map (TTM 36722) to reconfigure planning area boundaries, adjust acreages and unit allocations, and subdivide approximately 40.6 acres to facilitate the future development of 146 single-family residential dwelling units within the northernmost portion of the SP 286. A detailed description of the proposed Project is provided in the following subsections.

2.4.1 Specific Plan No. 286 Amendment No. 6

Amendment No. 6 to Specific Plan No. 286 (SP 286A6) proposes to amend the Winchester 1800 Specific Plan No. 286 Land Use Plan as it applies to the +/- 105.5-acre site. Table 2-1, *Land Use Comparison-Existing Approved Specific Plan vs. Proposed Amendment No. 6*, provides a summary of the Planning Area changes associated with this Project. Figure 2-6, *Existing and Proposed Specific Plan Land Use Designations*, illustrates the proposed land use changes. Specifically, changes that would occur as a result of SP 286A6 include the following:

- Planning Area 1 is located in the northern portion of SP 286 adjacent to Keller Road, and is approved for development with up to 269 “Very High Multi-Family” residential dwelling units on 17.9 acres, resulting in a target density of 15.0 dwelling units per acre (du/ac). SP 286A6 proposes to realign Keller Road to provide a 90-degree intersection with Winchester Road and provide a location for a new water quality basin. As a result of these changes, previously approved Planning Area 1 would be divided into three new planning areas, as follows:
 - Proposed Planning Area 1 would encompass 5.4 acres north of realigned Keller Road and would allow up to 23 “Medium Density Residential” dwelling units, resulting in a target density of 4.3 du/ac.

Table 2-1 Land Use Comparison- Existing Approved Specific Plan vs. Proposed Amendment No. 6

Approved SP 286 Amendment No. 5							Proposed SP 286 Amendment No. 6				
Planning Area	Land Use	Gross Acreage	Target Density (du/ac)	DUs	Planning Area	Land Use	Gross Acreage	Target Density (du/ac)	DUs		
1	Residential- Very High Density	17.9	15.0	269	1	Residential- Medium Density	5.4	4.3	23		
2A	Conservation/Drainage	10.0	--	--	2A	Open Space - Conservation/ Drainage	15.6	--	--		
3	Parks and Conservation	5.0	--	--	3	Residential- Medium High	12.0	5.2	62		
5A	Residential-Medium Low	33.4	3.5	118	5A	Residential- Medium Low	38.8	3.0	118		
6	Schools	10.0	2.7	27	6	Residential- Medium High	11.0	5.5	61		
7	Residential-Medium	23.0	3.7	85	7	Residential- Medium	21.1	4.0	85		
--	--	--	--	--	52A	Open Space/Drainage	0.9	--	--		
--	--	--	--	--	52B	Open Space/Drainage	0.7	--	--		
PROJECT TOTALS (SP 286A5):		99.3	--	499	PROJECT TOTALS (SP 286A6):		105.5	--	349		

du/ac = dwelling units per gross acre; DUs = dwelling units

Note: The discrepancy in gross acreage value shown for Amendment Nos. 5 and 6 is due to changes in roadway acreage and more modern and accurate estimates of site acreage.

- Proposed Planning Area 3 would encompass 12.0 acres south of realigned Keller Road and would allow up to 62 “Medium-High Density” residential dwelling units, resulting in a target density of 5.2 du/ac.
- Proposed Planning Area 52A is proposed for “Open Space/Drainage” land uses and would consist of 0.9 acre located adjacent to the proposed Conservation/Drainage area within Planning Area 2.
- Planning Area 2A is located in the northeastern portions of SP 286 and extends from the northeastern corner of the Specific Plan area to the existing drainage channel within Planning Area 2C. Planning Area 2A would be slightly realigned as part of the Project, resulting in an increase in acreage from 10.0 acres to 15.6 acres. Planning Area 2A would continue to be designated for “Open Space – Conservation/Drainage” land uses.
- Planning Areas 3, 5A, 6, and 7 are located in the northeastern portions of SP 286, immediately east of the Conservation/Drainage area within Planning Area 2A. Planning Area 3 comprises 5.0 acres and is designated as a future park site. Planning Area 5A encompasses 33.4 acres approved for development with up to 118 “Medium-Low Density Residential” dwelling units at a target density of 3.5 du/ac, and this planning area has been fully built-out. Planning Area 6 encompasses 10.0 acres and is designated for a future school site (or the construction of up to 27 dwelling units). It should be noted that the southern portion of Planning Area 6 was previously developed with medium density residential uses. Planning Area 7 comprises approximately 23.0 acres, and is designated for development with up to 85 “Medium Density Residential” dwelling units at a target density of 3.7 du/ac. As part of SP 286A6, these four planning areas would be reconfigured into the following arrangement of Planning Areas:
 - Proposed Planning Area 5A is located adjacent to and west of Washington Street, and contains 113 single-family homes that were previously developed in accordance with the “Medium-Low Density Residential” land use designation applied to the site by the existing approved SP 286. As part of SP 286A6, Planning Area 5A would be expanded in size to 38.8 acres by encompassing a portion of the previously proposed school site within Planning Area 6, which is proposed to be eliminated as part of SP 286A6. It should be noted that the portion of Planning Area 6 that would become part of Planning Area 5A already has been developed with residential uses. A total of 118 dwelling units remain allocated to Planning Area 5A (of which 113 are already constructed), resulting in a target density of 3.0 du/ac.
 - Proposed Planning Area 6 would encompass 11.0 acres north of and adjacent to proposed Planning Area 5A. SP 286A6 would allow for development with up to 61 “Medium-High Density Residential” dwelling units, resulting in a target density of 5.5 du/ac. School uses would be eliminated within Planning Area 6 as part of SP 286A6.
 - Proposed Planning Area 7, located west of proposed Planning Area 5A and south of proposed Planning Area 6, would be reduced in size by 1.9 acres to approximately 21.1 acres. SP 286A6 would continue to allow for development with up to 85 “Medium Density Residential” dwelling units at a target density of 4.0 du/ac.
 - Proposed Planning Area 52B would comprises 0.7 acre along the western boundary of proposed Planning Area 6 that would be designated for “Open Space/Drainage.”

As a result of the above-described changes, the total number of dwelling units allocated to SP 286 would decrease from 4,870 to 4,720 dwelling units (or a net reduction of 150 dwelling units).

In addition to the above-described changes, SP 286A6 also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach, thereby providing for improved traffic safety as compared to the existing design and right-of-way that otherwise would have created an irregular intersection.

Finally, as part of SP 286A6, the land use designations for all planning areas within the Specific Plan would be updated to provide consistency with the Riverside County General Plan Land Use Element nomenclature. No changes in permitted land uses would result from the proposed change in nomenclature, except as otherwise noted above.

No additional changes to the Winchester 1800 Specific Plan are proposed as part of SP 286A6.

2.4.2 Change of Zone Case No. 08723

Change of Zone Case No. 07823 (CZ 07823) proposes to amend the approved Specific Plan Zoning Ordinance for SP 286 (Ordinance No. 348.3789) to provide amended land use and development standards for the newly proposed planning areas, and to formalize planning area boundaries that reflect the refinements proposed as part of SP 286A6.

2.4.3 Tentative Tract Map No. 36722

A. Land Use Summary

Tentative Tract Map No. 36722 (TTM 36722) is shown on Figure 2-7, *Tentative Tract Map No. 36722*. It covers proposed Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B of SP 286A2 and a segment of Keller Road, as described above. A summary of the lots proposed to be created by TTM 36722 is presented below in Table 2-2, *Summary of Tentative Tract Map No. 36722*. As shown in Table 2-2, TTM 36722 would subdivide the +/- 40.6 acre site into 146 single-family residential lots on 20.1 acres; six (6) basin/drainage/water quality lots on 1.99 acres; two (2) flood control channel lots on 5.22 acres; ten (10) open space/landscape lots on 0.98 acres; three (3) open space/landscape/access lots on 0.24 acres; and on-site public roads (Streets "A"-"J," Keller Road, Fields Drive, Koon Street, and McColery Road) on 12.09 acres. A detailed description of the various land uses that would result from the approval of TTM 36722 is provided below.

- **Single Family Residential.** TTM 36722 proposes to subdivide 20.1 acres of property to provide a total of 146 single-family lots that would range in size from 5,000 square feet (s.f.) to 13,922 s.f. Table 2-3, *TTM 36722 Residential Lot Summary*, provides a summary of the residential lots proposed as part of TTM 36722.
- **Water Quality and Open Space Areas.** TTM 36722 proposes to establish a number of lots for water quality, drainage conveyance, open space, landscaping, and access purposes. Table 2-2 summarizes these lots, which also are described below.

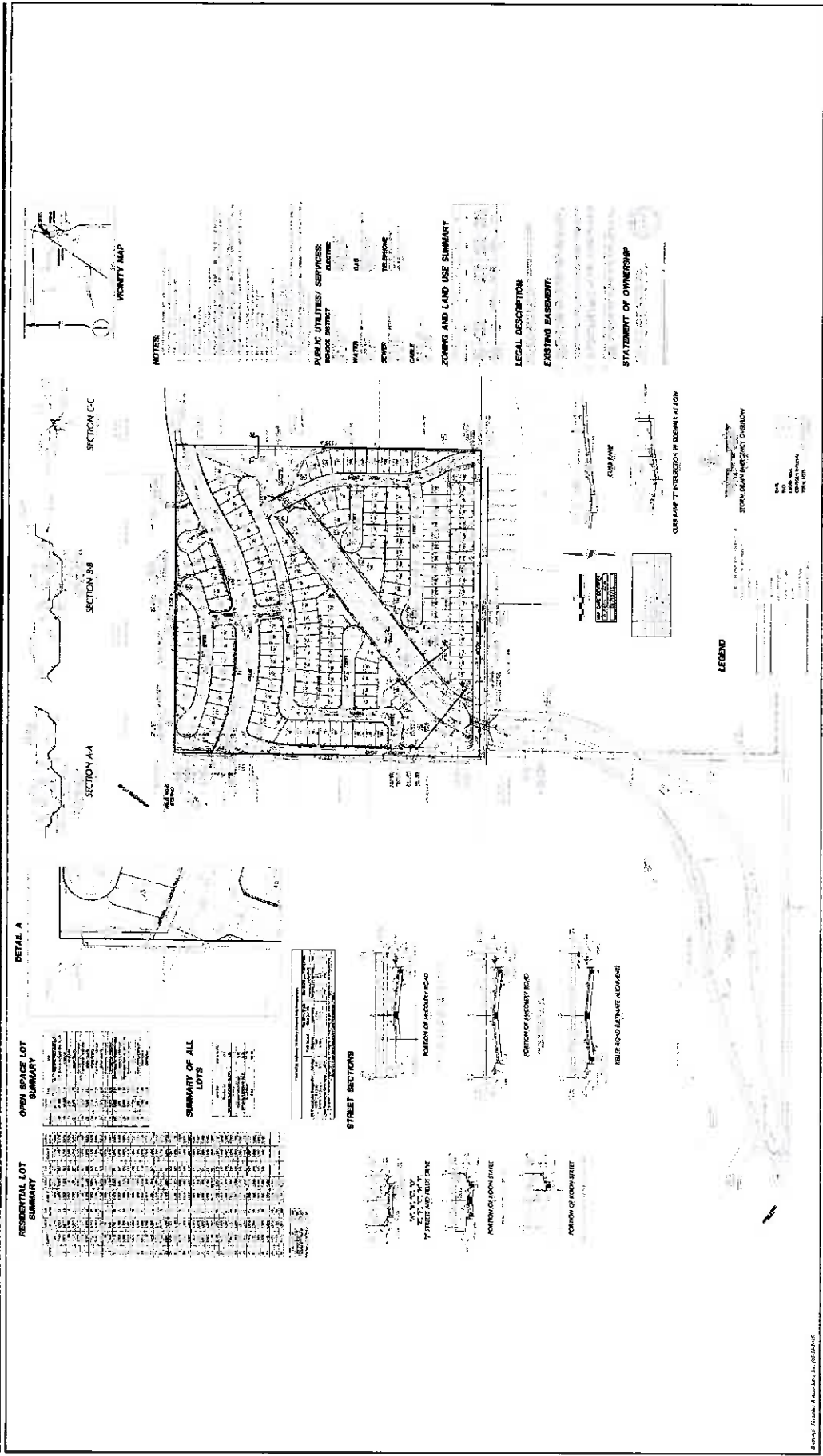


FIGURE 2-7

Tentative Tract Map No. 36722



T&B Planning, Inc.

Table 2-2 Summary of Tentative Tract Map No. 36722

Lots	Land Use	Acreage	% of Project Site
1-146	Single-Family Residential	20.1	49.48%
147,148, 151, 154, 155, 157	Basin/ Drainage/ Water Quality	1.99	4.90%
149-150	Channel/Channel Inlet	5.22	12.85%
152, 153, 156, 158, 159, 161, 163, 165, 166, 167	Open Space/Landscape	0.98	2.41%
160, 162, 164	Open Space/Landscape/Access	0.24	0.59%
--	Roads	12.09	29.76%
Project Totals:		40.62	100.0%

Note: Project totals reflect rounding. (Hunsaker & Associates, 2015)

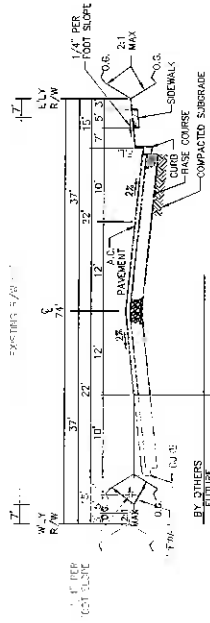
Table 2-3 TTM 36722 Residential Lot Summary

Lot Number	Gross Sf	Usable/ Net Sf	Lot Number	Gross Sf	Usable/ Net Sf	Lot Number	Gross Sf	Usable/ Net Sf
1	7,882	7,046	51	5,423	5,323	101	5,474	5,094
2	5,523	5,523	52	5,423	5,323	102	5,508	5,118
3	5,653	5,637	53	5,423	5,323	103	5,555	5,071
4	5,786	5,786	54	5,802	5,016	104	6,348	5,879
5	5,851	5,851	55	5,319	5,303	105	6,354	5,784
6	5,095	5,095	56	6,359	6,359	106	6,149	5,795
7	7,814	7,814	57	11,447	10,173	107	5,898	4,948
8	8,991	8,444	58	5,375	5,020	108	5,879	4,839
9	6,741	6,741	59	5,000	5,000	109	5,879	4,879
10	5,463	5,463	60	5,000	5,000	110	5,879	4,909
11	6,267	6,267	61	5,713	5,713	111	5,879	4,919
12	7,189	6,408	62	7,340	7,340	112	5,879	4,939
13	5,604	5,604	63	12,966	11,543	113	5,879	4,969
14	6,190	5,542	64	6,473	6,100	114	5,879	4,989
15	5,901	5,460	65	5,267	5,267	115	5,879	5,019
16	5,466	5,466	66	5,026	5,026	116	5,879	5,039
17	5,441	5,441	67	5,000	4,999	117	5,911	5,131
18	5,648	5,648	68	5,064	5,064	118	9,608	9,105
19	5,461	5,461	69	5,200	5,200	119	5,235	5,235
20	5,634	5,634	70	5,336	5,336	120	5,571	5,571
21	5,530	5,530	71	6,002	5,070	121	5,751	5,751
22	5,490	5,490	72	5,646	4,814	122	5,250	5,250
23	5,495	5,495	73	5,000	5,000	123	5,250	5,250
24	11,116	10,135	74	5,012	5,012	124	5,250	5,250
25	6,612	6,308	75	5,104	5,104	125	5,250	5,250
26	5,816	5,521	76	5,117	5,115	126	5,250	5,250
27	5,279	5,120	77	5,116	5,116	127	5,136	5,136
28	8,679	5,322	78	5,166	5,166	128	10,603	10,603
29	5,423	5,221	79	5,163	5,163	129	7,103	5,627
30	5,423	5,203	80	5,117	5,117	130	5,000	5,000
31	5,422	5,194	81	7,419	7,419	131	5,000	5,000
32	5,422	5,178	82	7,230	7,230	132	5,000	5,000
33	5,422	5,172	83	5,896	5,896	133	5,000	5,000
34	5,422	5,167	84	5,059	5,059	134	5,000	5,000
35	5,748	4,991	85	10,157	10,157	135	5,000	5,000
36	5,728	5,171	86	5,892	5,892	136	5,000	5,000
37	5,422	5,146	87	5,877	5,877	137	5,000	5,000
38	5,422	5,134	88	6,109	6,109	138	5,000	5,000
39	5,422	5,131	89	7,828	6,593	139	5,000	5,000
40	5,443	5,149	90	13,922	13,820	140	5,000	5,000
41	5,556	5,249	91	5,770	5,770	141	5,380	5,000
42	5,406	5,086	92	5,037	5,037	142	5,380	5,000
43	5,766	5,453	93	5,000	5,000	143	5,000	5,000
44	6,971	6,704	94	5,000	5,000	144	5,000	5,000
45	9,533	9,071	95	5,000	5,000	145	5,000	5,000
46	7,500	7,303	96	6,436	5,764	146	5,000	5,000
47	5,595	5,495	97	6,839	6,382			
48	5,472	5,372	98	5,373	4,993			
49	5,423	5,323	99	5,407	5,027			
50	5,423	5,323	100	5,441	5,061			

- *Water Quality Detention/Sand Filter Basins.* TTM 36722 proposes to create two (2) water quality detention/sand filter basins on +/- 1.64 acres in lots 147 and 148, which are located in proposed Planning Areas 52A and 52B of SP 286A6, immediately adjacent to the proposed flood control channel in Planning Area 2A. Lot 148 would detain and provide first-flush treatment of runoff from the northern portions of the site, while Lot 147 would provide first-flush treatment of runoff from the southeastern portions of the site.
- *Channel and Channel Inlet.* TTM 36722 proposes to create a flood control channel and channel inlet in Lots 149 (3.73 acres) and 150 (1.49 acres), respectively, both of which are located within Planning Area 2A of SP 286. Runoff tributary to the site from the northeast would be conveyed via Lot 150 through a proposed culvert under Fields Drive to Lot 149, which would convey flows to a second proposed culvert beneath Koon Street and off-site in a southwesterly direction.
- *Open Space/Landscape.* TTM 36722 proposes to create ten open space lots (Lots 152, 153, 156, 158, 159, 161, 163, 165, 166, and 167) on a total of +/- 0.98 acre. These lots encompass existing and proposed easement areas and common landscape areas.
- *Water Quality.* Lots 151, 154, 155, and 157 would consist of vegetated bio-swales on +/- 0.36 acres. These lots are located along either side of the flood control channel in Lot 149.
- *Open Space/Landscape/Access.* TTM 36722 proposes to create three (3) lots (Lots 160, 162, and 164) that would serve as open space/landscaped areas and also would provide access for maintenance. Lot 160 would accommodate a 20-foot access easement and under driveway drain between existing Keller Road and proposed realigned Keller Road. Lot 162 also would accommodate access and an under driveway drain between existing Keller Road and proposed "A" Street. Lot 164 is located in the western portion of the site and would accommodate a 12-foot access easement between existing and proposed Keller Road. These three lots would have a total area of +/-0.24 acres.
- ***Public Roadways/Rights-of-Way.*** TTM 36722 proposes several public roadways on-site (Streets 'A' through 'J'), and also would accommodate the realignment of a segment of Keller Road, frontage improvements along Koon Street, half-width and full-width improvements to the realigned McCoulerly Road, and full-width improvements to Fields Drive. Roadway improvements and dedications would encompass approximately 12.09 acres of the site. Section 2.4.3.B, *Proposed Circulation Improvements*, provides a more detailed description of the roadway improvements planned as part of the Project.

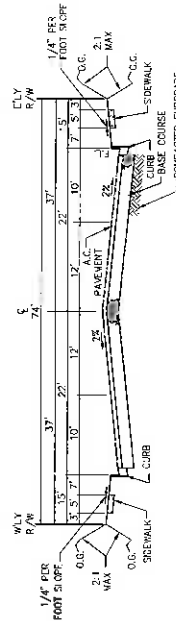
B. Proposed Circulation Improvements

As shown previously on Figure 2-7, the Project proposes to construct or expand several existing and proposed public roadways. Figure 2-8, *Roadway Cross-Sections*, depicts the improvements proposed for each of the various roadways. Primary access to the Project site would be provided via Fields Drive in the southeast corner of TTM 36722, the proposed realigned Keller Road in the northern portions of TTM 36722, McCoulerly Road along the western boundary of TTM 36722, and from Koon Street along the southern boundary of TTM 36722. A description of the roadway improvements planned as part of the Project is provided below.



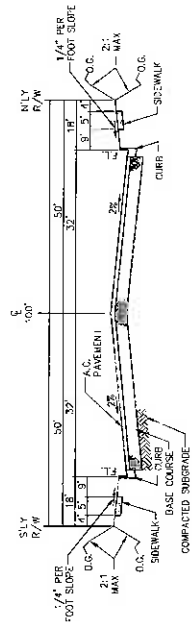
PORTION OF MCCOLLERY ROAD

N.T.S.
FROM 96' SOUTH OF THE PROPOSED INTERSECTION OF MCCOLLERY ROAD AND KELLER ROAD TO MAIN STREET



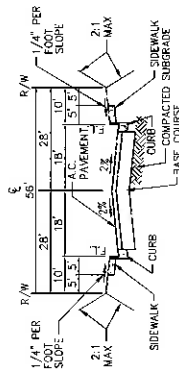
PORTION OF MCCOLLERY ROAD

N.T.S.
FROM THE PROPOSED INTERSECTION OF MCCOLLERY ROAD AND KELLER ROAD TO 96' SOUTH



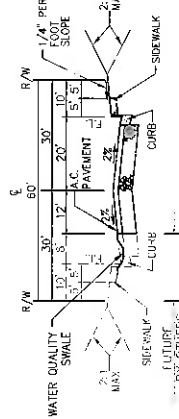
KELLER ROAD (ULTIMATE ALIGNMENT)

N.T.S.



**A, B, C, D
E, F, G, H, I, J
STREETS AND FIELDS DRIVE**

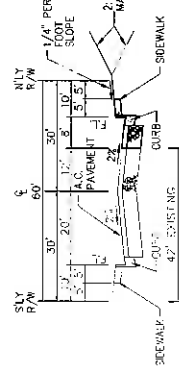
N.T.S.



PORTION OF KOON STREET

N.T.S.

FROM MCCOLLERY ROAD TO 697' EAST



PORTION OF KOON STREET

N.T.S.

FROM 697' EAST OF MCCOLLERY ROAD TO FIELDS DRIVE

- **Keller Road.** Keller Road would be realigned through the northern portion of TTM 36722 to accommodate a 90-degree intersection with Winchester Road. The realigned facility would be improved to its full-width standard through the TTM 36722 property as a Secondary Highway, with a total right-of-way of 100 feet. Keller Road would include 64 feet of travel lanes, with an 18-foot parkway on either side. Each parkway would include a five (5) foot curb-separated with landscaping along both sides of the sidewalks.
- **McColery Road.** Under existing conditions, McColery Road is an unimproved dirt roadway located along the western boundary of TTM 36722. As part of TTM 36722, McColery Road would be slightly realigned to provide a 90-degree intersection with future realigned Keller Road. From the intersection of McColery Road and realigned Keller Road to approximately 96 feet south of realigned Keller Road, McColery Road would be constructed to its full-width section as a Collector Road, with a total right-of-way of 74 feet that includes 44 feet of travel lanes, and a 15 foot parkway on either side of the roadway that accommodates five (5) foot curb-separated sidewalks. The portion of McColery Road between approximately 96 feet south of realigned Keller Road to Koon Street would be constructed to its half-width standard as a collector roadway, with 34 feet of travel and a 15-foot parkway along the eastern edge of the roadway that includes a five (5) foot curb-separated sidewalk.
- **Koon Street.** Under existing conditions, Koon Street is improved to its half-width standard along the eastern half of the southern boundary of TTM 36722 (i.e., from approximately 697 feet east of McColery Road to Fields Drive), with 32 feet of travel lanes and a 10-foot parkway along the southern edge of the road that includes a five-foot curb-adjacent sidewalk along the southern edge. As part of the Project, this roadway would be improved to its half-width standard as a local roadway along the portion between McCoulerly Road and approximately 697 feet easterly of McColery Road, which would include 32 feet of travel lanes with a 10-foot parkway along the northern edge that features a five-foot curb-adjacent sidewalk. Remaining improvements along the southern edge of this portion of Koon Street would be constructed in the future by others. For the portion of this roadway located between Fields Drive and the above-described half-width improvements, TTM 36722 would complete full-width improvements, resulting in a total right-of-way of 60 feet with 32 feet of travel lanes and 10-foot parkways along both sides of the road, each of which would contain five (5) foot curb-adjacent sidewalks. Off-site grading easements would be required for the western portion of the proposed improvements to Koon Street.
- **Streets 'A' through 'J' and Fields Drive.** Streets 'A' through 'J' and Fields Drive would be constructed as full-width on-site public roadways with a total right-of-way width of 56 feet. These roadways would be improved with 36 feet of travel lanes and ten-foot parkways on each side. Each parkway would feature a five (5) foot curb-adjacent sidewalk.

C. **Proposed Drainage and Water Quality Improvements**

On-site stormwater runoff is engineered to be conveyed through public street improvements and storm drains, which generally would convey all runoff towards the water quality/detention basins proposed within lots 147 and 148 of TTM 36722 for treatment prior to discharge. TTM 36722 also is designed to accommodate the existing drainage that traverses the property from the site's northeastern corner to the

southwestern corner. Figure 2-9, *Proposed Hydrology Map*, depicts the drainage pattern that would occur upon development of the site. A description of the drainage improvements is provided below.

As proposed by TTM 36722, all runoff generated from proposed on-site development areas would be directed towards a series of catch basins to be constructed within proposed on-site public roadways. All flows entering the on-site storm drainage system, including flows from the portion of McColery Road that would be improved as part of the Project, would be directed toward the water quality detention/sand filter basins planned within lots 147 and 148 via subsurface storm drain pipes. Following treatment of these flows within the water quality detention/sand filter basins, flows would be conveyed into the proposed flood control channel within Lot 149.

The drainage system proposed by TTM 36722 is designed to accommodate flows originating off-site to the north and east. As proposed, these existing off-site flows would enter Lot 150 via an embankment containing rip rap. Flows from within Lot 150 would be conveyed via a culvert beneath Fields Drive towards the drainage channel in Lot 149. Flows from Lot 149 would then be conveyed to the southwestern corner of the subdivision, where an additional culvert under Koon Street would convey flows off-site to the south and southwest similar to what occurs under existing conditions. Both on-site drainage areas would contain slopes at a maximum slope angle of 2:1 (horizontal:vertical).

Along the eastern and northern boundaries of the TTM 36722 property, three (3) foot wide v-ditches are designed at the rear of the residential lots to collect minor flows from the backs of the residential lots, as well as flows from off-site areas to the north and east. A portion of the flows that would be conveyed by the v-ditch planned along the northern property boundary would be routed westerly to a proposed storm drain to be constructed within open space lot 164 (i.e., at the westerly terminus of Street 'A') and conveyed via the on-site storm drainage system to the water quality detention/sand filter basin within Lot 148. The remaining stormwater flowing along the northern property boundary would be routed easterly to an under driveway drain proposed between Lots 7 and 9. A portion of the flows from the v-ditch to be constructed along the eastern boundary of the site would be routed northerly to the channel in lot 150 and conveyed into the proposed flood control channel in lot 149. The remaining drainage along the eastern boundary would be routed southerly to existing storm drain facilities located near the intersection of Fields Drive and Koon Street.

D. Proposed Water Service Improvements

Eastern Municipal Water District (EMWD) would provide water service to the proposed Project. As part of the Project, and as depicted on TTM 36722 (Figure 2-7), water lines would be constructed within Streets 'A' through 'J,' Keller Road, and the on-site portion of Fields Drive to provide domestic water service to individual lots. Water lines would connect to existing 8-inch facilities located at the intersections of Koon Street and Woodshire Drive and Koon Street and Fields Drive.

E. Proposed Sewer Service Improvements

Sanitary sewer service for the proposed Project would be provided by the Eastern Municipal Water District (EMWD). On-site wastewater would be conveyed via a series of sanitary sewer lines to be constructed within the on-site roadways (i.e., Keller Road, Fields Drive, and Streets 'A' through 'J'). Flows generated in the northern and northwestern portions of the site generally would be conveyed southerly via a proposed 12-inch sewer line to be constructed within McColery Road. Sewer flows from a majority of the

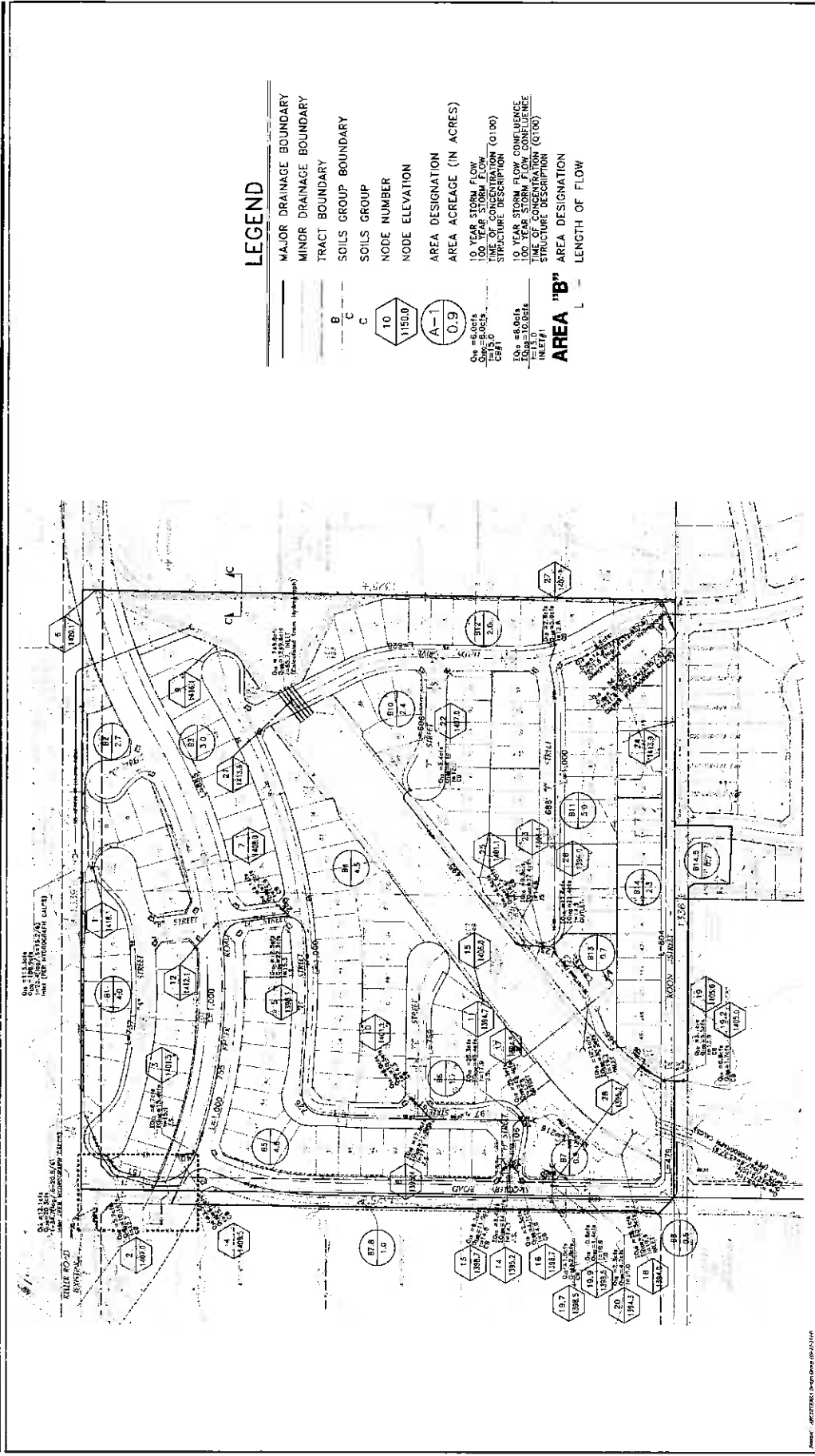


FIGURE 2-9

Proposed Hydrology Map
 PAGE 2-18

southeastern portion of the site would be conveyed via proposed "J" Street to a proposed 20-foot sewer easement to be provided along the southern alignment of the on-site flood control channel in Lot 149. Flows from a majority of the lots along Koon Street would be conveyed via a proposed sewer main within Koon Street that would convey flows westerly. All sewer flows generated by development in TTM 36722 would be conveyed via a proposed 18-inch sewer line within an off-site 20-foot sewer easement proposed along the eastern edge of the off-site flood control channel, and thence via a proposed 40-foot sewer easement that would continue in a southwesterly direction towards an existing 18-inch sewer line located near the intersection of Abelia Street and Winchester Road (refer to Figure 2-7).

All sanitary sewer flows from the site would be conveyed to the Temecula Valley Regional Water Reclamation Facility (WRF) for treatment, located at 42565 Avenida Alvarado in Temecula, approximately 9.2 miles southwest of the site. The Temecula Valley Regional WRF provides secondary treatment of wastewater flows, and currently accepts approximately 14.0 million gallons per day (mgd) with a total capacity of 18.0 mgd. (EMWD, 2014)

F. Earthwork and Grading

TTM 36722 proposes to grade a majority of the +/-40.6 acre site to facilitate development of the property with residential, open space, and water quality/detention basin uses. A total of 334,140 cubic yards (c.y.) of cut and 334,140 c.y. of fill are anticipated in association with on-site grading activities, with no import or export of soil materials. Manufactured slopes would be constructed along the boundaries of the water quality/detention basins in Lots 147 and 148 and along the edges of the proposed flood control channel in Lot 149. These slopes would be constructed to a maximum slope angle of 4:1. Proposed slopes within Lot 150 would be constructed at a maximum slope angle of 2:1. Minor slopes also would be constructed at the read and/or side of lots within the proposed development, and would be constructed at a maximum slope angle of 2:1. Additionally, an estimated 106,410 c.y. of cut is anticipated in association with off-site improvements to the flood control channel proposed southerly and southwesterly of Lot 149 and Koon Street. Earthwork materials associated with the off-site flood channel construction would be stockpiled on the property for future grading activities.

G. Preliminary Landscape Plan

TTM 36722 is accompanied by a Preliminary Landscape Plan, as shown on Figure 2-10, *Preliminary Landscape Plan (1 of 2)*, and Figure 2-11, *Preliminary Landscape Plan (2 of 2)*. As part of the proposed Project, landscaping would be provided along on-site roadways, within on-site open space lots, and within the proposed water quality/ sand filter basins. *Franxinus oxycarpa* "raywood ash," *Quercus ilex* "holly oak," *Magnolia grandiflora* "southern magnolia," *Pinus elderica* "Afghan pine," *Kolereuteria bipinnata* "Chinese flame tree," *Lagerstoemia l' Muskogee* "crape myrtle," *Podocarpus gracilior* "fern pine," would serve as street trees along internal roadways (ie: 'A' Street through 'J' Street, Fields Drive, and Keller Road). McColery Road streetscapes would be planted with Afghan pines while the Koon Street parkway would be planted with *Pyrus Kawakamii* "evergreen pear." Hydroseed would be used within the water quality/detention basin in Lots 147 and 148 and within the proposed flood control channel and channel inlet within Lots 149 and 150. These lots would be surrounded by *Platanus racemosa* "California sycamore," *Quercus agriflora* "coast live oak," and *Sambucus nigra* "black elderberry." A mixture of trees and shrubs would be planted along the channel bottom. A mixture of trees, shrubs, and turf would be planted in the water quality basins within Lots 151, 154, 155, and 157. Lots 151 and 154 would also



FIGURE 2-11

Preliminary Landscape Plan (2 of 2)



feature a decomposed granite pathway with seating. Other landscaped lots on site would generally be landscaped with a mixture of trees, shrubs and turf. Each residential lot would be provided a crape myrtle or *Cercis occidentalis* “western redbud.”

H. Preliminary Wall and Fence Plan

A preliminary wall and fence plan also accompanies TTM 36722. Proposed wall and fence placements are indicated on Figure 2-12, *Preliminary Wall and Fence Plan (1 of 2)*, and Figure 2-13, *Preliminary Wall and Fence Plan (2 of 2)*. As shown on Figure 2-12 and Figure 2-13, residential lots would be separated with six-foot vinyl fencing. A six-foot split-face block wall with caps would be placed at between lots at house returns and along the rear and side yards of some residential lots. A three-foot wide PVC gate would provide access to each lot’s side yard. Six-foot tubular steel fencing would be provided along the tract’s eastern boundary, along portions of the tract’s northern and western boundaries, and around the flood control channel (Lot 149), channel inlet (Lot 150), and water quality/detention basins in Lots 147 and 148. A split-face block wall with cap would be placed along the rear and side yards of Lots 11 through 23, which border Keller Road, along the rear and side yards of Lots 45 through 50, which border McColery Road, and at the rear of Lot 55. A retaining wall would be placed at the rear of Lot 9, along a portion of Lot 164, and at the rear of Lots 64 through 70.

2.5 SCOPE OF ENVIRONMENTAL ANALYSIS

2.5.1 Construction Characteristics

A. Proposed Physical Disturbance

Figure 2-14, *Proposed Physical Limits of Disturbance*, depicts the areas on- and off-site that are planned for physical disturbance and/or improvement as part of the Project. As shown, proposed disturbance areas would include approximately 52.1 acres on-site. An additional 2.3 acres of disturbance would occur off-site to accommodate site grading and a proposed off-site sewer connection.

B. Anticipated Construction Schedule

Construction of the TTM 36722 portion of the site would include demolition, site preparation, grading, building construction, paving, and painting. Grading is expected to take less than six months and all construction on the TTM 36722 portion of the site is expected to be completed over a five year period (MGA, 2014a, pp. 13-14). An estimated construction schedule is provided in Section 3.0 of the Air Quality Assessment’s Appendix (Technical Appendix C).

C. Major Construction Equipment

A variety of equipment would be used during construction of the TTM 36722 portion of the Project site including: tractors, loaders, backhoes, scrapers, paving equipment, air compressors, and industrial saws. A complete list of construction equipment is included in Section 3.0 of the Air Quality Assessment’s Appendix (Technical Appendix C). (MGA, 2014a, Appendix, Section 3.0)

2.5.2 Proposed Operational Characteristics

The proposed Project would be operated as a residential community with supporting infrastructure. As such, typical operational characteristics include residents and visitors traveling to and from the site, leisure and maintenance activities occurring on individual residential lots, and general maintenance of

2.0 PROJECT DESCRIPTION

County of Riverside
Addendum to the Winchester 1800 Specific Plan EIR

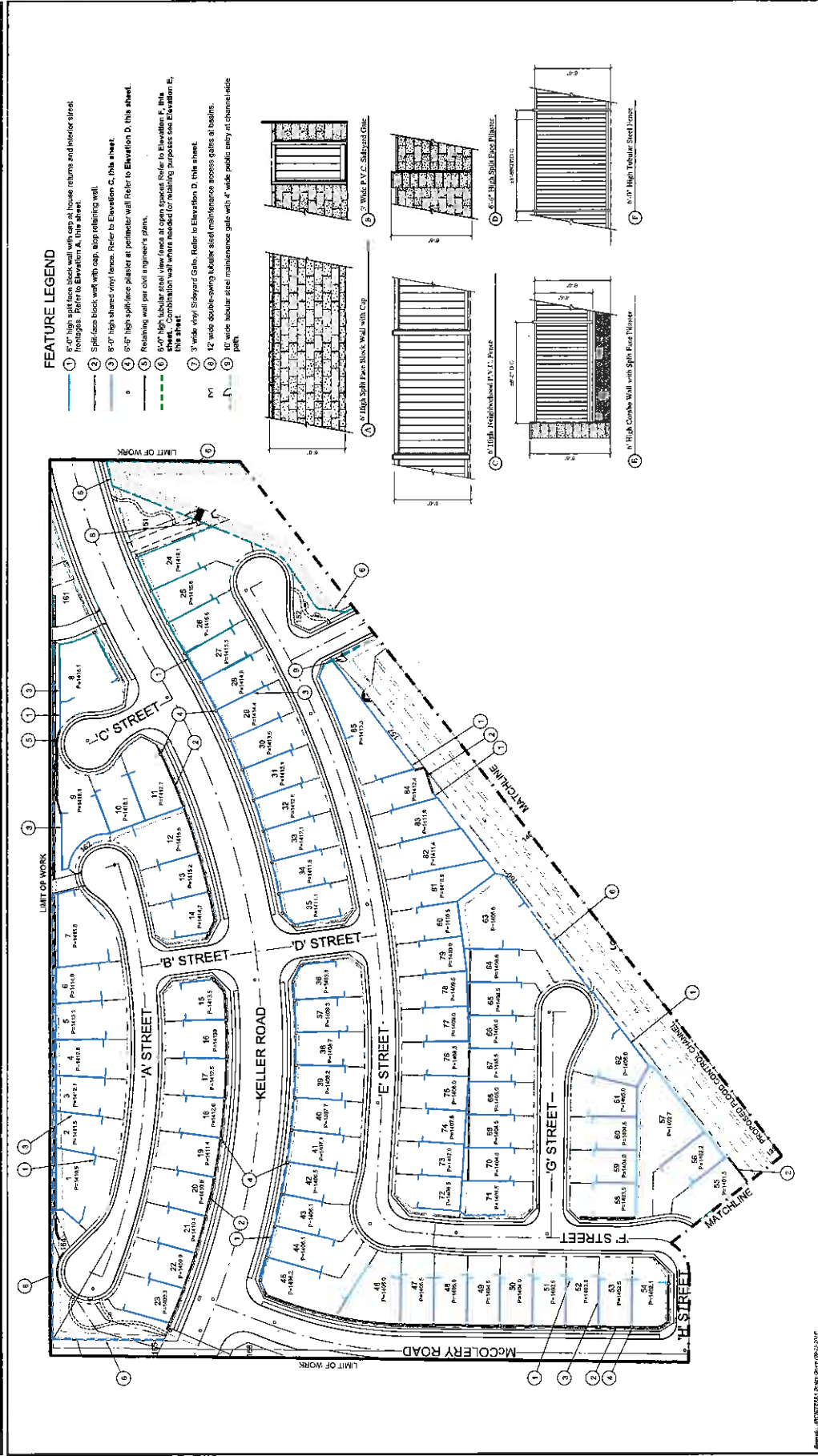


FIGURE 2-12

Preliminary Wall and Fence Plan (1 of 2)



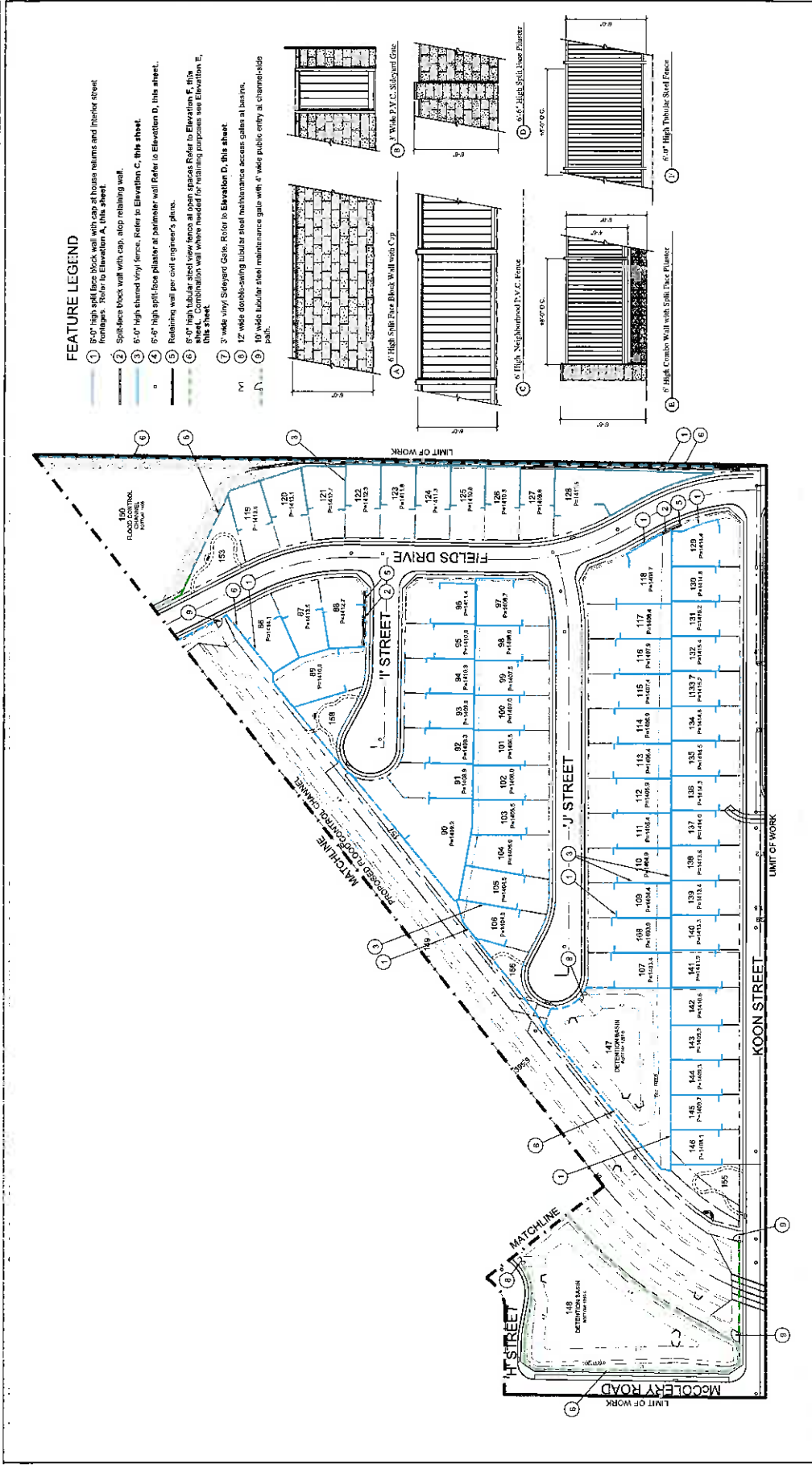
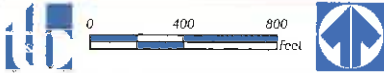




FIGURE 2-14



Proposed Physical Limits of Disturbance

common areas and installed infrastructure. Low levels of noise and a moderate level of artificial exterior lighting typical of a residential community is expected.

A. Future Population

The Project site comprises approximately 105.5 acres of land, an approximate 38.8-acre portion of which is already developed with residential homes. Implementation of the proposed Project would result in a net increase of up to 146 single-family homes (in addition to the 118 recorded residential lots within Planning Area 5A and the 85 dwelling units allocated to Planning Area 7, neither of which would be affected by the Project). Based on the population generation rates specified in CalEEMod (California Emissions Estimator Model), single-family homes generate approximately 2.86 persons per dwelling unit (SCAQMD, 2013, Appendix D). Accordingly, for purposes of analysis herein, buildout of TTM 36722 would result in an estimated future population of approximately 418 residents while buildout of the entire Project area (i.e., inclusive of Planning Areas 1, 3, 5A, 6, and 7) would result in a future population of 999 residents.

B. Future Traffic

Buildout of the TTM 36722 portion of the site is expected to generate approximately 1,390 trips per day with 110 vehicle trips per day during the AM peak hours and 146 vehicle trips during the PM peak hour (Trames Solutions, 2014, pp. 15-16).

C. Maintenance Responsibilities

Under long-term operational conditions, all proposed common open space areas, the water quality/detention basins within Lots 147 and 148, on-site v-ditches, and common landscape areas within TTM 36722 would be maintained by a homeowners' association (HOA). All roadways would be maintained by Riverside County. The landscaped parkways alongside Keller Road and McColery Road would either be maintained by an HOA or by the Valley-Wide Recreation & Park District. Off-site drainage improvements and the proposed on-site flood control facilities within Lots 149 and 150 would be maintained by the Riverside County Flood Control and Water Conservation District (RCFCWCD). Riparian Conservation areas within lots 149 and 150 would be maintained by the Riverside Conservation Authority (RCA). Homeowners would be responsible for maintaining their own lots.

2.5.3 Related Environmental Review and Consultation Requirements

Subsequent to approval of SP 286A6, CZ 07823, and TTM 36722, additional discretionary actions may be necessary to implement the proposed Project. These include, but are not limited to, grading permits, encroachment permits/road improvements, drainage infrastructure improvements, water and sewer infrastructure improvements, stormwater permit(s) (NPDES), and state and federal resource agency permits. Table 2-4, *Matrix of Project Approvals/Permits*, provides a summary of the agencies responsible for subsequent discretionary approvals associated with the Project. This EIR addendum covers all federal, state and local government approvals which may be needed to construct or implement the Project, whether explicitly noted in Table 2-4 or not.

Table 2-4 Matrix of Project Approvals/Permits

Public Agency	Approvals and Decisions
Riverside County	
Proposed Project – Riverside County Discretionary Approvals	
Riverside County Planning Commission	<ul style="list-style-type: none"> • Provide recommendations to the Riverside County Board of Supervisors whether to approve SP 286A6, CZ 07823, and TTM 36722. • Provide recommendations to the Riverside County Board of Supervisors regarding adoption of this Addendum to EIR No. 374.
Riverside County Board of Supervisors	<ul style="list-style-type: none"> • Approve, conditionally approve, or deny SP 286A6, CZ 07823, and TTM 36722. • Reject or adopt this Addendum to EIR No. 374 along with appropriate CEQA Findings.
Subsequent Riverside County Discretionary and Ministerial Approvals	
Riverside County Subsequent Implementing Approvals: Planning Department and/or Building & Safety	<ul style="list-style-type: none"> • Approve implementing Final Maps, Plot Plans, and/or Site Plans as may be appropriate. • Issue Grading Permits. • Issue Building Permits. • Approve Road Improvement Plans. • Issue Encroachment Permits. • Issue Conditional Use Permits, if required.
Other Agencies – Subsequent Approvals and Permits	
Regional Water Quality Control Board	<ul style="list-style-type: none"> • Issuance of a stormwater permit and a Section 401 Permit pursuant to the Clean Water Act.
California Dept. of Fish and Wildlife	<ul style="list-style-type: none"> • Issuance of a Section 1602 Streambed Alteration Agreement.
Riverside County Flood Control and Water Conservation District	<ul style="list-style-type: none"> • Approval of planned drainage improvements.
Eastern Municipal Water District	<ul style="list-style-type: none"> • Issuance of permits/approvals for required water and sewer improvements.

APPENDIX A:

INITIAL STUDY/ENVIRONMENTAL ASSESSMENT NO. 42681

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42681

Project Case Type (s) and Number(s): Specific Plan Amendment No. 286A6; Tentative Tract Map No. 36722; Change of Zone No. 07823

Lead Agency Contact Person: Damaris Abraham

Telephone Number: (951) 955- 5719

Lead Agency Name: County of Riverside Planning Department

Lead Agency Address: P.O. Box 1409, Riverside, CA 92505-1409

Applicant Contact Person: Eric Scheck

Telephone Number: (951) 354-2121

Applicant's Name: Van Daele Development Corporation

Applicant's Address: 2900 Adams Street, Suite C-25, Riverside, CA, 92504

Engineer's Name: Hunsaker & Associates

Engineer's Address: Three Hughes Irvine, CA 92618

I. PROJECT INFORMATION

A. Project Description: The proposed Project consists of applications for an amendment to the Winchester 1800 Specific Plan (SP 286A6), Tentative Tract Map (TTM 36722), and a Change of Zone (CZ 07823). A summary of the entitlements sought by the Project Applicant associated with the proposed Project is provided below. Please refer to the Environmental Impact Report (EIR) Addendum for a detailed description of the proposed Project and an overview of the Winchester 1800 Specific Plan's history.

Specific Plan No. 286 Amendment No. 6: Amendment No. 6 to Specific Plan No. 286 (SP 286A6) proposes to amend the Winchester 1800 Specific Plan No. 286 Land Use Plan as it applies to approximately 105.5 acres of the Project site. Refer to Table 2-1, above, for a summary of the Planning Area changes associated with this Project. In addition, SP 286A6 also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach, thereby providing for improved traffic safety as compared to the existing design and right-of-way that otherwise would have created an irregular intersection.

Change of Zone No. 07823: Change of Zone Case No. 07823 (CZ 07823) proposes to amend the approved Specific Plan Zoning Ordinance for SP 286 (Ordinance No. 348.3789) to provide amended land use and development standards for the newly proposed planning areas, and to formalize planning area boundaries that reflect the refinements proposed as part of SP 286A6.

Tentative Tract Map No. 36722: Tentative Tract Map No. 36722 (TTM 36722) covers proposed Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B of SP 286A2 and a segment of Keller Road. TTM 36722 would subdivide +/- 40.6 acres into 146 single-family residential lots on 20.1 acres; six (6) basin/drainage/water quality lots on 1.99 acres; two (2) flood control channel lots on 5.22 acres; 10 open space/landscape lots on 0.98 acres; three (3) open space/landscape/access lots on 0.24 acres; and on-site public roads (Streets "A"- "J," Keller Road, Fields Drive, Koon Street, and McColery Road) on 12.09 acres. Improvements also are proposed outside of the TTM 36722 boundary and include the extension of the flood control channel within Lot 149 off-site and to the southwest and the construction of an 18-inch sewer line within a proposed sewer easement bordering the off-site portion of the flood control channel.

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

C. Total Project Area: Approximately 105.5 Acres

Residential Acres: 88.3	Lots:	Units: 146	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other: Open Space: 17.2 acres	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees:

D. Assessor's Parcel No(s): 476-010-027, -028, -036; 476-330-001 through -015; 476-331-001 through -008; 476-332-001 through -005; 476-322-001 through -019; 476-083-001 through -006; 476-320-001 through -005; 476-321-001 through -013; 476-323-001 through -037.

E. Street References: The Project site is south of Keller Road, east of Highway 79, west of Washington Street, and north of Safflower Street.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 28, Township 6 South, Range 2 West San Bernardino Baseline and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is currently part of the Winchester 1800 Specific Plan (SP No 286). The southeastern portion of the Project site (existing Planning Area 5A) is currently developed with 118 single-family homes. Existing Planning Area 7, which occurs in the southwestern portion of the Project site, includes active agricultural fields, several existing residential structures, and an access road connecting the residential structures to Planning Area 5A via Raeburn Drive. The northern portions of Planning Area 7 contain disturbed vegetation. The northern portions of the Project site, which are proposed for subdivision as part of TTM 36722, largely consist of disturbed lands that are regularly disced. Within the central portion of the TTM 36722 area is a large drainage channel that enters the site near the northeastern corner and traverses in a southwesterly direction, exiting the site near the south-central boundary of the TTM 36722 area. In the northwestern portion of the TTM 36722 area are several trees, earthwork stockpiles, and debris. Within the southeastern portion of the TTM 36722 area is a drainage basin that was constructed to temporarily treat flows from the residential neighborhood within existing Planning Area 5A.

Areas to the south of the Project site and west of Washington Street are located within SP 286 and either have been or are in the process of being developed with a variety of residential, recreation, and open space/drainage land uses. To the west of the Project site are lands that also are located within SP 286, but that are currently being used for agricultural production (greenhouses and dryland farming). Areas to the north of the Project site include agricultural lands and rural residential uses. To the east of the Project site and westerly of Washington Street are agricultural support uses and fallow lands that appear to have been used for agricultural production in the past. To the east of the Project site, and easterly of Washington Street, are a mixture of agricultural and open space lands, an existing residential community containing single-family homes, and Washington Park.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is located within the Southwest Area Plan (SWAP) of the County of Riverside's General Plan. The Project site is currently designated for Very High Density Residential (VHDR), Open Space- Conservation, Open Space-Recreation (OS-R), and Medium Density Residential (MDR), consistent with the existing SP 286. The Project site also is located within the Highway 79 Policy Area. The Project meets all applicable land use policies of the General Plan.

2. **Circulation:** The proposed Project was reviewed for conformance with County Ordinance 461 by Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed Project. The proposed Project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project meets all applicable Multipurpose Open Space Element Policies and accommodates approximately 17.2 acres of open space land.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets with all applicable Noise Element policies. Consistent with the findings of EIR No. 374, the proposed Project would not exceed Riverside County noise standards.
6. **Housing:** The Project proposes to develop a portion of the Project site with 146 residential homes consistent with the site's proposed land use designations. Accordingly, the Project would not conflict with the General Plan Housing Element policies.
7. **Air Quality:** The proposed Project is conditioned by Riverside County to control any fugitive dust during mining and processing activities. An Air Quality Impact Analysis prepared by Mestre Greve Associates determined that the proposed Project: would not conflict with the South Coast Air Quality District's (SCAQMD) Air Quality Management Plan (AQMP); would not violate any air quality standard or contribute substantially to an existing or projected air quality violation; would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment; would not expose sensitive receptors to substantial pollutant concentrations; and would not create objectionable odors that affect a substantial number of people. The proposed Project meets all applicable Air Quality Element policies.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Open Space; Community Development

D. Land Use Designation(s): Very High Density Residential (VHDR), Open Space- Conservation, Open Space-Recreation (OS-R), and Medium Density Residential (MDR).

E. Overlay(s), if any: None

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: Areas surrounding the Project site occur within the Southwest Area Plan (SWAP). Areas to the north of the Project site are located within the Specific Plan Area Required Policy Area while areas surrounding the entire Project site are located in the Highway 79 Policy Area. There are no additional General Plan Policy Areas or a General Plan Policy Overlay Areas that apply to the Project site or surrounding areas. Foundation Components surrounding the Project site include "Rural" to the north, "Open Space" to the south and west, and "Community Development" to the east, south and west. General Plan designations surrounding the Project site include the following: OS-MIN and "Rural Residential (RR)" to the north; "Medium Density Residential (MDR)" and "Low Density

Residential (LDR)" to the east, MDR and "Open Space-Conservation (OS-C)" to the south and OS-C and MDR and "Commercial Retail (CR)" to the west.

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Winchester 1800 Specific Plan (SP No. 286)
- 2. **Specific Plan Planning Area, and Policies, if any:** Existing Planning Areas 1, 2A, 3, 5A, 6, and 7.

I. Existing Zoning: Specific Plan

J. Proposed Zoning, if any: Specific Plan

K. Adjacent and Surrounding Zoning: "Specific Plan Zone (SP Zone)" to the north, west, and south; SP Zone and "Single Family Residential (R-1)" to the east.

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> 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

3/16/2015

Date

Damaris Abraham

Printed Name

For Steve Weiss, 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 (MND), Environmental Impact Report (EIR), or Addendum to a previous EIR or MND 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.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Riverside County General Plan; Project Application Materials*

Findings of Fact:

a) Would the Project have a substantial effect upon a scenic highway corridor within which it is located?

EIR No. 374 Finding: EIR No. 374 determined that the project site was not located adjacent to any designated or eligible county or state scenic highway nor was the project site visible from any designated or eligible county or state scenic highway. Therefore, EIR No. 374 did not identify any impacts associated with science highways. (Riv. County, 1997, p.V-122)

No Substantial Change from Previous Analysis: According to Figure 9 of the SWAP, the nearest highway facility that is designated for or eligible as a scenic highway corridor is Interstate 215 (I-215), which is identified as a "County Eligible" facility (Riv. County, 2014b, Figure 9). The Project site is located 4.65 miles east of the I-215 freeway (Google Earth, 2013). Views of the site from I-215 are not possible due to distance, existing development, and intervening topography. Accordingly, the proposed Project has no potential to have a substantial effect upon any scenic highway corridor and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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b) Would the Project 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?

EIR No. 374 Finding: EIR No. 374 determined that the project would result in the removal of agricultural fields, riversidian woodland, freshwater marsh, and eucalyptus trees from the project site. The EIR did not identify any impacts to scenic vistas for views, nor did the EIR identify any impacts associated with aesthetically offensive site open to public view. (Riv. County, 1997, pp.V-109, V-114)

No Substantial Change from Previous Analysis: There are no designated scenic vistas on-site or in the surrounding area as identified in the Riverside County General Plan or the SWAP. Distant views of existing topographic landforms are available from the Project vicinity; however, proposed residential development would be restricted to a maximum height of 40 feet and would not obstruct views of distant landforms from public viewing areas. Therefore, implementation of the Project would not obstruct a prominent scenic vista or view open to the public, and a less-than-significant impact would occur.

Implementation of the Project would establish a planned residential community consisting of up to 231 additional single-family homes and open space areas within proposed Planning Areas 1, 2A, 3, 6, 7, 52A and 52B. Proposed Planning Area 5A has already been developed with 118 single family homes, and no new development would result from the Project within this Planning Area. Implementation of residential and open space land uses within proposed Planning Areas 1, 2A, 3, 6, 7, 52A, and 52B would not be considered aesthetically offensive. Implementing grading and building permit applications would be required to demonstrate compliance with the SP 286 Development Standards and Design Guidelines, which together provide for the orderly development of SP 286 in a manner that is not aesthetically offensive or incompatible with surrounding developments. Consistent with the conclusion reached in EIR No. 374, compliance with the Specific Plan Development Standards and Design Guidelines would ensure that future homes within the Specific Plan area are visually compatible existing and planned surrounding development. Landscaping within the proposed development also would be maintained by a County of Riverside Landscape Maintenance District and the Homeowners' Association to ensure that landscaping does not present adverse visual conditions. Furthermore, changes to the boundaries and densities of the Planning Areas within the Project area (refer to Table 2-1 above) would not substantially affect the planned visual character of the site, as the site is designated primarily for residential use. Accordingly, implementation of the proposed Project would not substantially degrade the existing visual character or quality of the site and its surroundings.

Based on the foregoing analysis, and consistent with the findings of EIR No. 374, Project-related impacts to scenic resources, scenic vistas, and public views would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
2. Mt. Palomar Observatory				<input checked="" type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Google Earth; Riverside County General Plan; Riverside County Ord. No 655

Findings of Fact:

a) **Would the Project interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?**

EIR No. 374 Finding: EIR No. 374 concluded that project development would result in the placement and installation of street lights as required by Riverside County. Entry monuments and signage on the project site also would require illumination. Mitigation Measures 109 through 112 (renumbered herein as MM 26.1 through MM 26.4) were identified to ensure that the project would not interfere with the nighttime use of the Mt. Palomar Observatory. EIR No. 374 concluded that these impacts would be less than significant with implementation of the required mitigation. (Riv. County, 1997, pp. V-191, II-44)

a) **No Substantial Change from Previous Analysis:** The Project site is located approximately 22 miles northwest of the Mt. Palomar Observatory and has the potential to create lighting levels that could adversely affect the operation of this facility (Google Earth, 2013). The proposed Project would be required to comply with the County Light Pollution Standard (Ord. No. 655), which is designed to prevent significant lighting impacts that could affect the nighttime use of the Mt. Palomar Observatory. Compliance with Ordinance No. 655 is mandatory and would be assured through future County review of building permit applications. In addition, mitigation measures identified in EIR No. 374 (renumbered herein as MM 26.1 through MM 26.4) would continue to apply to the proposed Project. Accordingly, Project impacts to the Mt. Palomar Observatory would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 374.

Mitigation: No additional mitigation is required

Monitoring: No additional monitoring is required.

3. Other Lighting Issues				<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 Materials; Riverside County Ordinance Nos. 461 and 915

Findings of Fact:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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- a) **Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**
- b) **Would the Project expose residential property to unacceptable light levels?**

EIR No. 374 Finding: EIR No. 374 concluded that project development would result in the placement and installation of street lights as required by Riverside County. Entry monuments and signage on the project site also would require illumination. Mitigation Measures 109 through 112 (renumbered herein as MM 26.1 through MM 26.4) were identified to ensure that the property is not a new source of substantial light and glare and to minimize the exposure of residential property to unacceptable light levels. EIR No. 374 concluded that impacts associated with light and glare would be less than significant with implementation of the required mitigation. (Riv. County, 1997, pp. V-191, II-44)

No Substantial Change from Previous Analysis: As part of the proposed Project, Planning Areas 1, 3, 5A, 6, and 7 would allow for residential development while Planning Areas 2A, 52A and 52B would be designated as open space areas. Revisions to Planning Area 5A would involve a boundary and acreage change, but would not affect the maximum number of units (118) that are allocated to this Planning Area. 146 residential dwelling units are proposed by the Project within proposed Planning Areas 1, 3, and 6. An additional 85 dwelling units may be constructed in the future within Planning Area 7. Thus, implementation of the Project would result in the future construction of up to 231 new single family homes on-site.

As a proposed residential community, lighting elements that would be installed on the Project site would be of low intensity and residential in character, primarily consisting of lights installed on individual residential lots, lights installed in on-site parks, and street lights. All lighting proposed by the Project would be required to comply with Riverside County Outdoor Lighting Standards (Ordinance No. 915). Compliance with Ordinance No. 915 would be assured through future County review of grading and/or building permit applications. All proposed street lighting on- and off-site would be required to comply with provisions of the County's Public Road Standards, which implement the provisions of Ordinance No. 461. The County's Public Road Standards require that all street lights installed within the public right-of-way must comply with the following requirement: "Luminaries shall be cut off, high pressure sodium type..." The requirement to provide fully cut off high pressure sodium street lights would ensure that street lights constructed on- and off-site would not create a new source of substantial light or glare which would affect day or nighttime views, and further would ensure that street lights constructed on- and off-site do not expose residential properties to unacceptable light levels. Accordingly, with mandatory compliance with Ordinance Nos. 461 and 915, the proposed Project would not create a new source of light or glare which would adversely affect daytime or nighttime views in the area, nor would the Project expose residential property to unacceptable property to unacceptable light levels. In addition, mitigation measures identified in EIR No. 374 (renumbered herein as MM 26.1 through MM 26.4) would continue to apply to the proposed Project. Project lighting elements would not result in the exposure of on- or off-site residential property to unacceptable levels and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 374.

Mitigation: No additional mitigation is required

Monitoring: No additional monitoring is required.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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 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: California Department of Conservation; Riverside County GIS database (RCLIS); Project Application Materials

Findings of Fact:

- a) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 concluded that implementation of SP 286 would result in urban development on "Prime Farmlands." Impacts to on-site "Prime Farmlands" were disclosed by EIR No. 374 as a significant and unavoidable impact resulting from buildout of SP 286. (Riv. County, 1997, p. V-107)

No Substantial Change from Previous Analysis: A majority of the Project site is classified as containing "Locally Important Farmland," while a small portion of the Project site in the northwest corner contains "Unique Farmland." (CDC, 2012a) Implementation of the proposed Project would result in the elimination of "Unique Farmland" on-site, which represents a potentially significant impact. Impacts to Farmland were fully evaluated and disclosed in EIR No. 374, which concluded that mitigation measures were not available to reduce impacts to Farmland to a level below significant. Thus, although the Project would result in the conversion of Farmland to urban land uses, the Project would not result in any new or more severe impacts to Farmland beyond what was evaluated and disclosed by EIR No. 374. .

- b) **Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve**

EIR No. 374 Finding: EIR No. 374 found that in order to accommodate the project, Williamson Act Contracts would need to be canceled on approximately 454 acres within Winchester Agricultural Preserve No. 5, Map 66. However, the EIR stated that a Notice of Nonrenewal was filed in September

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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of 1990 for the parcels within the project site within the Agricultural Preserve. Therefore, EIR No. 374 did not identify any conflicts with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract. (Riv. County, 1997, pp. V-99, II-20)

No Substantial Change from Previous Analysis: The entire Project site is located within the Winchester 1800 Specific Plan and is zoned for specific plan land uses (“Specific Plan Zone”). In addition, no portion of the Project site is designated for agricultural land uses (Riv. County, 2014a). Therefore, the Project would not conflict with existing agricultural zoning or land use. In addition, and subsequent to certification of EIR No. 374, the Project is no longer subject to an active Williamson Act contract. Land within the Project site is designated as “non-enrolled land” or “urban and built up land” according to the California Department of Conservation (CDC, 2012b). Furthermore, according to Riverside County GIS, no active agricultural preserves exist on the Project site (Riv. County, 2014a). As such, the Project would not conflict with existing agricultural zoning or agricultural use and would not conflict with land subject to a Williamson Act contract or Riverside County Agricultural Preserve and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

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

EIR No. 374 Finding: At the time EIR No. 374 was certified, agricultural land uses were located north of Keller Road, south of Auld Road, and east of Washington Street. However, the EIR concluded that these existing agricultural uses were protected by the Riverside County Right-to-Farm Ordinance (Ordinance No. 625), compliance with which is required pursuant to Mitigation Measure 50 (renumbered herein as MM 10.1). As such, EIR No. 374 concluded that impacts would be less than significant assuming mandatory compliance with Riverside County Ordinance No. 625. (Riv. County, 1997, pp. V-107, II-20)

No Substantial Change from Previous Analysis: Under existing conditions, the Project site is located within 300 feet of agriculturally zoned properties. Specifically, land to the north of the Project site is zoned “Light Agriculture (A-1-5)” (Riv. County, 2014a). The Project would be required to comply with Ordinance No. 625 (“Right-to-Farm Ordinance”) pursuant to Mitigation Measure MM 10.1, which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land where the landowner desires to continue agricultural operations in spite of urbanization that may occur in the surrounding areas (Riv. County, 1994). Mandatory compliance with Ordinance No. 625 would ensure that the Project does not indirectly cause or contribute to the conversion of off-site farmland to non-agricultural use. Accordingly, and consistent with the findings of EIR No. 374, impacts to agriculturally zoned properties would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374

d) Would the Project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

EIR No. 374 Finding: EIR No. 374 concluded that the project would remove from production approximately 1,335 acres of dryland farming which would contribute to the decline of such uses in Riverside County. In addition, EIR No. 374 found that the project would result in the loss of “Locally Important Farmland” and could potentially hasten the conversion of surrounding agricultural areas to

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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urban uses. Indirect impacts to Farmland were concluded by EIR No. 374 to be less than significant with adherence to (proposed) Mitigation Measure MM 10.1. (Riv. County, 1997, pp. V-107, V-219, II-20)

No Substantial Change from Previous Analysis: "Farmland" is defined in Section II (a) of Appendix G of the State CEQA Guidelines to mean Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As described under Issue 4.a), above, there are no Prime Farmland or Farmland of Statewide Importance resources on the Project site, although a small portion of the site is identified as containing "Unique Farmland." Impacts to Unique Farmland would be considered significant unavoidable impacts, and were fully disclosed in EIR No. 374. Therefore, although implementation of the Project would not directly result in the conversion of Farmland resources to non-agricultural use, the Project would be required to comply with Ordinance No. 625 ("Right-to-Farm Ordinance"), which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land (refer to Issue 4(c), above). Mandatory compliance with Ordinance No. 625 would ensure that Project-related construction and operational activities would not indirectly cause or contribute to the conversion of off-site Farmland resources to non-agricultural use. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required

Monitoring: No additional monitoring is 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, Riverside County GIS database (RCLIS); Project Application Materials.*

Findings of Fact:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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- a) **Would the Project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?**
- b) **Would the Project result in the loss of forest land or conversion of forest land to non-forest use?**
- c) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 did not identify any conflicts to existing zoning for forest land, timberland, or timberland zoned as "Timberland Production nor did the EIR determine that the project would result in the loss of forest land or conversion of forest land to non-forest use (Riv. County, 1997, Figure V-8 and V-9)

No Substantial Change from Previous Analysis: No lands within the Project vicinity are zoned for forest land, timberland, or Timberland Production, nor are any lands within the Project vicinity used for timber production (Riv. County, 2014a). The Project therefore would have no potential to conflict with timberland or forest land zoning designations, nor would the Project result in the loss of forest land or conversion of forest land to non-forest use. There are no components of the proposed Project that would result in changes to the existing environment which could result in the conversion of forest land to non-forest use. Therefore, no impact to forest resources would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

AIR QUALITY Would the project

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

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Source: SCAQMD Final 2012 Air Quality Management Plan; Google Earth; Project Application Materials; *Air Quality Impact Report*, Mestre Greve Associates, December 18, 2014.

Findings of Fact:

The Project proposes changes to the boundaries, acreage, and/or unit allocations of proposed Planning Areas 1, 2A, 3, 5A, 6, 7, 52A, and 52B. Planning Area 5A is currently developed with 118 single-family homes; thus, existing development within Planning Area 5A has no potential to result in new or more severe impacts to air quality. Although Planning Area 7 ultimately would be developed with up to 85 dwelling units, development within Planning Area 7 would require subsequent discretionary approvals that would be subject to CEQA. Other than the reduced unit allocation and diminishment of the size of Planning Area 7, no development would occur in Planning Area 7 as a result of the Project; thus, impacts associated with future development of Planning Area 7 are not evaluated herein because such impacts were fully evaluated as part of EIR No. 374. Although impacts to proposed Planning Areas 1, 2A, 3, 6, 52A, and 52B (within TTM 36722) were previously evaluated within EIR No. 374, a new air quality impact analysis has been prepared for this portion of the Project site. Findings from the air quality assessment are summarized below within Thresholds 6.a) through 6.f).

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

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with a conflict with the 1989 Air Quality Management Plan (AQMP), although EIR No 374 did disclose that impacts to air quality would be significant and unavoidable on both a direct and cumulative basis. (Riv. County, 1997, p. V.61).

No Substantial Change from Previous Analysis: The proposed Project is located in the South Coast Air Basin (SCAB). The SCAB is composed of parts of Los Angeles, Riverside and San Bernardino counties and all of Orange County. The basin is bounded on the west by the Pacific Ocean and surrounded on the other sides by mountains. To the north lie the San Gabriel Mountains, to the north and east the San Bernardino Mountains, to the southeast the San Jacinto Mountains and to the south the Santa Ana Mountains. The basin forms a low plain and the mountains channel and confine airflow, which trap air pollutants. (MGA, 2014a, p. 1)

The SCAQMD is principally responsible for air pollution control in the SCAB and has adopted a series of Air Quality Management Plans (AQMPs) to reduce air emissions in the Basin. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP for the SCAB, on December 7, 2012. The 2012 SCAQMD AQMP is based on motor vehicle projections provided by the California Air Resources Board (CARB) in their EMFAC 2007 model and demographics information provided by the Southern California Association of Governments (SCAG).

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). These indicators are discussed below:

- Consistency Criterion No. 1: *The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). Based on the air quality modeling analysis contained in the Project-specific air quality assessment (Technical Appendix C), and as described more fully in Thresholds 6.b) and 6.c), the proposed Project would increase regional emissions during both construction and long-term operation, but Project-related emissions would not exceed the SCAQMD's Regional Thresholds. An LST analysis also was performed by the Project's air quality analyst (Mestre Greve Associates) to determine if local air impacts would occur (refer to Section 2.2.4 of the air quality assessment, Technical Appendix C). No local impacts are anticipated during either construction or long-term operation. Because the Project is not projected to significantly impact local or regional air quality, the Project is found to be consistent with the AQMP for the first criterion. (MGA, 2014a, pp. 16-17)

- *Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP or increments based on the years of project build-out phase.*

Consistency with the AQMP assumptions is determined by comparing the Project to the land use assumptions in the AQMP. Thus, the emphasis of this criterion is to insure that the analyses conducted for projects are based on the same forecasts as the AQMP. Since the SCAG forecasts are not detailed, the test for consistency of this project is not specific. The traffic modeling methodologies are based on the County's General Plan and the ITE Trip Generation 8th Edition. The AQMP assumptions are based upon projections from local general plans. Projects that are consistent with the local general plan are consistent with the AQMP assumptions. The Project, as proposed, would result in a net decrease of 150 dwelling units and the elimination of an elementary school site. As such, the Project is within the Southern California Association of Governments (SCAG) growth forecasts. Therefore, the second criterion is met for consistency with the AQMP. (MGA, 2014a, p. 17)

For the reasons stated above, the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP. Furthermore, the Project would not substantially exceed the growth assumptions in the AQMP. As such, and consistent with the conclusion of EIR No. 374, the Project would be consistent with the AQMP and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- b) **Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?**
- c) **Would the Project 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)?**

EIR No. 374 Finding: EIR No. 374 concluded that the project would result in short-term particulate emissions during grading as well as vehicular emissions that would exceed the threshold of "significant" as defined by the South Coast Air Quality Management District. In addition, the EIR determined that cumulative emissions from the project would exceed the threshold of significance established by the South Coast Air Quality Management District. Mitigation Measures 29 through 45 (renumbered herein as MM 6.1 through MM 6.17) were identified to reduce air quality impacts; however, with incorporation

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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of mitigation, EIR No. 374 nonetheless determined that air quality impacts would be significant and unavoidable. (Riv. County, 1997, pp. V-219, II-13 - II-17)

No Substantial Change from Previous Analysis: Since certification of EIR No. 374 in 1997, the federal and state air quality standards which were used to evaluate air quality impacts in EIR No. 374 have become more stringent. As with any new development project, the proposed Project has the potential to generate substantial pollutant concentrations during both construction activities and long-term operation. The following provides an analysis based on the applicable significance thresholds established by the SCAQMD and Federal and State air quality standards. This analysis assumes that the proposed Project would comply with applicable, mandatory regional air quality standards, including: SCAQMD Rule 403, "Fugitive Dust;" SCAQMD Rule 431.2, "Sulfur Content of Liquid Fuels;" SCAQMD Rule 1113, "Architectural Coatings;" SCAQMD Rule 1186, "PM₁₀ Emissions from Paved and Unpaved Roads, and Livestock Operations;" SCAQMD Rule 1186.1, "Less-Polluting Street Sweepers," and Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations "Airborne Toxic Control Measure."

Thresholds of Significance

In its "1993 CEQA Air Quality Handbook," the SCAQMD established regional significance thresholds to assess the impact of project related air pollutant emissions. Table EA-1, *SCAQMD Regional Pollutant Emission Thresholds of Significance*, presents these significance thresholds. A project with daily emission rates below these thresholds is considered to have a less than significant effect on air quality on both a direct and cumulative basis. (MGA, 2014a, p. 11)

Table EA-1 SCAQMD Regional Pollutant Emission Thresholds of Significance

	Pollutant Emissions (lbs./day)					SO _x
	CO	ROG	NO _x	PM ₁₀	PM _{2.5}	
<i>Construction</i>	550	75	100	150	55	150
<i>Operation</i>	550	55	55	150	55	150

(MGA, 2014a, Table 4)

In addition, and in accordance with Governing Board direction, SCAQMD staff developed localized significance threshold (LST) methodology and mass rate look-up tables by Source Receptor Area (SRA) that can be used to determine whether or not a project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area. The LST methodology is described in "Final Localized Significance Threshold Methodology" updated in 2009 by the SCAQMD. The project is located in SRA 26. The nearest existing land uses are the residences approximately 80 feet south of the Project site. Table EA-2, *Localized Significance Thresholds at the Nearest Receptors*, summarizes the LSTs for construction and operation of the Project. (MGA, 2014a, p. 12)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Table EA-2 Localized Significance Thresholds at the Nearest Receptors

Description	CO	NO _x	PM ₁₀	PM _{2.5}
Construction Activities	1,965	371	13	8
Operation	1,965	371	4	2

All measurements are in lbs/day
(MGA, 2014a, Table 5)

Impact Analysis for Construction Emissions

Emissions during the phases of construction were calculated using the California Emissions Estimator Model (CalEEMod). CalEEMod considers the following phases in its calculation of construction emissions: demolition, site preparation, grading, building construction, paving, and painting. The activities for this Project associated with demolition would be minimal. The appropriate number of acres, duration of each construction phase, and other key elements of the Project were input into the CalEEMod to generate the estimate of emissions. It was also assumed that the overlap between construction phases would be minimal. Key assumptions in the modeling include compliance with SCAQMD Rules 403 and 1113. Rule 403 requires watering during site preparation and grading three times per day. Rule 1113 restricts paint emissions. For paints starting in 2015 the volatile organic content (VOC) cannot exceed 50 grams per liter (g/l). (MGA, 2014a, pp. 12-13)

Table EA-3, *Regional Construction Emissions*, presents the results of the total emissions calculations for the construction activities discussed above. The highest construction emissions are presented in Table EA-3 and represent a "worst case" scenario. As shown, the projected construction emissions are all below the significance thresholds established by the SCAQMD. Therefore, impacts associated with construction-related emissions would be less than significant and mitigation is not required. (MGA, 2014a, p. 13)

Table EA-3 Regional Construction Emissions

Activity	ROG	Pollutant Emissions (Pounds Per Day)				
		NO _x	CO	SO _x	PM10	PM2.5
Demolition	4.6	48.4	37.2	0.0	2.6	2.3
Site Preparation	5.3	57.0	43.9	0.0	10.3	6.8
Grading	6.9	79.2	52.3	0.1	8.7	5.1
Building Const.	4.1	31.9	24.3	0.0	2.8	2.2
Paving	2.4	25.3	16.1	0.0	1.6	1.3
Architectural Coating	11.2	2.6	2.7	0.0	0.3	0.3
<i>SCAQMD Thresholds</i>	<i>75</i>	<i>100</i>	<i>550</i>	<i>150</i>	<i>150</i>	<i>55</i>
<i>Exceed Threshold?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

(MGA, 2014a, Table 6)

In addition, the on-site localized emissions were calculated utilizing CalEEMod. The emissions presented in Table EA-4, *Localized Significance Summary- Construction*, are those that would be emitted during construction activities within the Project site. The total on-site construction emissions are compared to the Localized Significance Thresholds (LSTs) listed in Table EA-2 above. None of the emissions would exceed the LST significance thresholds during Project construction. Consistent with Rule 403, the model assumes that watering would occur three times per day during site preparation

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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and grading. Therefore, no local air impacts are anticipated during Project construction. (MGA, 2014a, pp. 13-14)

Table EA-4 Localized Significance Summary- Construction

Activity	Daily Emissions (lbs./day)			
	NOx	CO	PM10	PM2.5
Demolition	48.4	36.1	2.5	2.3
Site Preparation	56.9	42.6	10.1	6.7
Grading	79.0	50.8	8.4	5.0
Building Construction	30.0	18.7	2.1	2.0
Paving	25.2	15.0	1.4	1.3
Architectural Coating	2.6	1.9	0.2	0.2
<i>LST Thresholds</i>	<i>371</i>	<i>1,965</i>	<i>13</i>	<i>8</i>
<i>Exceed Threshold?</i>	<i>No</i>	<i>No</i>	<i>No</i>	<i>No</i>

(MGA, 2014a, Table 7)

Finally, the Project's diesel particulate matter (DPM) emissions during construction were evaluated by the Project's air quality analyst (Mestre Greve Associates). It is assumed that the majority of the heavy construction equipment utilized during construction would be diesel fueled and would emit DPM. Grading for the Project, when the peak diesel exhaust emissions would occur, is expected to take less than 6 months with all construction expected to be completed over a five year period. Because of the relatively short duration of construction compared to a 70-year lifespan, diesel emissions resulting from the construction of the Project, including truck traffic associated with the Project, would result in less than significant impacts. (MGA, 2014a, p. 14)

Impact Analysis for Operational Emissions

Air pollutant emissions due to the Project were calculated using the CalEEMod program. Primary sources of emissions generated by the proposed Project would be from motor vehicle use. Natural gas combustion and re-current painting of the facilities also would contribute to the emissions. The traffic data indicates that there would be 1,390 trips in and out of the site per day. CalEEMod calculates maximum daily emissions for the summertime and wintertime periods. The results from the CalEEMod analysis are presented in Table EA-5, *Regional Project Emissions*. The data within Table EA-5 depicts the season with higher emissions. Table EA-5 presents the results of the CalEEMod model showing the maximum daily air pollutant emissions projected for buildout year. Table EA-5 shows that the total Project emissions would be below the SCAQMD thresholds for all criterion pollutants. Therefore, the Project would result in less-than-significant regional air impacts and mitigation is not necessary to reduce operational emissions. (MGA, 2014a, p. 15)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Table EA-5 Regional Project Emissions

	ROG	NOx	CO	SOx	PM10	PM2.5
Total Project Emissions	12.2	17.7	79.9	0.2	11.3	3.4
SCAQMD Thresholds	55	55	550	150	150	55
Exceed Thresholds	No	No	No	No	No	No

All measurements are in lbs/day
(MGA, 2014a, Table 8)

A project with daily emission rates below the SCAQMD thresholds during operation is considered to have a less than significant effect on local air quality. Because the proposed Project would not exceed any SCAQMD thresholds during operation, it would have a less-than-significant impact associated with Localized Significance Thresholds (LSTs) during Project operation. (MGA, 2014a, p. 15)

Conclusion

As indicated in the above analysis, the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction or operational activities. Additionally, the Project would not 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). Therefore, impacts would be less than significant and no mitigation is required. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with the exposure of sensitive receptors within 1 mile of the project site to substantial point source emissions.

No Substantial Change from Previous Analysis: The proposed Project has the potential to expose nearby sensitive receptors to substantial pollutant concentrations during Project construction and long-term operation. Sensitive receptors can include uses such as long term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors. Potential sensitive receptors in the Project vicinity include existing residences that may be located in close proximity to the Project site. Based on an aerial review, the nearest sensitive receptors include existing residential units located along Koon Street within Planning Area 5A immediately adjacent to the Project's southern boundary (Google Earth, 2013).

Construction and Operational LST Analysis

As indicated above under the discussion and analysis of Thresholds 6.b) and 6.c), near-term construction activities associated with the proposed Project would not expose nearby sensitive receptors to emissions that exceed the SCAQMD LSTs. In addition, because the Project's daily emission rates would be below the SCAQMD thresholds during operation, the proposed Project would

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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have a less-than-significant impact associated with Localized Significance Thresholds (LSTs) during Project operation.

CO "Hot Spot" Analysis

Carbon monoxide (CO) is a colorless and odorless gas, which in the urban environment, is associated primarily with the incomplete combustion of fossil fuels in motor vehicles. Carbon monoxide combines with hemoglobin in the bloodstream and reduces the amount of oxygen that can be circulated through the body. High carbon monoxide concentrations can lead to headaches, aggravation of cardiovascular disease, and impairment of central nervous system functions. Carbon monoxide concentrations can vary greatly over comparatively short distances. Relatively high concentrations are typically found near crowded intersections, along heavily used roadways carrying slow-moving traffic, and at or near ground level. Even under the most severe meteorological and traffic conditions, high concentrations of carbon monoxide are limited to locations within a relatively short distance (i.e., up to 600 feet or 185 meters) of heavily traveled roadways. (MGA, 2014a, p. 6)

Localized areas where ambient CO concentrations exceed CAAQS and/or NAAQS standards are termed CO "hot spots." Emissions of CO are produced in greatest quantities from motor vehicle combustion and are usually concentrated at or near ground level because they do not readily disperse into the atmosphere, particularly under cool, stable (i.e., low or no wind) atmospheric conditions. Consequently, the highest CO concentrations are generally found within close proximity to congested intersection locations.

The Project area is in attainment of the CO state and national standards. CO is a pollutant of primary concern near intersections, and exceedances of the state and national standards would result in a significant local air quality impact. Since the air basin has reached attainment of the CO air quality standards, CO analysis is no longer required by the SCAQMD. Therefore, no air quality impacts are anticipated near intersections or along roadways serving the Project. (MGA, 2014a, p. 14)

Conclusion

As indicated in the above analysis, the Project would not expose sensitive receptors to substantial localized emissions during construction or operation. Therefore, impacts would be less than significant and no mitigation is required. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

e) Would the Project involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

EIR No. 374 Finding: While EIR No. 374 noted that the Winchester 1800 Specific Plan would construct park sites (considered a "sensitive" land use) along Washington Street, Pourroy Road, and Benton Road, the EIR did not identify any impacts associated with the construction of a sensitive receptor located within one mile of an existing substantial point source emitter. (Riv. County, 1997, p. V-60)

No Substantial Change from Previous Analysis: Under existing conditions, land uses within one mile of the Project site largely consist of residential uses, agricultural uses, and undeveloped land/open space. There are no existing uses within one mile of the Project site that comprise a substantial point source emitter (e.g., refineries, industrial plants, etc.) or that would attract/generate diesel trucks that may spend long periods of time queuing or idling near the Project site (e.g., warehouses, transfer facilities, etc.). Accordingly, implementation of the proposed Project would not involve the construction

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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of a sensitive receptor located within one mile of an existing substantial point source emitter, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 374.

f) Would the Project create objectionable odors affecting a substantial number of people?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with odors that could affect a substantial number of people.

No Substantial Change from Previous Analysis: Proposed construction activities at the Project site could produce odors from equipment exhaust, application of asphalt, and/or the application of architectural coatings. However, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon completion of construction activities. Furthermore, standard construction practices would minimize odor emissions and their associated impacts and construction activities would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance. Accordingly, the Project is not anticipated to create objectionable odors during construction activities, and short-term impacts would be less than significant.

During long-term operation, the proposed Project would include residential and open space land uses, which are not typically associated with objectionable odors. The temporary storage of refuse and the placement of refuse containers on the streets for collection in the residential neighborhood could be a source of odor; however, Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations, thereby precluding any potential impact. In addition, the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation. As such, long-term operation of the Project would not create objectionable odors and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 374.

Mitigation: No mitigation is required

Monitoring: No monitoring is required.

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

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; *General Biological Resources Assessment*, Helix Environmental Planning, March 4, 2015; *Least Bell's Vireo Survey*, Helix Environmental Planning, August 14, 2014; *Burrowing Owl Survey*, Helix Environmental Planning, September 19, 2014.; *Determination of Biologically Equivalent or Superior Preservation Analysis*, Helix Environmental Planning, March 11, 2015.

Findings of Fact:

The Project proposes changes to the boundaries, acreage, and unit allocations of proposed Planning Areas 1, 2A, 3, 5A, 6, 7, 52A, and 52B. Planning Area 5A is fully developed with 118 single-family homes. Additionally, the Project does not propose any development within Planning Areas 5A or 7, and impacts associated with buildout of these planning areas were fully evaluated in EIR No. 374. Although impacts to proposed Planning Areas 1, 2A, 3, 6, 52A, and 52B (within TTM 36722) were previously evaluated within EIR No. 374, a new biological resources analysis has been prepared for this portion of the Project site. Findings from the biological resources assessment, associated surveys, and Determination of Biologically Equivalent or Superior Preservation (DBESP) report are summarized below within Thresholds 7.a) through 7.g).

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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a) Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts due to a conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

No Substantial Change from Previous Analysis: In 2003, and subsequent to certification of EIR No. 374, Riverside County adopted the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP is the only applicable habitat conservation/planning program for Western Riverside County. As indicated on Figure EA-1, *MSHCP Overlay Map*, the Project site is within MSHCP criteria cell 5279. In addition, the Project also encroaches slightly into cells 5275, 5173, and 5169. (Helix, 2015a, p. 1)

The Project site was previously approved for full development through the County's Habitat Acquisition Negotiation Strategy (HANS 607) and Joint Project Review (JPR) 04 10 22 16 on April 19, 2005, and a large majority of off-site impacts were approved for development through HANS 429 and JPR 05 03 29 03 on June 30, 2005. HANS 429 and JPR 05 03 29 03 also included the approval of the Determination of Biologically Equivalent or Superior Preservation (DBESP) analysis that included the grading of the off-site channel in a similar location as is proposed by the Project. (Helix, 2015a, p. 1; Helix, 2015b, p. 2)

All projects must demonstrate compliance with applicable MSHCP requirements pursuant to the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures." The Project is subject to mandatory payment of the MSHCP per-acre local development mitigation fee pursuant to the Ordinance No. 810. An assessment of the Project's consistency with these requirements is provided below.

Project Compliance with MSHCP Section 6.1.2

Volume 1, Section 6.1.2 of the MSHCP describes the process to protect species associated with riparian/riverine areas and vernal pools. The MSHCP requires focused surveys for sensitive riparian bird species when suitable habitat would be affected and surveys for sensitive fairy shrimp species when vernal pools or other suitable habitat would be affected.

The Project site was assessed for the presence of Riparian/Riverine and Vernal Pool habitats through a review of literature sources and during the various surveys conducted by HELIX biologists in 2004, 2013, and 2014. A specific Riparian/Riverine and Vernal Pool habitat assessment and search for Riparian/Riverine species was conducted by the Project biologist, Helix Environmental on April 13, 2014, the results of which are presented below. (Helix, 2015a, p. 5)

Riparian/Riverine Areas

The MSHCP defines riparian/riverine habitats as "lands that contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or depend upon soil moisture from a nearby fresh water source; or areas with fresh water flow during all or a portion of the year." (Helix, 2015a, p. 4)



Source: HELIX Environmental Planning, Inc. (March 2015)



Figure EA-1

MSHCP Overlap Map

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Riparian/Riverine habitats in the Project area cover a total of 1.14 acres (refer to Table 1 of the Project's DBESP, Technical Appendix D2). 0.34 acre of southern willow scrub, 0.25 acre of mule fat scrub, 0.17 acre of tamarisk scrub, and 0.19 acre of streambed exist within the on-site portion of TTM 36772. The off-site Riparian/Riverine habitats are composed of 0.19 acre of streambed. (Helix, 2015b, p. 5)

Section 6.1.2 of the MSHCP focuses on the protection of Riparian/Riverine areas and vernal pool habitats capable of supporting MSHCP covered species, particularly within the identified Conservation Area. The 0.66 acre of impacts associated with the drainage channel within Planning Area 2A were previously addressed under HANS 607 and JPR 05 03 29 03, and are not discussed further. The Riparian/Riverine habitats occur in the drainage course that crosses the Project area from northeast to southwest that is a tributary to the unnamed creek that forms Proposed Constrained Linkage 18. Riparian habitat occurs in scattered stands along the drainage. The functions of the drainages are primarily water conveyance, sediment transport, and energy dissipation (hydrologic regime and flood attenuation) along with toxicant trapping and filtering and live-in habitat for small animal species in the vegetated patches. The Project would result in impacts to 0.95 acre of Riparian/Riverine habitat on-site and an additional 0.19 acre off-site for a total Riparian/Riverine impact of 1.14 acres (Helix, 2015b, Table 2, p. 9).

To address impacts to the 1.14 acre of Riparian/Riverine habitat that would be affected by the Project, a DBESP was prepared and included as Technical Appendix D2. The DBESP determined that the Riparian/Riverine habitats proposed to be impacted as part of the Project do not support Riparian/Riverine target species and do not contribute substantially to the biological values of the MSHCP (Helix, 2015b, p. 9). In addition, the DBESP noted that total avoidance of the Riparian/Riverine areas on the TTM 36722 site could result in flooding that has potential to result in damage to existing and future residential houses and infrastructure. The proposed soft bottom channelization of the Riparian/Riverine habitat would control the flood flows and allow the flows to reach the existing Riparian wildlife corridor to the south while aiding in the protection of the residential area from flooding (Helix, 2015b, pp. 9-10).

The DBESP identifies four mitigation measures, included herein as supplemental Mitigation Measures MM 11.3 through MM 11.6, to reduce impacts to the on-site portion of Riparian/Riverine habitats. With implementation of the required mitigation, Project impacts would be mitigated to below a level of significance and the Project would be consistent with MSHCP Volume I, Section 6.1.2 as it pertains to Riparian/Riverine habitat. (Helix, 2015b, p. 16).

Least Bell's Vireo, Southwestern Willow Flycatcher, and Western Yellow-Billed Cuckoo

No least bell's vireo were detected in the Project area, and no impacts to least bell's vireo or occupied least bell's vireo habitat are anticipated. No other Riparian/Riverine animal species were considered to have a potential to occur within the Project area and no other surveys were conducted (Helix, 2015a, p. 12; Helix, 2014b, p. 2). The Project would not impact habitat occupied by the least bell's vireo, southwestern willow flycatcher, or western yellow-billed cuckoo, and would be consistent with MSHCP Volume I, Section 6.1.2 as it pertains to these species.

Vernal Pools

The MSHCP defines vernal pools as "seasonal wetlands that occur in depression areas that have wetland indicators of all three parameters (soils, vegetation, and hydrology) during the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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wetter portion of the growing season but normally lack wetland indicators of hydrology and/or vegetation during the drier portion of the growing season.” (Helix, 2015a, p. 4)

The Project site and off-site impact areas do not contain, and therefore the Project would not impact, any MSHCP vernal pools. As such, the proposed Project would be consistent with MSHCP Volume I, Section 6.1.2 as it pertains to vernal pools. (Helix, 2015a, p. 12)

Fairy Shrimp

No areas potentially suitable for fairy shrimp occur in the project area; therefore, surveys for sensitive fairy shrimp are not required and fairy shrimp are not expected to occur in the Project area (Helix, 2015a, p. 5). Therefore, there is no potential for the Project to impact fairy shrimp. The Project would be consistent with MSHCP Volume I, Section 6.1.2 as it pertains to listed fairy shrimp.

Based on the foregoing analysis, the proposed Project would not result in any impacts to MSHCP riparian/riverine areas or vernal pools; therefore, the proposed Project would be fully consistent with MSHCP Section 6.1.2 with incorporation of the supplemental mitigation measures identified herein.

Project Compliance with MSHCP Section 6.1.3

Volume 1, Section 6.1.3 of the MSHCP requires that within Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The Project site is not within a survey area for NEPSSA species; therefore, no focused surveys for NEPSSA species are required. In addition, no NEPSSA species were observed during the various biological surveys conducted on the Project site. Therefore, no impacts to NEPSSA species are anticipated (Helix, 2015a, p. 35). As such, the proposed Project would not result in any impacts to Narrow Endemic Plant Species; therefore, the Project would be fully consistent with MSHCP Section 6.1.3.

Project Compliance with MSHCP Section 6.1.4

According to Section 6.1.4 of the MSHCP, the Urban/Wildlands Interface Guidelines are intended to address indirect effects (“edge effects”) associated with locating development in proximity to MSHCP conservation areas. The Project drains to the MSHCP Conservation Area (Proposed Constrained Linkage 18) and, as such, is subject to the Urban/Wildlands Interface Guidelines that would reduce/prevent potential impacts to the reserve by the Project’s development. (Helix, 2015a, p. 35)

In order to ensure consistency with the minimization measures specified in MSHCP Section 6.1.4, Project-specific measures recommended by the Project’s biologist to minimize impacts from drainage, toxic substances, lighting, noise, invasive species, and barrier measures have been included as part of supplemental Mitigation Measure MM 11.7 listed below. Mitigation Measure MM 11.7 would ensure that indirect impacts to biological resources located in close proximity to the Project site do not occur. With the implementation of these measures, the proposed Project would be consistent with the MSHCP Urban/Wildland Interface Guidelines contained in MSHCP Volume I, Section 6.1.4.

A summary of the Project’s potential indirect impacts and recommended measures to reduce such impacts are provided below.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Drainage

The MSHCP Conservation Area is located south of the Project area. The proposed Project includes the construction of a flood control channel that would outfall at the northern edge of the existing channelized unnamed drainage that is functioning as Proposed Constrained Linkage 18. The Project would incorporate measures, including those required through National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to downstream areas is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid the discharge of untreated surface runoff into downstream waters. Storm-water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials, or other elements that might degrade or harm biological resources or ecosystem processes downstream of the site. This would be accomplished by incorporating one or more of the following methods: natural detention basins, grass swales, or mechanical trapping devices. Regular maintenance shall occur to ensure the effective operation of runoff control systems. Specific measures proposed include two water quality detention/sand filter basins to detain and provide first flush treatment of runoff from the Project, along with several vegetative bioswales adjacent to the flood control channel (refer to the Project's Preliminary Water Quality Management Plan within Appendix K) (Helix, 2015a, pp. 35-36). Based on the forgoing discussion, the Project would not result in adverse indirect impacts due to drainage. Therefore, the Project would not conflict with MSHCP Section 6.1.4 requirements for Drainage.

Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bio-products that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that the application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues (refer to the discussion above) would be implemented by the proposed Project's conditions of approval to avoid the potential impacts of toxics (Helix, 2015a, p. 36). Therefore, the Project would not conflict with MSHCP Section 6.1.4 requirements for Toxics.

Lighting

The on-site portion of the Project is too far removed from Proposed Constrained Linkage 18 to impact the linkage from increased lighting, and, therefore, lighting restrictions are not required (Helix, 2015a, p. 36). Therefore, the Project would not conflict with MSHCP Section 6.1.4 requirements for lighting.

Noise

The on-site portion of the Project is too far removed from Proposed Constrained Linkage 18 to impact the linkage from increased noise, and, therefore, noise restrictions are not required (Helix, 2015a, p. 36). Therefore, the Project would not conflict with MSHCP Section 6.1.4 requirements for noise.

Invasives

Project landscaping shall avoid the use of plants shown on MSHCP Table 6.2 included as Appendix C in the Project's Biological Resources Assessment (Technical Appendix D1) (Helix, 2015a, p. 36). This requirement would be implemented by the proposed Project's conditions of approval to avoid the potential impacts of invasives. Therefore, the Project would fully comply

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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with the invasive plant species requirements of MSHCP Section 6.1.4, and impacts would be reduced to below a level of significance.

Barriers

The Project is not directly adjacent to the MSHCP Conservation Area; therefore, barriers are not required (Helix, 2015a, p. 36). Accordingly, the Project would not conflict with MSHCP Section 6.1.4 requirements for barriers.

Grading/Land Development

Manufactured slopes associated with proposed site development would not extend into the lands proposed to contribute to the MSHCP Conservation Area (Helix, 2015a, p. 36). Therefore, the Project would not conflict with MSHCP Section 6.1.4 requirements for grading/land development.

Project Compliance with MSHCP Section 6.3.2

MSHCP Section 6.3.2 requires special surveys for certain plant species for lands located within the Criteria Area Plant Species Survey Areas (CAPSSA). The Project site is not within a CAPSSA survey area; therefore, surveys for CAPSSA species are not required. None of the species discussed under MSHCP Section 6.3.2 have been observed on site (Helix, 2015a, p. 7). Therefore, the Project is consistent with MSHCP Section 6.3.2 for CAPSSA species.

MSHCP Section 6.3.2 also identifies lands requiring surveys for certain animal species (burrowing owl, mammals, and amphibians). The property is not within an amphibian or mammal survey area and no surveys or mitigation are required under the MSHCP. The Project site is however within a burrowing owl survey area. In compliance with MSHCP Section 6.3.2, burrowing owl surveys were conducted in 2014 with negative results (refer to Technical Appendix D3). None of the burrows investigated on-site showed signs of current or historic use by burrowing owl. Based on the results of the 2014 survey, no impacts to burrowing owl are anticipated (Helix, 2015a, p. 41). Therefore, the Project would be consistent with MSHCP Section 6.3.2.

Based on the foregoing analysis, the proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. As such, impacts would be less than significant with mitigation incorporated. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- b) **Would the Project 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) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 found that the project would result in the loss of plant and animal life throughout the majority of the site. Loss of open field agricultural habitat was considered a significant, adverse impact due to the dependence on this habitat type by wintering and resident raptors.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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In addition, EIR No. 374 determined that the project would result in direct impacts to eight acres of Stephen's Kangaroo Rat habitat. The EIR identified Mitigation Measure 52 (renumbered herein as Mitigation Measure MM 11.2) to reduce impacts on the Kangaroo Rat. Furthermore, the EIR concluded that the project would result in the loss of 2.5 acres of willow riparian habitat which was considered a significant adverse biological impact due to the limited nature of wetland habitat in southern California. Mitigation Measure 51 (renumbered herein as Mitigation Measure MM 11.1) was identified to reduce impacts to wetland habitat by requiring replacement habitat elsewhere. However, EIR No. 374 ultimately determined that such impacts would be significant and unavoidable. (Riv. County, 1997, pp. V- 114, V-118, II-21)

No Substantial Change from Previous Analysis: Implementation of the proposed Project has the potential to directly or indirectly impact endangered or threatened plant and animal species, if such species occur within areas planned for impact by the Project.

Impacts to Listed Plant Species

According to the Project's biologist (Helix Environmental), the property is not within a Narrow Endemic Plant Species Survey Area (NEPSSA). Therefore, no focused NEPSSA surveys are required (Helix, 2015a, p. 7).

The Project's biologist determined that there are 20 sensitive plant species, 5 of which are listed at state or federal levels, which have potential to occur within the vicinity of the Project site (refer to Table 6 of the Project's Biological Resources Assessment, Technical Appendix D1). None of the 20 species were observed in the Project area, and none are expected to occur. A complete list of all plant species in the Project area was recorded in Appendix A of the Biological Resources Assessment (Helix, 2015a, p. 14). Accordingly, implementation of the Project would not impact any special-status plants.

Impacts to Listed Animal Species

There are 26 sensitive animals historically known to occur in the vicinity of the Project site, eight of which are listed at the state or federal level (refer to Table 7 of the Project's Biological Resources Assessment, Technical Appendix D1). None of the eight listed species are expected to occur in the Project area. A complete list of all animal species observed in the Project area is included as Appendix B of the Project's Biological Resources Assessment (Helix, 2015a, p. 19).

Only one of the 26 sensitive species that was observed in the Project area, the California horned lark (*Eremophila alpestris actia*), is a sensitive species (state species of concern). The California horned lark was observed in a small flock foraging in the agriculture habitat. This species is fully covered under the MSHCP and does not require species specific mitigation. The MSHCP addresses biological impacts for take of Covered Species within the MSHCP Plan Area, including threatened and endangered species. Section 4.1.6 of the MSHCP Final EIR/EIS states that the implementation of MSHCP mitigation measures would reduce identified impacts to a level below significance for all impacts except those associated with Non-Covered Species. General measures include the Local Development Mitigation Fee (LDMF), which is to be applied to all future development throughout the Project area, in order to address cumulative impacts to Covered Species throughout the region. As such, since the proposed Project complies with the MSHCP, and the Project applicant would pay the required MSHCP LDMF fees, impacts to the California horned lark would be reduced to a level below significance. (Helix, 2015a, pp. 17-18, 41)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Nesting Birds

The proposed Project has the potential to impact active bird nests if vegetation is to be removed during the nesting season (February 15 to August 31). Impacts to nesting birds are prohibited by the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (Helix, 2015a, pp. 37,41). The Project's potential to impact nesting birds regulated by the MBTA is evaluated as a significant impact for which mitigation would be required. Implementation of supplemental Mitigation Measure MM 11.6 would reduce the Project's potential impacts to nesting birds to a level below significance by requiring monitoring of site clearing and grading activities by a qualified biologist.

Based on the foregoing analysis, the proposed Project would not adversely impact any special status species and a less-than-significant impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- d) Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 concluded that the loss of open field agricultural habitat was considered a significant, adverse impact due to the dependence on this habitat type by wintering and resident raptors. As such, EIR No. 374 determined that impacts associated with the movement of wildlife species would be significant and unavoidable. (Riv. County, 1997, pp. V-218, II-21)

No Substantial Change from Previous Analysis: As mentioned in the analysis of Threshold 7.a), the Project drains to the MSHCP Conservation Area (Proposed Constrained Linkage 18). The MSHCP is intended, in part, to facilitate wildlife movement throughout western Riverside County and the Project is fully consistent with the MSHCP requirements (assuming implementation of the EIR No. 374 Mitigation Measures, as modified/supplemented herein). As such, impacts to wildlife movement and wildlife nursery sites would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- e) Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 determined that the conversion of 2.5 acres of wetland/willow riparian woodland habitat on the project site would result in a significant biological impact due to the limited nature of wetland habitat in southern California. As such, EIR No. 374 determined that impacts to riparian habitat would be significant and unavoidable. (Riv. County, 1997, p. V-218)

No Substantial Change from Previous Analysis: The Project proposes to impact 40.62 acres on-site (refer to Figure 8 of the Biological Resources Assessment, Technical Appendix D1). As indicated in Table EA-6, *Impacts to Vegetation Communities*, implementation of the proposed Project would result in the following direct impacts: 0.34 acre of Southern willow scrub; 0.25 acre of mule fat scrub; 0.17 acre of tamarisk scrub; 38.32 acres of agricultural lands; 0.25 acre of non-native vegetation; and 1.29 acres of disturbed habitat (Helix, 2015a, p. 33).

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Table EA-6 Impacts to Vegetation Communities

HABITAT	Acres
Riparian/Riverine Habitats	
Southern willow scrub	0.34
Mule fat scrub	0.25
Tamarisk Scrub	0.17
Subtotal	0.76
Upland Habitats	
Agriculture*	38.32
Non-native vegetation	0.25
Disturbed habitat	1.29
Developed (includes concrete apron)	--
Subtotal	39.86
TOTAL	40.62

*0.19 acre of Streambed, a Riparian/Riverine habitat occurs within the agricultural land.

(Helix, 2015a, Table 9)

A discussion of the vegetation communities located on-site is provided below:

Southern Willow Scrub: Southern willow scrub consists of dense, broad-leaved, winter-deciduous stands of trees dominated by shrubby willows in association with mule fat and with scattered emergent western cottonwood and western sycamores. This vegetation community appears as a single layer; it lacks separate shrub and tree layers and generally appears as a mass of short trees or large shrubs. It occurs on loose, sandy or fine, gravelly alluvium deposited near stream channels during flood flows. This habitat type occurs as discontinuous patches along the drainage that crosses the Project area from northeast to southwest. Species present include arroyo willow (*Salix lasiolepis*), red willow (*S. laevigata*), western cottonwood, mule fat, tamarisk, and blue elderberry (*Sambucus nigra caerulea*). A total of 0.34 acre occurs on the Project site. (Helix, 2015a, p. 9)

Mule Fat Scrub: Mule fat scrub is a depauperate, shrubby, riparian scrub community dominated by mule fat and interspersed with shrubby willows. This habitat occurs along intermittent stream channels with a fairly coarse substrate and moderate depth to the water table. This habitat occurs in patches along the drainage that crosses the Project area. In the Project area, this community is dominated by mule fat and includes a minimal understory of annuals including western ragweed (*Ambrosia psilostachya*), riggut grass (*Bromus diandrus*), alkali mallow (*Malvella leprosa*), and tocalote (*Centaurea melitensis*). A total of 0.25 acre occurs on the Project site. (Helix, 2015a, p. 10)

Tamarisk Scrub: Tamarisk scrub is typically comprised of shrubs and/or small trees of exotic tamarisk species but may also contain willows (*Salix spp.*), salt bushes (*Atriplex spp.*), and salt grass (*Distichlis spicata*). This habitat occurs along intermittent streams in areas where high evaporation rates increase the salinity level of the soil. Species in this vegetation community within the project area include tamarisk, along with annual herbs and grasses. Approximately

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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0.17 acre of tamarisk scrub would be impacted within the drainages that crosses the Project site. (Helix, 2015a, p. 10)

Streambed: The drainages periodically convey surface water but do not support wetland vegetation have been classified as streambed. This habitat type is regulated by the USACE as non-wetland WUS and by CDFW as streambed. Species present include ripgut grass, tocalote, black mustard (*Brassica nigra*), and a variety of other grasses and herbs similar to the surrounding upland communities. A total of 0.19 acre of streambed occurs on-site within the agricultural lands and would be impacted by the Project. (Helix, 2015a, p. 10)

Agriculture: General agriculture land is defined broadly as land used primarily for production of food and fiber. Within the Project area, general agriculture land consists of dry farm wheat. The proposed Project would impact approximately 38.32 acres of agricultural habitat. (Helix, 2015a, p. 11)

Non-Native Vegetation: Non-native vegetation consists of cultivated plants that have naturalized into otherwise native habitat areas or that are remnants of previous cultivated land uses. This habitat type is represented on site by a 0.25 acre of olive trees (*Olea europa*) in the northwest corner of the Project area, which would be impacted with implementation of the Project. (Helix, 2015a, p. 11)

Disturbed Habitat: Disturbed habitat includes unvegetated or sparsely vegetated areas, particularly where the soil has been heavily compacted by prior development or where agricultural lands have been abandoned. Disturbed habitat is generally dominated by non-native weedy species that adapt to frequent disturbance or consists of dirt trails and roads. This habitat consists of disked land not planted with crops and land adjacent to the off-site nursery. Species present include ripgut grass, alkali mallow, black mustard, tocalote, jimson weed (*Datura wrightii*), wild oat (*Avena sp.*), Russian thistle (*Salsola tragus*), and salt heliotrope. The Project would impact approximately 1.29 acres of disturbed habitat. (Helix, 2015a, p. 11)

As noted above, the Project would result in significant impacts to approximately 0.95 acres of Riparian/Riverine habitats on-site including the following: southern willow scrub, mule fat scrub, tamarisk scrub, and streambed (Helix, 2015b, Table 2). In addition, 0.19 acre of streambed would be impacted off-site (Helix, 2015b, p. 1). The impacts to Riparian/Riverine habitat require that a DBESP be prepared. The DBESP for the off-site channel has been approved as part of JRP 05 03 29 03. The DBESP for the on-site development component that impacts 0.95 acre of Riparian/Riverine habitat has been prepared and submitted to the County and is included as Technical Appendix D2. The proposed mitigation for these impacts, including recommendations from the DBESP, are included as supplemental Mitigation Measures MM 11.3 through MM 11.5. With implementation of required mitigation, impacts to sensitive riparian habitats would be reduced to less-than-significant levels. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- f) **Would the Project 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**

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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No Substantial Change from Previous Analysis: The Project proposes impacts to 0.15 acre of Waters of the United States, comprised entirely of non-wetland habitat (refer to Table 9 of Technical Appendix D1) (Helix, 2015a, pp. 30,32). However, as a condition of approval, the Project Applicant would be required to secure a Section 404 permit from the United States Army Corps of Engineers (USACE) prior to the initiation of grading activities. With authorization from the USACOE, impacts to jurisdictional waters would be less than significant and no additional mitigation is required. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

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

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to local policies or ordinances protecting biological resources.

No Substantial Change from Previous Analysis: Aside from the MSHCP (which is addressed above under Issue 7.a), the only local policy/ordinance protecting biological resources within the Project area is the Riverside County Oak Tree Management Guidelines, which requires surveys of individual trees and the minimization and/or avoidance of oak trees, where feasible. Based on the results of the site-specific Biological Technical Report (Appendix D1), the Project site and off-site impact areas do not contain any oak trees or oak woodland habitat. Accordingly, the proposed Project has no potential to conflict with the County's Oak Tree Management Guidelines, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation:

Supplemental Mitigation Measures

EIR No. 374 includes 2 mitigation measures (renumbered herein as MM 11.1 and MM 11.2), which would continue to apply to the proposed Project. However, some of the mitigation measures identified by EIR No. 374 are out of date and do not reflect current regulatory requirements. In order to further ensure that Project-related impacts to Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) covered species and other biological resources are fully precluded, the County has imposed the following new biology mitigation measures on the proposed Project. The biology requirements listed below are based on the recommendations of the Project's biologist (Helix Environmental.):

MM 11.3 Prior to issuance of the final (146th) occupancy permit, the Riverside County Planning Department shall ensure that the 1.14 acres of habitat are established within the basin and flood control channel on site. A minimum of 0.76 acre shall consist of native riparian scrub. The remaining 0.38 acres shall consist of either native riparian scrub or active streambed. In addition, the created habitat shall be composed of native shrubs and trees and shall serve to eliminate the non-native tamarisk from the site resulting in a habitat that has at least equal or higher quality functions and values. The mitigation area shall have a conservation easement or restrictive covenant placed over the area and long-term management shall be provided by a management entity acceptable to the County Environmental Programs Department (EPD), the Western Riverside County Conservation Authority (RCA), and resource agencies. Options could include the RCA, Riverside Land Conservancy, or other land conservancy. Specific management measures for the created habitat shall include:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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- Fencing and signage of the open space channel and side slopes to keep children and pets out of the open space
- Annual maintenance of non-native weed species
- At least quarterly monitoring and trash removal
- Contingency funding to insure that the channel can be maintained in the event of unanticipated events that could affect the biological value and integrity of the site
- Annual monitoring and reporting

A final Long-term Management Plan (LTMP) shall be prepared by the Project Applicant for review and approval by County EPD prior to issuance of grading or building permits. The LTMP shall include a funding estimate based on a Property Analysis Record or similar method for determining long-term management costs. The applicant also shall enter into an agreement with TR 36687 immediately to the south and TR 32151 to the southwest to insure that the entire length of the channel can be constructed and that all mitigation obligations and mitigation area from the previously approved JPR 05 03 29 03 for TR 32151 will be met within the proposed channel.

MM 11.4 Prior to issuance of the final (146th) occupancy permit, the Riverside County Planning Department shall ensure that the remaining mitigation requirement of 1.18 acres (in addition the 1.14 acres referenced in MM 11.3) of riparian/riverine habitat is accomplished either within the proposed mitigation area in TTM 32151 or through mitigation credits that are purchased by the Project Applicant in the Barry Jones Mitigation Bank. The riparian habitat to be created shall be of equal or higher quality habitat than the habitat being impacted.

MM 11.5 During Project construction, the following measures shall be implemented to minimize indirect impacts to Riparian/Riverine resources during construction;

- Best Management Practices (BMPs) shall be used during Project construction to minimize potential impacts from erosion, sedimentation, and pollutants during construction;
- Equipment shall be stored in upland areas, outside of drainages except as required by project design (rotation, trash removal, etc.): and
- Source control and treatment control BMPs shall be utilized to minimize potential contaminants that are generated during Project construction. Source control BMPs include landscape planting, roof runoff controls, trash storage areas, use of alternative building materials, and education of future tenants and residents. Treatment control BMPs includes detention basins, vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water quality BMPs shall be implemented throughout the Project to capture and treat contaminants.
- To avoid attracting predators, the project shall be kept clean of debris to the extent possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from site.
- Employees shall strictly limit their activities, vehicles, equipment, and construction material to the proposed project footprint, staging areas, and designated routes of travel.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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- f) Construction limits shall be fenced with orange snow screen, and exclusion fencing should be maintained until the completion of construction activities.

MM 11.6 To the extent feasible, construction between February 1 and August 31 shall be avoided to minimize impacts to nesting birds. If construction activities cannot be avoided during this time, a survey by a professional biologist shall verify that no migratory birds are nesting within the area to be cleared and grubbed. If active nests are identified, the biologist shall establish buffers around the vegetation containing the active nest (up to 200 feet for non-raptors). The vegetation containing the active nest shall not be removed, and no grading shall occur within the established buffer, until a qualified biologist has determined that the nest is no longer active. In addition, because raptors are known to begin nest building in January and February, if vegetation clearing occurs during this time period, a nesting raptor survey shall be conducted. A buffer zone of up to 500 feet shall be established by the biologist for any active raptor nest that is found to prevent impacts to nesting raptors. The vegetation containing the active nest shall not be removed, and no grading shall occur within the established buffer, until a qualified biologist has determined that the nest is no longer active.

MM 11.7 As a condition of approval, the following measures shall be implemented prior to final building permit inspection to minimize indirect impacts to biological resources:

- a) All Project runoff shall be treated prior to exiting the site to reduce toxins.
- b) Detention basins shall capture runoff from the development prior to it entering the proposed flood control channel.
- c) Project lighting shall be selectively placed, directed, and shielded away from conserved habitats along the open space borders of the development. Spotlight type backyard lighting directed into conserved habitat shall be prohibited.
- d) No plants included on the California Invasive Plan Council's list of invasive species (or in Table 6-2 of the MSHCP) shall be used anywhere on the site, and only native species or non-native species shall be planted adjacent to conservation areas. A list of prohibited species shall be provided to homebuyers.
- e) The Project Applicant shall ensure that no additional take of conserved habitat shall be necessary for fuel modification purposes.
- f) The Project Applicant shall ensure that enclosure fences (wood, tubular steel) are installed along the interface where residential development abuts created riparian habitat. Signs shall be posted at potential access points to the MSHCP conservation area that inform residents of the wildlife habitat value of open space areas.

Monitoring:

MM 11.3 Prior to the issuance of the final (146th) occupancy permit, the Riverside County Environmental Programs Department shall verify that 1.14 acres of habitat have been created within the basin and flood control channel on site. A minimum of 0.76 acre shall consist of native riparian scrub (combination of mule fat scrub and southern willow scrub). The remaining 0.38 acres shall consist of either riparian scrub or active streambed.

MM 11.4 Prior to the issuance of the final (146th) occupancy permit, the Riverside County Environmental Programs Department shall verify that at least an additional 1.18 acres of

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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riparian habitat have been restored on-site and that an additional 0.83 acre are restored either through the purchase of mitigation credits or through additional restoration on-site as described in the *Determination of Biologically Equivalent or Superior Preservation Report*, dated March 11, 2015.

- MM 11.5 Riverside County shall ensure compliance with this requirement as part of inspections of the Project site.
- MM 11.6 Prior to issuance of grading permits, the Riverside County Environmental Programs Department shall review the results of the preconstruction nesting bird survey that all measures specified therein to protect nesting birds are adhered to during grading activities. Alternatively, if no grading is anticipated during the avian nesting season, then the Environmental Programs Department shall ensure that implementing grading permits are conditioned to prohibit grading activities during the nesting season (February 1st through August 31).
- MM 11.7 Riverside County shall ensure compliance with this requirement as part of inspections of the Project site.

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: Project Application Materials; *Cultural Resources Survey*, Dudek, November 2014

Findings of Fact:

- a) **Would the Project alter or destroy an historic site?**
- b) **Would the Project cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?**

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with historic sites or historical resources.

No Substantial Change from Previous Analysis: The Project proposes changes to the boundaries, acreage, and unit allocations of proposed Planning Areas 1, 2A, 3, 5A, 6, 7, 52A, and 52B. Planning Area 5A is currently built out with 118 single-family homes and no development is proposed within Planning Area 7 as part of the Project. Physical impacts to Planning Areas 5A and 7 were fully evaluated and disclosed as part of EIR No. 374, and no new or increased impacts would occur with implementation of the Project.

Although impacts to proposed Planning Areas 1, 2A, 3, 6, 52A, and 52B (within TTM 36722) were previously evaluated within EIR No. 374, a Cultural Resources Survey was prepared for the Project site by Dudek (refer to Technical Appendix E1). No historical resources were identified in the Project area

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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during a records search or field survey of the property (Dudek, 2014a, pp. 23-24). Accordingly, there would be no impact to historic resources as a result of the proposed Project. As such, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

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

Source: *Project Application Materials; Cultural Resources Survey*

Findings of Fact:

The Project proposes changes to the boundaries, acreage, and unit allocations of proposed Planning Areas 1, 2A, 3, 5A, 6, 7, 52A, and 52B. Planning Area 5A is currently built out with 118 single-family homes and no development is proposed within Planning Area 7 as part of the Project. Physical impacts to Planning Areas 5A and 7 were fully evaluated and disclosed as part of EIR No. 374, and no new or increased impacts would occur with implementation of the Project. Although archaeological impacts within proposed Planning Areas 1, 2A, 3, 6, 52A, and 52B were previously evaluated within EIR No. 374, a Cultural Resources Survey was prepared for the Project site by Dudek (refer to Technical Appendix E1), the results of which are included in the analysis below.

- a) **Would the Project alter or destroy an archaeological site?**
- b) **Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?**

EIR No. 374 Finding: EIR No. 374 disclosed that eight archaeological sites existed within the project boundaries. Mitigation Measures 55 and 56 (renumbered herein as Mitigation Measure MM 15.1 and MM 15.2) were identified to reduce potential impacts to archaeological sites and associated resources. With mitigation, impacts were determined to be less than significant with mitigation incorporated. (Riv. County, 1997, pp. V-129, II-24)

No Substantial Change from Previous Analysis: A records search performed by Dudek concluded that no cultural resources were identified in the Project area; however, three cultural resources were identified in the 0.5 mile record search area, including two prehistoric isolates. In addition, a field survey was performed for the Project site and no cultural resources were identified (Dudek, 2014a, pp. 23-24). Based on the survey and records search results, Dudek concluded that the site has a low potential to for the inadvertent discovery of archaeological resources during construction (Dudek, 2014a, p. 29). Accordingly, the Project would not alter or destroy an archaeological site, nor would the Project cause

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. Therefore, impacts would be less than significant, and monitoring during ground disturbing activities is not required (Dudek, 2014a, p. 29). However, Mitigation Measure MM 15.2 (as revised/ supplemented herein) would continue to apply to the Project to ensure that impacts to potentially uncovered archaeological resources would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 374.

c) Would the Project disturb any human remains, including those interred outside of formal cemeteries?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts due to disturbance of human remains.

No Substantial Change from Previous Analysis: The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. Field surveys conducted on the Project site did not identify the presence of any human remains and no human remains are known to exist beneath the surface of the site. Nevertheless, the remote potential exists that human remains may be unearthed during grading and excavation activities associated with Project construction. In the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California 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. Pursuant to California 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 disposition has been made by the Coroner. If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Consistent with the findings of EIR No. 374, and assuming mandatory compliance with state law, implementation of the proposed Project would not result in any adverse impacts to any human remains. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 374.

d) Would the Project restrict existing religious or sacred uses within the potential impact area?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to existing religious or sacred uses within the Project site.

No Substantial Change from Previous Analysis: There are no religious or sacred uses occurring within the proposed Project site or off-site impact areas. Consistent with the findings of EIR No. 374, implementation of the proposed Project would not result in any adverse impacts to any religious or sacred uses. As such, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 374.

Mitigation:

Revised Mitigation Measures

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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EIR No. 374 includes 2 mitigation measures (55 and 56, renumbered herein as MM 15.1 and 15.2), which would continue to apply to the proposed Project. However, one of the mitigation measures identified by EIR No. 374 is out of date and does not reflect current regulatory requirements. Accordingly, the following EIR No. 374 Mitigation Measure would be superseded and replaced by the revised (and more stringent) requirements listed below, and are based on the recommendations of the Project's archaeologist (Dudek):

MM 15.2 In addition to the existing archaeological sites, potential materials could be encountered during grading activities. ~~Should this event occur, a qualified archaeologist shall be contacted to evaluate the resource's significance and, if necessary, develop a mitigation plan prior to further grading. If a significant archaeological resource(s) is discovered on the property, ground disturbing activities shall be suspended 100 feet around the resource(s). The archaeological monitor and a representative of the appropriate Native American Tribe(s), the Project Proponent, and the County of Riverside Planning Department shall confer regarding mitigation of the discovered resource(s). A treatment plan shall be prepared and implemented by the archaeologist to protect the identified archaeological resource(s) from damage and destruction. The treatment plan shall contain a research design and data recovery program necessary document the size and content of the discovery such that the resource(s) can be evaluated for significance under CEQA criteria. The research design shall list the sampling procedures appropriate to exhaust the research potential of the archaeological resource(s) in accordance with current professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery excavations of archaeological resource(s) of prehistoric origin, and shall require that all recovered artifacts undergo laboratory analysis. At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or, the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the County of Riverside. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the Riverside County Planning Department and the Eastern Information Center.~~

Monitoring:

MM 15.2 If significant prehistoric resources are discovered during grading activities, the Riverside County Planning Department shall ensure that an appropriate treatment plan is implemented.

10. Paleontological Resources

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

Source: Riverside County General Plan; Paleontological Resources Survey

Findings of Fact:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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a) Would the Project directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

EIR No. 374 Finding: EIR No.374 determined that although no paleontological resources were encountered on the project site, the contents of on-site soils may have contained potential fossil bearing qualities. As such, the EIR identified Mitigation Measures 57 through 62 (renumbered herein as Mitigation Measure MM 15.3 through 15.8) to ensure the proper handling and treatment of paleontological resources. EIR No. 374 concluded that impacts to paleontological and geological resources, sites, and features would be less than significant with mitigation incorporated. (Riv. County, 1997, pp.V-129, II-24 - II-26)

No Substantial Change from Previous Analysis: The Project proposes changes to the boundaries, acreage, and unit allocations of proposed Planning Areas 1, 2A, 3, 5A, 6, 7, 52A, and 52B. Planning Area 5A is currently developed with 118 single-family homes; thus, existing development within Planning Area 5A has no potential to result in new or more severe impacts to paleontological resources or unique geologic features. Although Planning Area 7 ultimately would be developed with up to 85 dwelling units, development within Planning Area 7 would require subsequent discretionary approvals that would be subject to CEQA. Other than the reduced unit allocation and diminishment of the size of Planning Area 7, no development would occur in Planning Area 7 as a result of the Project; thus, impacts associated with future development of Planning Area 7 are not evaluated herein because such impacts were fully evaluated as part of EIR No. 374. Although impacts to proposed Planning Areas 1, 2A, 3, 6, 52A, and 52B (within TTM 36722) were previously evaluated within EIR No. 374, a Paleontological Resources Survey was prepared for the Project site by Dudek (refer to Technical Appendix E2), the results of which are summarized below.

According to Riverside County General Plan Figure OS-8, the Project site is determined to have a “Low” potential for uncovering paleontological resources (Riv. County, 2003a, Figure OS-8). Nonetheless, there is a potential that during grading of the property, unique paleontological resources or sites could be uncovered.

According to the Paleontological Resources Survey, the Project site is partially underlain by young alluvial valley deposits (Qya) that are Holocene to late Pleistocene in age, as well as very old alluvial valley deposits (Qvoa) that are early to middle Pleistocene in age (Dudek, 2014b, p. 7). A records search of paleontological locality information revealed that no known fossil localities have been identified within the Project area or within a one mile radius of the Project site. However, geological records indicate that the site is situated on Pleistocene-age alluvial sediments which have produced numerous plant and animal fossils in the wider region (Dudek, 2014b, p. 14). Mitigation Measures 57 through 62 (renumbered herein as Mitigation Measure MM 15.3 through MM 15.8) identified by EIR No. 374 would continue to apply to the Project to ensure that in the event that paleontological resources are uncovered, resources would be appropriately treated, which would reduce impacts to a level below significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<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?				
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: *Preliminary Geotechnical Investigation*, John R. Byerly Incorporated, December 11, 2014; Riverside County GIS database (RCLIS)

The Project proposes changes to the boundaries, acreage, and unit allocations of proposed Planning Areas 1, 2A, 3, 5A, 6, 7, 52A, and 52B. Planning Area 5A is currently developed with 118 single-family homes; thus, existing development within Planning Area 5A has no potential to result in new or more severe impacts associated with seismic hazards. Although Planning Area 7 ultimately would be developed with up to 85 dwelling units, development within Planning Area 7 would require subsequent discretionary approvals that would be subject to CEQA. Other than the reduced unit allocation and diminishment of the size of Planning Area 7, no development would occur in Planning Area 7 as a result of the Project; thus, impacts associated with future development in Planning Area 7 are not evaluated herein because such impacts were fully evaluated as part of EIR No. 374. Accordingly, because no new or more severe impacts would occur within Planning Area 7 as a result of the Project, the analysis herein focuses instead on the Project's physical impacts associated with implementation of TTM 36722. Although impacts to proposed Planning Areas 1, 2A, 3, 6, 52A, and 52B (within TTM 36722) were previously evaluated within EIR No. 374, a preliminary geotechnical investigation has been prepared for this portion of the Project site. Findings from the geotechnical report are incorporated into the analysis of Thresholds 11 through 18, below.

Findings of Fact:

- a) **Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?**
- b) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 determined that the project site was not located within any Alquist-Priolo Fault Zones but was located approximately five miles northeast of the Elsinore Fault Zone, and 12.0 miles southwest of the San Jacinto Fault Zone. The EIR concluded that the probability of strong ground shaking on-site in response to an earthquake was high. Therefore, the EIR identified Mitigation Measures 1 and 2 (renumbered herein as Mitigation Measures MM 1.1 and MM1.2) to ensure that impacts associated with fault hazards would be less than significant with mitigation incorporated. (Riv. County, 1997, pp. V-19, II-6)

No Substantial Change from Previous Analysis: The Project site is not located within or adjacent to an Alquist-Priolo Earthquake Fault Zone (A-P EFZ). The closest A-P EFZ is along the Elsinore fault

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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zone, located approximately 9 miles southwest of the site (Byerly, 2014, Enclosure 7, p. 5). In addition, the site is not located within or adjacent to a County of Riverside Fault Hazard Zone. The closest County of Riverside Fault Hazard zone, associated with the Murrieta Hot Springs fault, is located approximately 4 miles south of the Project site. (Riv. County, 2014a; Riv. County, 2003a, Figure S-2). Because there are no faults located on the Project site, there is no potential for the Project to expose people or structures to adverse effects related to ground rupture, nor would the Project expose people or structures to potential adverse effects associated with geologic hazards. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

12. Liquefaction Potential Zone

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

Source: Riverside County GIS database (RCLIS); *Preliminary Geotechnical Investigation*, John R. Byerly Incorporated, December 11, 2014.

Findings of Fact:

a) Would the Project be subject to seismic-related ground failure, including liquefaction?

EIR No. 374 Finding: EIR No. 374 determined that the site may be subject to moderate liquefaction. However the EIR determined that with incorporation of Mitigation Measure 3 (renumbered herein as Mitigation Measure 1.3), potential impacts associated with liquefaction would be less than significant. (Riv. County, 1997, pp. V-19, II-6)

No Substantial Change from Previous Analysis: Riverside County GIS shows the Project site as having a “low” to “moderate” liquefaction potential (Riv. County, 2014a). Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater occurs in close proximity to the ground surface.

Most of the Project site is underlain by dense older alluvium at a relatively shallow depth. Therefore, the majority of the site is not expected to be subject to liquefaction due to its very dense nature. However, loose alluvium occurs within the on-site drainage area (Byerly, 2014, Enclosure 7, p.15). EIR No. 374 Mitigation Measure 3 (renumbered herein as Mitigation Measure 1.3) would continue to apply to the proposed Project to ensure that on-site liquefaction hazards are mitigated to a less than significant level. As such, the proposed Project would not be subject to seismic-related ground failure, including liquefaction, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County GIS database (RCLIS); *Preliminary Geotechnical Investigation* John R. Byerly Incorporated, December 11, 2014.

Findings of Fact:

a) Would the Project be subject to strong seismic ground shaking?

EIR No. 374 Finding: EIR No. 374 determined that the project site was not located within any Alquist-Priolo Fault Zones but was located approximately five miles northeast of the Elsinore Fault Zone, and 12.0 miles southwest of the San Jacinto Fault Zone. The EIR concluded that the probability of strong ground shaking on-site in response to an earthquake was high. Therefore, the EIR identified mitigation Measures 1 and 2 (renumbered herein as Mitigation Measures MM 1.1 and MM1.2) to reduce impacts associated with ground shaking to below a level of significance. (Riv. County, 1997, pp. V-19, II-6)

No Substantial Change from Previous Analysis: According to information contained in the Project-specific preliminary geotechnical investigation (Technical Appendix F), and as discussed above under the analysis of Threshold 11.a), the Project site is not located within or adjacent to an Alquist-Priolo Earthquake Fault Zone (A-P EFZ). The closest A-P EFZ is along the Elsinore fault zone, located approximately 9 miles southwest of the site (Byerly, 2014, Enclosure 7, p. 5). In addition, the site is not located within or adjacent to a County of Riverside Fault Hazard Zone. The closest County of Riverside Fault Hazard zone, associated with the Murrieta Hot Springs fault, is located approximately 4 miles south of the Project site. (Riv. County, 2014a; Riv. County, 2003a, Figure S-2)

However, as indicated on Riverside County General Plan Figures S-1 and S-2, the Project site is located in a seismically active area of Southern California (Riv. County, 2003a). As a standard condition of Project approval, the Project would be required to construct proposed structures in accordance with the California Building Standards Code (CBSC), also known as California Code of Regulations (CCR), Title 24. The CBSC is designed to resist significant adverse effects associated with strong seismic ground shaking. With mandatory compliance with the 2010 California Building Code requirements, or the applicable building code at the time of Project construction, impacts due to strong seismic ground shaking would be less than significant, and no mitigation would be required. Moreover, the Project would be conditioned to comply with EIR No. 374 Mitigation Measures 1 through 3 (renumbered herein as Mitigation Measures MM 1.1 through MM 1.3) to reduce impacts from seismic activity. Consistent with the findings of EIR No. 374, the proposed Project's impacts from strong seismic shaking would be less than significant with mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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14. Landslide Risk

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

Source: Riverside County General Plan; Project Application Materials; *Preliminary Geotechnical Investigation*, John R. Byerly Incorporated, December 11, 2014.

Findings of Fact:

a) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 determined that secondary seismic-related impacts such as ground rupture, shallow ground cracking, and landsliding were not anticipated to occur on the project site,. Therefore, EIR No. 374 did not identify any impacts associated with landslide risk. (Riv. County, 1997, p. V-21)

No Substantial Change from Previous Analysis: SWAP Figure 14, *Slope Instability*, does not identify the Project site within an area at risk to landslide or landslide hazards (Riv. County, 2014b). In addition, the Project site was evaluated for geologic hazards, by John R. Byerly, Inc. The Project’s preliminary geotechnical investigation indicates that the Project site is located on a large structural block of land known as the Perris Block, which is considered to be relatively stable (Byerly, 2014, Enclosure 7, Page 4). There are no steep slopes on-site or in the immediate surrounding area, thus the Project has no potential to result in or be affected by landslide or rockfall hazards (Google Earth, 2013). The preliminary geotechnical investigation did not identify any adverse soil conditions that could result in lateral spreading or collapse. Consistent with the findings of EIR No. 374, the proposed Project’s landslide risk would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

15. Ground Subsidence

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

Source: Riverside County General Plan, Project Application Materials; *Preliminary Geotechnical Investigation*, John R. Byerly Incorporated, December 11, 2014.

Findings of Fact:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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- a) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with ground subsidence.

No Substantial Change from Previous Analysis: Figure S-7 of the Riverside County General Plan indicates that the Project site is “susceptible” to ground subsidence, although no areas of documented subsidence occur in the Project area (Riv. County, 2003a, Figure 7). In addition, due to the relatively shallow depth to bedrock and the dense, Pleistocene age sediments on the site, subsidence is not expected to be a hazard on the Project site (Byerly, 2014, Enclosure 7, p. 15). Accordingly, the proposed Project would not 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. Thus, impacts would be less than significant and no mitigation is required. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

16. Other Geologic Hazards

- a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Riverside County General Plan; *Preliminary Geotechnical Investigation*, John R. Byerly Incorporated, December 11, 2014.

Findings of Fact:

- a) **Would the Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?**

EIR No. 374 Finding: EIR No. 374 noted that portions of the project site may be subject to seismically induced flooding and seiches caused by failure of Lake Skinner Dam. Location of the project site within the Lake Skinner Dam Inundation Area could expose future residents to flooding in the event of a seismic event. The EIR identified Mitigation Measure 21 (renumbered herein as Mitigation Measures MM 4.4) to reduce impacts related to flooding by requiring notification to future property owners and coordination with emergency management agencies to ensure public safety in the event of a seiche. EIR No. 374 concluded that with incorporation of mitigation, impacts would be less than significant. (Riv. County, 1997, pp. V-21, II-10)

No Substantial Change from Previous Analysis: According to the site specific geotechnical investigation, seismically induced failure of the San Diego Canal, which feeds Lake Skinner, may induce flooding along the drainage area located on the Project site (Byerly, 2014, Enclosure 7, p.16). However, Mitigation Measure 21 identified in EIR No.374 (renumbered herein as Mitigation Measures MM 4.4) would continue to apply to the proposed Project and would reduce impacts associated with flooding to a less than significant level. In addition, and according to Riverside County General Plan Figure S-10, the Project site is not subject to inundation due to the failure of any nearby dams (Riv. County, 2003a, Figure S-10). Accordingly, impacts associated with seiches, mudflows, volcanic hazards, or other geologic hazards would be less than significant with mitigation. Therefore, implementation of the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

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

Source: Project Application Materials; *Preliminary Geotechnical Investigation*, John R. Byerly Incorporated, December 11, 2014.

Findings of Fact:

a) Would the Project change topography or ground surface relief features?

EIR No. 374 Finding: EIR No. 374 determined that grading of the site would be tailored to existing topography and would be sensitive to natural landforms where practical. However, the EIR noted that development of the project would create artificial cuts and fills to accommodate structures and roads. EIR No. 374 identified 13 Mitigation Measures (Mitigation Measures 4 through 16, renumbered herein as MM 2.1 through MM 2.13) to ensure that impacts associated with topographical changes would be less than significant. (Riv. County, 1997, pp. V-29, II-7 - II-9)

No Substantial Change from Previous Analysis: Under existing conditions, the Project site is relatively flat and slopes downward to the south at a gradient of less than 3 percent (Byerly, 2014, p. 2). Implementation of the proposed Project would require grading activities as necessary to accommodate residential development. As part of the Project's grading plan, hillsides within the Project site would be graded at a maximum 2:1 gradient to increase areas suitable for residential development while providing fill material to facilitate the construction of residential pads in other portions of the site. Although the Project would result in a change to the site's existing topography, there would be no adverse effects to the environment resulting from site grading beyond what is already evaluated and disclosed throughout this EIR Addendum. In addition, Mitigation Measures identified in EIR No. 374 (renumbered herein as MM 2.1 through MM 2.13) would continue to apply to the proposed Project. Accordingly, impacts due to changes to the site's topography and ground surface relief features would be less-than-significant. As such, the Project would not create a new impact due to changes to the site's topography and ground surface relief features. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

b) Would the Project create cut or fill slopes greater than 2:1 or higher than 10 feet?

EIR No. 374 Finding: EIR No. 374 determined that most cut and fill slopes associated with the project would be designed in accordance with County of Riverside standards (ensuring that slopes would be no steeper than 2:1 or taller than ten feet in height). However, EIR No. 374 indicated that slopes in

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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portions of SP 286 would require slopes steeper than 2:1 or taller than 10 feet in height. To ensure the safety of such slopes, EIR No. 374 identified Mitigation Measures 7 and 10 (renumbered herein as MM 2.4 through MM 2.7), which require detailed landscape plans and a soils report demonstrating the safety of any cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, EIR No. 374 determined that with mitigation, impacts associated with slopes would be less than significant. (Riv. County, 1997, pp. V-29, II-7 - II-8)

No Substantial Change from Previous Analysis: As shown on TTM 36722, all slopes proposed as part of the Project would be constructed at a maximum slope angle of 2:1. In addition, the Project's preliminary geotechnical report recommends that slopes on site not exceed a maximum height of 15 feet (Byerly, 2014, p. 18). The Project's geologist (John R. Byerly) did not identify any slopes that are expected to be unstable as designed. Furthermore, all recommendations contained within the preliminary geotechnical investigation shall be enforced by Riverside County through conditions of approval imposed on the Project. Accordingly, impacts due to the creation of slopes greater than 2:1 or higher than 10 feet in height would not occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

c) Would the Project result in grading that affects or negates subsurface sewage disposal systems?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to subsurface sewage disposal systems that would result from grading.

No Substantial Change from Previous Analysis: There are no subsurface sewage disposal systems within the areas that would be permitted for physical disturbance as part of the proposed Project. As such, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is 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: *Hydrology Analysis for SABA Tract 36722*, Hunsaker & Associates, 2014; *Preliminary Geotechnical Investigation*, John R. Byerly Incorporated, December 11, 2014; Project Application Materials

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Findings of Fact:

a) Would the Project result in substantial soil erosion or the loss of topsoil?

EIR No. 374 Finding: EIR No. 374 determined grading of the project site would somewhat reshape natural contours and slightly increase the erosion potential of the project site. The EIR noted however, that erosion on site could be easily mitigated by proper engineering techniques. As such, the EIR identified mitigation measures (Mitigation Measure 4 through 16, renumbered herein as MM 2.1 through 2.13) to ensure that impacts associated with soil erosion on site would be less than significant. (Riv. County, 1997, pp. V-29, II-7 - II-9)

No Substantial Change from Previous Analysis: Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and applicable regulatory requirements would ensure that water and wind erosion impacts would be less than significant. Mitigation is not required.

Following construction, wind and water erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. All flows entering the on-site storm drainage system, including flows from the portion of McColery Road that would be improved as part of the Project, would be directed toward the water quality detention/sand filter basins planned within Lots 147 and 148 via subsurface storm drain pipes. Following treatment of these flows within the water quality detention/sand filter basins, flows would be conveyed into the proposed flood control channel within Lot 149. On-site drainage would largely mimic existing conditions. Based on the analysis presented in the Project's hydrology study (Technical Appendix L), post-development runoff from the site would slightly decrease during 10-year (24-hour duration) storm events (i.e., from 51.3 CFS under existing conditions to 43.0 CFS under post-development conditions) (Hunsaker & Associates, 2014a, Section E). Accordingly, total runoff from the site would not substantially increase with Project implementation, thereby demonstrating that the Project would not substantially increase erosion hazards downstream as compared to the existing condition. Since the drainage associated with the Project would be fully controlled via the on-site drainage plan

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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and/or would be similar to existing conditions, soil erosion and the loss of topsoil would not increase substantially as compared to existing conditions.

In addition, the Project Applicant is required to prepare and submit to the County for approval of a Project-specific Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). The SWPPP and WQMP must identify and implement an effective combination of erosion control and sediment control measures (i.e., Best Management Practices) to reduce or eliminate discharge to surface water from storm water and non-storm water discharges. Adherence to the requirements noted in the Project’s required WQMP (refer to Technical Appendix K) and site-specific SWPPP would further ensure that potential erosion and sedimentation effects would be less than significant. As such, impacts due to substantial soil erosion or the loss of topsoil would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

b) Would the Project 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?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to life or property due to expansive soils.

No Substantial Change from Previous Analysis: According to the Project’s preliminary geotechnical investigation (Technical Appendix F), the expansion potential for on-site soils ranges from “very low” to “medium” (Byerly, 2014, p. 5). The preliminary geotechnical investigation provides recommendations for the foundation design of residences on-site. These recommendations have been incorporated into the Project’s conditions of approval. Adherence to the recommendations within the preliminary geotechnical investigation would ensure that the Project would not create substantial risks to life or property from exposure to expansive soils. As such, impacts would be less than significant and no additional mitigation is required. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

c) Would the Project 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?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems.

No Substantial Change from Previous Analysis: No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Sanitary sewer service to the site would instead be provided by the EMWD, and the Project would connect to existing sewer lines. Accordingly, the Project would not result in the introduction of septic systems on soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No mitigation is required beyond mandatory compliance with the BMPs specified in the site-specific WQMP and recommendations within the site-specific preliminary geotechnical investigation, both of which would be enforced as part of the Project’s conditions of approval.

Monitoring: Annual inspections would verify compliance with the Project’s conditions of approval.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
19. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Hydrology Analysis for SABA Tract 36722*, Hunsaker & Associates, 2014; Project Application Materials.

Findings of Fact:

- a) **Would the Project change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?**
- b) **Would the Project result in any increase in water erosion either on or off site?**

EIR No. 374 Finding: EIR No. 374 noted that implementation of the Winchester 1800 Specific Plan could result in short-term erosion and sedimentation impacts during grading. Grading activities would temporarily expose ground surface, thereby creating the potential for erosion and sedimentation of local drainage courses. The EIR imposed Mitigation Measures 46 through 48 (renumbered herein as MM 7.1 through 7.3) to ensure that impacts associated with erosion would be less than significant. (Riv. County, 1997, pp. V-64, II-17)

No Substantial Change From Previous Analysis: As indicated under the discussion and analysis of Threshold 18.a), above, proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Municipal Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air also would apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts during construction activities would be less than significant. Mitigation is not required.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Following construction, erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. All flows entering the on-site storm drainage system, including flows from the portion of McColery Road that would be improved as part of the Project, would be directed toward the water quality detention/sand filter basins planned within Lots 147 and 148 via subsurface storm drain pipes. Following treatment of these flows within the water quality detention/sand filter basins, flows would be conveyed into the proposed flood control channel within Lot 149. On-site drainage would largely mimic existing conditions.

Based on the analysis presented in the Project's hydrology study (Technical Appendix L), post-development runoff from the site would slightly decrease during 10-year (24-hour duration) storm events (i.e., from 51.3 CFS under existing conditions to 43.0 CFS under post-development conditions) (Hunsaker & Associates, 2014a, Section E). Accordingly, the rate of runoff from the site would not substantially increase with Project implementation, thereby demonstrating that the Project would not substantially increase off-site erosion hazards as compared to the existing condition. Since the drainage associated with the Project would be fully controlled via the on-site drainage plan and/or would be similar to existing conditions, the rate and amount of erosion would not increase substantially as compared to existing conditions; thus, impacts due to water erosion would be less than significant under long-term conditions.

Furthermore, because the Project would not substantially alter the drainage patterns of the site as compared to the existing condition, there would be no impact due to changes in the deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake, and no impact would occur. In addition, Mitigation Measures 46 through 49 (renumbered herein as MM 7.1 through 7.3), identified in EIR No. 374, would continue to apply to the Project and would further reduce the Project's potential to result in wind or water-related erosion that could adversely affect the environment. Consistent with the findings of EIR No. 374, Project-related impacts due to erosion-related hazards would be less than significant with mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 374.

Mitigation: No mitigation is required beyond mandatory compliance with the BMPs specified in the site-specific WQMP, and the mitigation measures identified in EIR No. 374, which would be enforced as part of the Project's conditions of approval.

Monitoring: Annual inspections would verify compliance with the Project's conditions of approval.

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

Source: Riverside County General Plan; Project Application Materials

Findings of Fact:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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a) Would the Project be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

EIR No. 374 Finding: EIR No. 374 determined that although the project site was not within the County's designated Wind Erosion of Blowsand Area, construction activities associated with project would generate fugitive dust. Therefore, the EIR identified Mitigation Measure 17 (renumbered herein as MM 3.1) to ensure that surfaces were regularly watered and ground cover was utilized in accordance with SCAQMD Rule 403. With incorporation of mitigation, EIR No. 374 determined that impacts associated with wind erosion and blowsand would be less than significant. (Riv. County, 1997, pp. V-32, II-11)

No Substantial Change from Previous Analysis: Proposed grading activities would expose underlying soils at the Project site, which would increase erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during periods of high wind speeds.

The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2003a, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project's SWPPP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with SCAQMD Rule 403, which addresses the reduction of airborne particulate matter with mandatory compliance to these regulatory requirements. With mandatory compliance to regulatory requirements, wind erosion impacts would be less than significant during construction and mitigation is not required.

Following construction, wind erosion on the Project site would be negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No mitigation is required beyond mandatory compliance with the BMPs specified in the site-specific WQMP (Appendix K) and the mitigation measures identified in EIR No. 374, both of which would be enforced as part of the Project's conditions of approval.

Monitoring: Inspections shall be conducted by Riverside County during Project construction to verify compliance with the Project's conditions of approval.

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

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Source: *Greenhouse Gas Assessment*, Mestre Greve Associates, December 18, 2014; Project Application Materials.

Findings of Fact:

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

EIR No. 374 Finding: Although EIR No. 374 did not address this subject, EIR No. 374 contained enough information about projected air quality emissions associated with proposed Specific Plan that with the exercise of reasonable diligence, information about the project’s potential effect due to greenhouse gas (GHG) emissions was readily available to the public. EIR No. 374 did not evaluate impacts due to GHG emissions.

a) No Substantial Change From Previous Analysis: The Project proposes changes to the boundaries, acreage, and unit allocations of proposed Planning Areas 1, 2A, 3, 5A, 6, 7, 52A, and 52B. Planning Area 5A is currently developed with 118 single-family homes; thus, existing development within Planning Area 5A has no potential to result in new or more severe impacts due to GHG emissions. Although Planning Area 7 ultimately would be developed with up to 85 dwelling units, development within Planning Area 7 would require subsequent discretionary approvals that would be subject to CEQA. Other than the reduced unit allocation and diminishment of the size of Planning Area 7, no development would occur in Planning Area 7 as a result of the Project; thus, impacts associated with future development of Planning Area 7 are not evaluated herein because such impacts were fully evaluated as part of EIR No. 374. Although impacts associated with proposed Planning Areas 1, 2A, 3, 6, 52A, and 52B (within TTM 36722) also were previously evaluated within EIR No. 374, a greenhouse gas assessment has been prepared for this portion of the Project site. Findings from the greenhouse gas assessment are incorporated into the analysis below.

Background

Global GHG emissions are measured in million metric tons of carbon dioxide equivalent (“MMT CO₂EQ”) units. A metric ton is approximately 2,205 lbs. Some GHGs emitted into the atmosphere are naturally occurring, while others are caused solely by human activities. The principal GHGs that enter the atmosphere because of human activities are:

- **Carbon dioxide (CO₂)** enters the atmosphere through the burning of fossil fuels (oil, natural gas, and coal), agriculture, irrigation, and deforestation, as well as the manufacturing of cement.
- **Methane (CH₄)** is emitted through the production and transportation of coal, natural gas, and oil, as well as from livestock. Other agricultural activities influence methane emissions as well as the decay of waste in landfills.
- **Nitrous oxide (N₂O)** is released most often during the burning of fuel at high temperatures. This greenhouse gas is caused mostly by motor vehicles, which also include non-road vehicles, such as those used for agriculture.
- **Fluorinated Gases** are emitted primarily from industrial sources, which often include hydrofluorocarbons (HFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF₆). Though they are often released in smaller quantities, they are referred to as High Global Warming Potential Gases because of their ability to cause global warming. Fluorinated gases are often used as substitutes for ozone depleting substances.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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These gases have different potentials for trapping heat in the atmosphere, called global warming potential (“GWP”). For example, one pound of methane has 21 times more heat capturing potential than one pound of carbon dioxide. When dealing with an array of emissions, the gases are converted to carbon dioxide equivalents for comparison purposes. (MGA, 2014c, p. 3)

Methodology

The CEQA Guidelines do not include or recommend any particular threshold of significance; instead, they leave that decision to the discretion of the lead agency. The Significance Threshold that was utilized by the Project’s greenhouse gas analyst (Mestre Greve Associates) is based on SCAQMD’s suggested tiered approach which is consistent with CARB’s recommendations. The Project is compared with the requirements of each tier sequentially and if it complies with any tier, it is determined to not result in a significant impact. Tier 1 excludes projects that are specifically exempt from SB 97 from resulting in a significant impact. Tier 2 excludes projects that are consistent with a GHG reduction plan that has a certified final CEQA document and complies with AB 32 GHG reduction goals. Tier 3 excludes projects with annual emissions lower than a screening threshold. Tier 4 consists of three decision tree options. Under the first option, the project would be excluded if design features and/or mitigation measures resulted in emissions 30 percent lower than business as usual emissions. Under the second option, the project would be excluded if it had early compliance with AB 32 through early implementation of CARB’s Scoping Plan measures. Under the third option, project would be excluded if it met sector based performance standards. However, the specifics of the Tier 4 compliance options were not adopted by the SCAQMD board to allow further time to develop the options and coordinate with CARB’s GHG significance threshold development efforts. Tier 5 would exclude projects that implement offsite mitigation (GHG reduction projects) or purchase offsets to reduce GHG emission impacts to less than the proposed screening level. (MGA, 2014c, p. 21)

The Project is not specifically exempted in SB97 and there are no GHG reduction plans that are consistent with the AB32 GHG reduction goals with a certified final CEQA document that are applicable to the proposed Project. Therefore, the Project is not compliant with Tiers 1 or 2. The significance of the Project will instead be determined based on compliance with the Tier 3 and 4 requirements. The Project would be considered to have a significant impact if total annual GHG emissions exceed 3,000 metric tons equivalent carbon dioxide (CO₂) (MT CO₂EQ). If the 3,000 threshold is exceeded then the annual emissions per service population (the number of residents and persons employed by the residential complex in this case) should not exceed 4.6 MT CO₂EQ/yr, or a significant impact will be determined. Note that this methodology recommends that total construction emissions be amortized over a 30-year period or the project’s expected lifetime if it is less than 30 years. (MGA, 2014c, p. 21)

Project-Related Greenhouse Gas Emissions

Construction Emissions

Temporary impacts would result from Project construction activities. The primary source of GHG emissions generated by construction activities is from the use of diesel-powered construction equipment. Typical emission rates for construction equipment were obtained from CalEEMod (California Emissions Estimator Model) which was released by the SCAQMD in 2013. The Project would involve site preparation, grading, and construction of the residences. Paving and painting would also be part of the construction effort and would also generate some GHG emissions. It is anticipated that the construction of the Project would start in 2015 and be complete in 2020. (MGA, 2014c, p. 21)

Using CalEEMod, the emissions from construction for the proposed Project were calculated and are presented in Table EA-7, *Greenhouse Gas Emissions - Construction*. These emissions represent the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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total level of emissions based on the construction schedule. According to the SCAQMD's CEQA Handbook (Greenhouse Gas CEQA Significance Threshold Stakeholder Working Group #5, August 27, 2008), construction emissions are amortized over the life of the project, defined by SCAQMD as 30 years, and are added to the annual operation emissions. Thus, the Project's annualized construction emissions will be added to the operational emissions (refer to Table EA-8 below) and compared to the applicable GHG significance threshold. Worksheets showing the specific data used to calculate the construction emissions are presented in the appendix on the greenhouse gas analysis (Technical Appendix G). (MGA, 2014c, pp. 22-23)

Table EA-7 Greenhouse Gas Emissions - Construction

	CO2	CH4	N2O	CO2EQ
Total Construction Emissions (Metric Tons)	462.748	0.109	0.000	465.032
Averaged Over 30 Years (Metric Tons Per Year)	15.425	0.004	0.000	15.501

All measurements are in metric tons per year.
MTCO2EQ = metric tons equivalent carbon dioxide (CO2).
(MGA, 2014c, Table 3)

Construction and Operational Emissions

The primary sources of GHG emissions generated by the proposed Project would be from the electric consumption associated with their water usage, motor vehicles including the trucks serving the facility, and the decomposition of solid waste. Traffic data from the Project's traffic impact analysis (Appendix J) was used for the analysis. (MGA, 2014c, p. 23)

The California Emissions Model (CalEEMod) developed by the SCAQMD in conjunction with CARB was used to estimate the GHG emissions. The results are presented in Table EA-8, *Annual Project GHG Emissions*. A complete breakdown of the emissions is provided in the appendix on the greenhouse gas analysis (Technical Appendix G). (MGA, 2014c, p. 23)

Table EA-8 Annual Project GHG Emissions

	CO2	CH4	N2O	CO2EQ
Annual Operational Emissions	2,812.7207	2.4773	0.0163	2,869.8103
Annualized Construction Emissions	15.425	0.004	0.000	15.501
Total Annual Emissions	2,828.15	2.48	0.02	2,885.31

All measurements are in metric tons.
(MGA, 2014c, Table 4)

Table EA-8 shows that the GHG emissions for the Project would be approximately 2,885 MTCO₂EQ per year. This is lower than the SCAQMD Tier 3 screening threshold of 3,000 MTCO₂EQ per year (MGA, 2014c, p. 24). As noted previously, pursuant to the SCAQMD Interim CEQA GHG Significance

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Threshold for Stationary Sources, Rules and Plans, if a project is below the screening threshold, additional mitigation is not required. As noted by the SCAQMD:

“...the...screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects...the policy objective of [SCAQMD’s] recommended interim GHG significance threshold proposal is to achieve an emission capture rate of 90 percent of all new or modified stationary source projects. A GHG significance threshold based on a 90 percent emission capture rate may be more appropriate to address the long-term adverse impacts associated with global climate change because most projects will be required to implement GHG reduction measures. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that [SCAQMD] staff estimates that these GHG emissions would account for slightly less than one percent of future 2050 statewide GHG emissions target (85 [MMTCO₂e/yr]). In addition, these small projects may be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory. Finally, these small sources are already subject to [Best Available Control Technology] (BACT) for criteria pollutants and are more likely to be single-permit facilities, so they are more likely to have few opportunities readily available to reduce GHG emissions from other parts of their facility.” (SCAQMD, 2008, p. 3-2)

As such, because the Project’s total annual GHG emissions would be below the Tier 3 threshold of 3,000 MT CO₂e per year, the Project would not generate substantial GHG emissions – either directly or indirectly – that would have a significant impact on the environment. Impacts would be less than significant and no mitigation is required. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

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

EIR No. 374 Finding: Although EIR No. 374 did not address this subject, EIR No. 374 contained enough information about projected air quality emissions associated with proposed Specific Plan that with the exercise of reasonable diligence, information about the project’s potential effect due to greenhouse gas (GHG) emissions was readily available to the public. EIR No. 374 did not evaluate impacts due conflicts with existing plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs.

No Substantial Change from Previous Analysis: AB 32 is the State of California’s primary GHG emissions regulation. The SCAQMD GHG significance threshold was designed to ensure compliance with AB 32 emissions reductions requirements in the SCAB. Therefore, if a proposed project emits below the significance threshold it can be assumed to comply with AB 32 within the SCAQMD’s jurisdiction. As the Project would emit less than 3,000 MTCO₂EQ per year, the Project would not conflict with the state’s ability to achieve the reduction targets defined in AB 32 (refer to response to Threshold 21.a), above).

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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The Project also would comply with a number of regulations that would further reduce GHG emissions, including the following regulations that are particularly applicable to the Project and that would assist in the reduction of GHG emissions:

- Global Warming Solutions Act of 2006 (AB32)
- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375)
- Pavely Fuel Efficiency Standards (AB1493). Establishes fuel efficiency ratings for new vehicles.
- Title 24 California Code of Regulations (California Building Code). Establishes energy efficiency requirements for new construction. Title 24 will become even more stringent beginning January 1, 2014.
- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards). Establishes energy efficiency requirements for appliances.
- Title 17 California Code of Regulations (Low Carbon Fuel Standard). Requires carbon content of fuel sold in California to be 10% less by 2020.
- California Water Conservation in Landscaping Act of 2006 (AB1881). Requires local agencies to adopt the Department of Water Resources updated Water Efficient Landscape Ordinance or equivalent to ensure efficient landscapes in new development and reduced water waste in existing landscapes.
- Statewide Retail Provider Emissions Performance Standards (SB 1368). Requires energy generators to achieve performance standards for GHG emissions.
- Renewable Portfolio Standards (SB 1078). Requires electric corporations to increase the amount of energy obtained from eligible renewable energy resources to 20 percent by 2010 and 33 percent by 2020.

There are no other plans, policies, or regulations that have been adopted for the purpose of reducing the emissions of GHGs that are applicable to the proposed Project. As such, the proposed Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, and impacts would be less-than-significant (MGA, 2014c, p. 24). Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS	Would the project			
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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; Google Earth; *Phase I Environmental Site Assessment*, LOR Geotechnical Group, Inc., July 31, 2013.

Findings of Fact:

- a) **Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- b) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 determined that development of the project would not generate any toxic waste but could include small quantity generators that produce less than 1,000 kilograms of hazardous waste per year. These generators may include medical offices, drycleaners, painting, and solvent supplies. The EIR recognized that under no circumstances would outside storage of hazardous materials be permitted and there would be no exposure of hazardous materials to the public. However, EIR No. 374 nonetheless identified Mitigation Measure 49 (renumbered herein as MM 8.1) to ensure that proposed commercial and retail developments on site were reviewed by the Riverside County Health Department to determine the potential for existence and use of toxic materials. With mitigation incorporated, EIR No. 374 determined that impacts related to the routine transport, use, disposal or reasonably foreseeable upset of hazardous materials into the environment would be less than significant. (Riv. County, 1997, pp. V-68, II-18)

No Substantial Change From Previous Analysis: The Project proposes changes to the boundaries, acreage, and unit allocations of proposed Planning Areas 1, 2A, 3, 5A, 6, 7, 52A, and 52B. Planning Area 5A is currently developed with 118 single-family homes; thus, existing development within Planning Area 5A has no potential to result in new or more severe impacts associated with hazardous materials. Although Planning Area 7 ultimately would be developed with up to 85 dwelling units, development within Planning Area 7 would require subsequent discretionary approvals that would be subject to CEQA. Other than the reduced unit allocation and diminishment of the size of Planning Area 7, no development would occur in Planning Area 7 as a result of the Project; thus, impacts associated with future development of Planning Area 7 are not evaluated herein because such impacts were fully evaluated as part of EIR No. 374. Although impacts to proposed Planning Areas 1, 2A, 3, 6, 52A, and 52B (within TTM 36722) were previously evaluated within EIR No. 374, a Phase I Environmental Site Assessment (ESA) has been prepared for this portion of the Project site. Findings from the ESA are incorporated into the analysis below.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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The Project has the potential to create a significant hazard to the public or environment based on existing site conditions, construction of the proposed Project, and long-term operation. Each is discussed below.

Impact Analysis for Existing Conditions

An environmental site assessment was conducted for the property by LOR Geotechnical Group to assess existing conditions (refer to Technical Appendix H). In 2004, a Phase I ESA was conducted by GSI. Similar to the conditions that existed in 2004, the subject site currently is composed of vacant land and has recently been used for wheat or other dry land crop harvesting and sheep grazing. Some items of trash and debris have been illegally dumped at the site, particularly near the northwest corner of the TTM 36722 boundary. No containers of hazardous materials or waste were uncovered and no significant soil staining was observed. Within the right-of way for Koon Street, adjacent to the south of the subject site, several water tanks, ranging in size from approximately 1,000 to 3,000 gallons, were observed. The onsite trash and debris may be recycled or disposed of at a Class III (nonhazardous) municipal landfill. Some of the trash and debris, including electronic waste and tires, would require special handling and disposal or recycling. (LOR Geotechnical Group, 2013, p. 10)

Past and recent usage of the subject site has included dry land farming. Dry land farming is not an economically intensive operation, and no significant concentrations of residual pesticides, if any, are anticipated to be present in onsite soils. Due to concerns that municipal sewage sludge may have been applied to the subject site as a fertilizer/soil amendment, a limited site characterization (LSC) was performed by LOR Geotechnical Group to assess onsite soils for potential metals impacts. Four soil samples were collected and analyzed for California Title 22 metals (total). All four samples had reportable concentrations of arsenic, barium, chromium, cobalt, copper, lead, molybdenum, nickel, vanadium, and/or zinc within expected background ranges for natural soils. (LOR Geotechnical Group, 2013, p. 11) The Phase I ESA did not reveal any evidence of recognized environmental conditions (RECs) indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject site and no further environmental assessment was recommended. Accordingly, impacts associated with the site's existing condition would be less than significant. (LOR Geotechnical Group, 2013, p. 11)

Impact Analysis for Project Construction Activities

Heavy equipment (e.g., dozers, excavators, tractors) would be operated on the subject property during construction of the Project. This heavy equipment would likely be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. In addition, materials such as paints, adhesives, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials can result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with the proposed Project than would occur on any other similar construction site. Construction contractors would be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials, including but not limited requirements imposed by the Environmental Protection Agency (EPA), California Department of Toxic Substances Control (DTSC), South Coast Air Quality Management District (SCAQMD), and Santa Ana Regional Water Quality Control Board (RWQCB). Because compliance with these regulatory requirements by construction contractors is

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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mandatory, impacts due to hazardous materials used, transported, and/or stored during construction would be less than significant.

Impact Analysis for Long-Term Operational Activities

The Project site would be primarily developed with residential land uses and supporting recreational and open space land uses, which are land uses not typically associated with the transport, use, or disposal of hazardous materials. Although residential land uses may utilize household products that contain toxic substances, such as cleansers, paints, adhesives, and solvents, these products are usually in low concentration and small in amount and would not pose a significant risk to humans or the environment during transport to/from or use at the Project site. Pursuant to State law and local regulations, residents would be required to dispose of household hazardous waste (e.g., batteries, used oil, old paint) at a permitted household hazardous waste collection facility. Accordingly, the Project would not expose people or the environment to significant hazards associated with the disposal of hazardous materials at the Project site. Long-term operation of the Project would not expose the public or the environment to significant hazards associated with the transport, use, or disposal of hazardous materials and impacts would be less than significant.

Upset and Accident Conditions

Accidents involving hazardous materials that could pose a significant hazard to the public or the environment would be highly unlikely during the construction and long-term operation of the Project and are not reasonably foreseeable. As discussed above, the transport, use and handling of hazardous materials on the Project site during construction is a standard risk on all construction sites, and there would be no greater risk for upset and accidents than would occur on any other similar construction site. Upon buildout, the Project site would operate as a residential community, which is a land use type not typically associated with the transport, use, or disposal of hazardous materials that could be subject to upset or accident involving the release of hazardous materials into the environment. Accordingly, impacts associated with the accidental release of hazardous materials would be less than significant during both construction and long-term operation of the Project.

Conclusion

Consistent with the findings of EIR No. 374, potential impacts due to the routine transport, use, and disposal of hazardous materials or upset and accident conditions would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 374.

c) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to an adopted emergency response plan or an emergency evacuation plan.

No Substantial Change from Previous Analysis: The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Under long-term operational conditions, the proposed Project would be required to maintain adequate emergency access for emergency vehicles on-site as required by the County. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur. Therefore, implementation of the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 374.

d) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

EIR No. 374 Finding: EIR No. 374 did not identify any hazardous or acutely hazardous materials, substances, or waste that would be handled or create emissions within one-quarter mile of an existing or proposed school.

No Substantial Change from Previous Analysis: Based on a review of the Riverside County General Plan and aerial photos, the Project site is not located within 0.25-mile of an existing or proposed school (Google Earth, 2013; Riv. County, 2003a). Accordingly implementation of the proposed Project would have no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 374.

e) Would the Project 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?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with future development on lands that are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

No Substantial Change from Previous Analysis: Based on a review of available government databases by the Project's hazardous materials consultant (LOR Geotechnical Group), the Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (LOR Geotechnical Group, 2013, p. 8). Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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hazard for people residing or working in the project area?

Source: Riverside County Airport Land Use Compatibility Plan; Google Earth.

Findings of Fact:

- a) **Would the Project result in an inconsistency with an Airport Master Plan?**
- b) **Would the Project require review by the Airport Land Use Commission?**

EIR No. 374 Finding: EIR No. 374 determined that Planning Areas 20, 35, 36, 37, 38A, 45, and 46 of the Winchester 1800 Specific Plan would lie within Area III of the Airport Influence Area (AIA) for the French Valley Airport. In addition, the EIR noted that the westernmost portion of Planning Areas 35, 38A and 45 would be within Area II of the AIA. The ALUC approved the Winchester 1800 Specific Plan subject to three conditions. While no mitigation was required by EIR No. 374 to ensure the Specific Plan’s consistency with the French Valley Airport’s land use plan, the EIR nonetheless identified Mitigation Measure 113 (renumbered herein as MM 27.1) addressing aviation easements. As such, EIR No. 374 determined that impacts associated with the airports would be less than significant. (Riv. County, 1997, pp. V-196, II-44)

No Substantial Change from Previous Analysis: The Project site is located approximately 3.5 miles northeast of the French Valley Airport (Google Earth, 2013). The *Airport Master Plan for French Valley Airport* (April 2009) is the applicable Airport Master Plan for this facility. The nearest portion of the French Valley Airport property that is included in the Airport Master Plan occurs approximately 2.75 miles southwest of the Project site, and there are no facilities identified by the Airport Master Plan for lands extending beyond the airport property (Google Earth, 2013; Coffman Associates, 2009, Exhibit 5A). Therefore, there are no components of the Airport Master Plan that could be adversely affected by implementation of the proposed Project, nor are there any policies specified in the Airport Master Plan that would apply to the Project site. In addition, the Project site is located outside the airport influence area (AIA) of the French Valley Airport (ALUC, 2007, Map FV-6). Therefore, the Project would not require review by the Riverside County Airport Land Use Commission (ALUC). As such, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- c) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?**
- d) **For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?**

EIR No. 374 Finding: EIR No. 374 did not identify any airport-related safety hazards affecting future site residents or workers.

No Substantial Change From Previous Analysis: As mentioned in the analysis of Threshold 23a) and 23b), the Project site is not located within the French Valley Airport Influence Area. Given the Project’s distance from the French Valley Airport (3.5 miles), implementation of the proposed Project would not result in a safety hazard for people residing or working in the area. In addition, the Project site is not located within the vicinity of any private airports or heliports. Accordingly, the proposed

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Project would not result in a safety hazard for people residing or working in the area and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is 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 GIS database (RCLIS); Project Application Materials

Findings of Fact:

a) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 found that the project site was within a County designated High Fire Area. In addition, the EIR determined that the project would have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service to surrounding communities. Therefore, EIR No. 374 identified Mitigation Measures 80 through 86 (renumbered herein as MM 18.1 through MM 18.7) to reduce the project's impacts associated with fire danger. With mitigation incorporated EIR No. 374 determined that impacts associated with fire danger would be less than significant. (Riv. County, 1997, pp. V-161, II-33 -II-34)

No Substantial Change from Previous Analysis: According to Riverside County GIS data, the Project site is not located within an area that is mapped as having a "high" susceptibility to wildland fire hazards (Riv. County, 2014a). The nearest portion of Riverside County that is identified as occurring within a "high fire area" occurs approximately 1.5 miles east of the Project site and north of Lake Skinner. Additionally, the Project site is located adjacent to land uses that do not pose a high fire risk, including rural residential areas, agricultural lands, urban residential areas, and agricultural support uses. As such, the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; *Hydrology Analysis for SABA Tract 36722*, Hunsaker & Associates, 2014; *Project Specific Water Quality Management Plan*, Hunsaker & Associates, 2014c; Project Application Materials.

The Project proposes changes to the boundaries, acreage, and unit allocations of proposed Planning Areas 1, 2A, 3, 5A, 6, 7, 52A, and 52B. Planning Area 5A is currently developed with 118 single-family homes; thus, existing development within Planning Area 5A has no potential to result in new or more severe impacts to hydrology or water quality. Although Planning Area 7 ultimately would be developed with up to 85 dwelling units, development within Planning Area 7 would require subsequent discretionary approvals that would be subject to CEQA. Other than the reduced unit allocation and diminishment of the size of Planning Area 7, no development would occur in Planning Area 7 as a result of the Project; thus, impacts associated with future development of Planning Area 7 are not evaluated

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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herein because such impacts were fully evaluated as part of EIR No. 374. Although impacts to proposed Planning Areas 1, 2A, 3, 6, 52A, and 52B (within TTM 36722) were previously evaluated within EIR No. 374, a new hydrology report and water quality management plan (WQMP) have been prepared for this portion of the Project site. Findings from these analyses are summarized below within Thresholds 25.a) through 25.g).

Findings of Fact:

- a) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 found that implementation of SP 286 could result in short-term erosion and sedimentation impacts during project grading. Grading activities would temporarily expose ground surfaces during construction thereby creating the potential for erosion and sedimentation of local drainage courses. In addition, the EIR noted that development of the specific plan would alter the composition of surface runoff which would incrementally contribute to the degradation of downstream water quality. As such, EIR No. 374 identified Mitigation Measures 46 through 48 (renumbered herein as MM 7.1 through MM 7.3) to ensure that impacts to water quality would be reduced to a level below significant. (Riv. County, 1997, pp. V-64, V-65, II-17)

No Substantial Change from Previous Analysis: As detailed in the hydrology technical report prepared for the Project (refer to Technical Appendix L), under existing conditions, the TTM 36722 site drains to the southwest. TTM 36722 is designed to follow the existing flow patterns throughout the site and maintain the same area flow for each drainage sub area post construction (Hunsaker & Associates, 2014a, Section I.E). The site's existing hydrology conditions are depicted in Section VI of the hydrology report while the proposed conditions are depicted in Figure 2-9, above.

As part of the proposed Project, on-site stormwater runoff is engineered to be conveyed through public street improvements and storm drains, which generally would convey all runoff toward the water quality/detention basins proposed within Lots 147 and 148 of TTM 36722. Following treatment of these flows within the water quality detention/sand filter basins, flows would be conveyed into the proposed flood control channel within Lot 149. The drainage system proposed by TTM 36722 is designed to accommodate flows originating off-site to the north and east. As proposed, these existing off-site flows would be collected within Lot 150, which would be surrounded by rip-rap to reduce storm flow volumes. Flows from within Lot 150 would then be conveyed via a culvert under Fields Drive to Lot 149. Flows from Lot 149 would then be conveyed to the southwestern corner of the subdivision, where an additional culvert under Koon Street would convey flows off-site to the south and southwest similar to what occurs under existing conditions.

Along the eastern and northern boundaries of the TTM 36722 property, three (3) foot wide v-ditches are designed at the rear of the residential lots to collect minor flows from the backs of the residential lots, as well as flows from off-site areas to the north and east. A portion of the flows that would be conveyed by the v-ditch planned along the northern property boundary would be routed westerly to a proposed storm drain to be constructed within open space Lot 164 (i.e., at the westerly terminus of Street 'A') and conveyed via the on-site storm drainage system to the water quality detention/sand filter basin within Lot 148. The remaining stormwater flowing along the northern property boundary would be routed easterly to an under driveway drain proposed between Lots 7 and 9. A portion of the flows from the v-ditch to be constructed along the eastern boundary of the site would be routed northerly to the channel in lot 150 and conveyed into the proposed flood control channel in Lot 149. The remaining drainage

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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along the eastern boundary would be routed southerly to existing storm drain facilities located near the intersection of Fields Drive and Koon Street.

Although the Project would alter the existing drainage pattern of the site through grading to facilitate residential development, the rate of runoff from the site would not increase under post-development conditions. With incorporation of the detention basins in Lots 147 and 148, peak runoff from Area A would be reduced from 51.3 cfs to 41.3 cfs during 10-year (24-hour duration) storm events and from 79.5 cfs to 77 cfs during 100 year (24-hour duration) storm events (Hunsaker & Associates, 2014a, Section I.E). Thus, the rate of runoff from the site under post-development conditions would not substantially increase such that erosion or siltation would increase on- or off-site. As such, following implementation of the Project, runoff from the site would not result in substantial erosion or siltation on- or off-site. In addition, Mitigation Measures 46 through 48 (renumbered herein as MM 7.1 through MM 7.3) identified in EIR No. 374 would continue to apply to the Project to ensure best management practices during Project construction. Accordingly, impacts would be less than significant and no additional mitigation would be required. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

b) Would the Project violate any water quality standards or waste discharge requirements?

EIR No. 374 Finding: EIR No. 374 determined that the project was compatible with the comprehensive General Plan Land Use standard for drainage and water quality, and no significant impacts to water quality were anticipated (Riv. County, 1997, p. V-65). As such, EIR No. 374 determined that impacts to water quality standards would be less than significant.

No Substantial Change from Previous Analysis: The California Porter-Cologne Water Quality Control Act (Section 13000 (“Water Quality”) et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the San Diego Regional Water Quality Control Board (RWQCB). Water quality information for the Santa Margarita River Watershed is contained in the San Diego RWQCB’s Water Quality Control Plan for the San Diego Basin (as most recently amended on April 4, 2011). This document is herein incorporated by reference and is available for public review at the San Diego RWQCB office located at 9174 Sky Park Court, Suite 100, San Diego, CA 92123-4340.

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. The Project site resides within the Santa Margarita Watershed. Receiving waters for the property’s drainage are the Warm Springs Creek, Murrieta Creek, and Santa Margarita River, and the Santa Margarita Lagoon, which discharges into the Pacific Ocean. The Warm Springs Creek is impaired by pathogens, nutrients, and metals; the Murrieta Creek is impaired by pathogens, nutrients, metals, and toxicity; the Santa Margarita River is impaired by pathogens, nutrients, and toxicity; and the Santa Margarita Lagoon is impaired by nutrients. (Hunsaker & Associates, 2014b, pp. 10-11)

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to the requirements of the San Diego RWQCB and the County of Riverside, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the San Diego RWQCB's Water Quality Control Plan for the San Diego Basin. Compliance with the NPDES permit and the Water Quality Control Plan for the San Diego Basin involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Therefore, with mandatory adherence to the future required SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation measures would be required.

Post-Development Water Quality Impacts

Storm water pollutants commonly associated with the land uses proposed by the Project (i.e., residential, park, and open space) include bacterial indicators, nutrients, pesticides trash and debris, sediments, and oil and grease. Based on current receiving water impairments (303(d) List) and allowable discharge requirements (USEPA TMDL List), the Project's pollutants of concern are bacterial indicators) and nutrients (Hunsaker & Associates, 2014b, p. 30). To meet NPDES requirements, the Project's proposed storm drain system is designed to route first flush runoff to a water quality/detention basins (Lots 147 and 148) located on-site prior to discharging to the on-site drainage channel in Lot 149. The water quality/detention basins have been sized to treat the first flush volumes from the residential portions of the site, as well as runoff from the areas to the north and east of the TTM 36722 area (refer to the Project's WQMP in Technical Appendix K).

Furthermore, the Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The Project's Preliminary WQMP is included as Technical Appendix K. The WQMP identifies structural controls (including the water quality/detention basin) and programmatic controls (including educational materials for property owners, activity restrictions, common area litter control, street sweeping, drainage facility and maintenance, etc.) to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, water quality impacts associated with post-development activities would be less than significant with mandatory WQMP compliance and no mitigation measures would be required.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Based on the foregoing analysis, the Project would not violate any applicable water quality standards or waste discharge requirements, and, consistent with the findings of EIR No. 374, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- c) **Would the Project 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)?**

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to groundwater supplies.

No Substantial Change from Previous Analysis: No potable groundwater wells are proposed as part of the Project; therefore, the Project would not deplete groundwater supplies through direct extraction. Domestic water supplies from the EMWD are reliant on imported water from the Metropolitan Water District (MWD), recycled water, local groundwater production, and desalted groundwater (EMWD, 2011, p. 27). Because the Project proposes to reduce the maximum number of dwelling units allowed within SP 286 by 150 units, the ultimate water demand within SP 286 would be less than what was disclosed in EIR No. 374 and the Project's water demand is therefore fully accounted for by the EMWD's Urban Water Management Plan (UWMP); thus, the Project would not increase the demand for groundwater resources beyond what is already assumed by the EMWD as part of their long-term planning efforts. As such, impacts due to the depletion of groundwater supplies would be less than significant.

The proposed Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, the Project's stormwater runoff is engineered to be conveyed through public street improvements and storm drains, which would discharge into the drainage channel within Lot 149, which would convey flows southerly to the Warm Springs Creek where groundwater recharge would continue to occur. Thus, with buildout of the Project, the local groundwater levels would not be significantly affected. Accordingly, the proposed Project would not interfere substantially with groundwater recharge, and there would be no net deficit in aquifer water volumes or groundwater table levels as a result of the Project. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- d) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 determined that runoff entering the storm drain system would contain minor amounts of pollutants typical of urban use including pesticides, fertilizers, oil and rubber residues, detergents, hydrocarbon particles and other debris. The EIR concluded that this type of runoff would contribute to the incremental degradation of water quality downstream. As such, EIR No. 374 identified Mitigation Measures 46 through 48 (renumbered herein as MM 7.1 through MM 7.3) to ensure that impacts to water quality would be less than significant. EIR No. 374 also did not identify any impacts associated with runoff that could exceed the capacity of existing or planned stormwater drainage systems. (Riv. County, 1997, pp. V-64, V-65, II-17)

No Substantial Change from Previous Analysis: As indicated under the evaluation of Threshold 25.a), on-site stormwater runoff associated with the Project is engineered to be conveyed through public

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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street improvements and storm drains, which would discharge to the proposed water quality/detention basins in Lots 147 and 148 prior to being conveyed to the on-site drainage channel within Lot 149. Existing off-site flows would be collected within Lot 150, which would be surrounded by rip-rap to reduce the rate of storm flows. Flows from within Lot 150 would then be conveyed via a culvert under Fields Drive to Lot 149. Flows from Lot 149 would then be conveyed to Warm Springs Creek, Murrieta Creek, Santa Margarita River, Santa Margarita Lagoon, and ultimately to the Pacific Ocean. The existing natural drainage that traverses the TTM 36722 site under existing conditions generally would be retained as part of the Project, while runoff from on-site residential areas would be treated via proposed water quality basins prior to discharging into the drainage channel within Lot 149 and then off-site to the southwest. With incorporation of the detention basins in Lots 147 and 148, peak runoff from would be reduced from 51.3 cfs to 41.3 cfs during 10-year (24-hour duration) storm events and from 79.5 cfs to 77 cfs during 100 year (24-hour duration) storm events (Hunsaker & Associates, 2014a, Section I.E). As such, because peak runoff rates would be reduced by the Project as compared to existing conditions, and because the Project generally maintains the site's existing drainage pattern, the Project has no potential to exceed the capacity of any existing or planned stormwater drainage systems. Additionally, with required adherence to a SWPPP and WQMP as discussed above under Threshold 25.b), the Project would not provide substantial additional sources of polluted runoff. Therefore, less-than-significant impacts would occur and mitigation is not required. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- e) **Would the Project place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?**
- f) **Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?**

EIR No. 374 Finding: EIR No. 374 determined that the project site was not located within a mapped floodplain or flood hazard area. As such, impacts were determined to be less than significant. (Riv. County, 1997, p. V-36)

No Substantial Change from Previous Analysis: According to Riverside County General Plan Figure S-9, *100 and 500 Year Flood Hazard Zones*, the Project site is not located in a flood hazard zone. In addition, the Project site is not located in a dam failure inundation zone (Riv. County, 2003a, Figure S-10). As such, no impacts due to flooding would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- g) **Would the Project otherwise substantially degrade water quality?**

EIR No. 374 Finding: EIR No. 374 did not identify any additional impacts to water quality.

No Substantial Change from Previous Analysis: Mandatory compliance with the BMPs specified in the Project's WQMP (refer to Technical Appendix L) would ensure that the Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that could result in the substantial degradation of water quality beyond what is described above in the responses to Thresholds 25.a), 25.b), or 25.d). Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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h) Would the Project 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)?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts due to new or retrofitted stormwater Treatment Control Best Management Practices.

No Substantial Change from Previous Analysis: The proposed water quality/detention basins in Lots 147 and 148 are designed to treat runoff from the residential portions of the Project site prior to discharging flows into the drainage channel within Lot 149. As such, these water quality BMPs would not result in the detention of water on-site for long periods of time such that vectors (e.g., mosquitoes) or odors could result. Accordingly, the Project would not include any new or retrofitted stormwater BMPs that could result in significant environmental effects, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is 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; *Hydrology Analysis for SABA Tract 36722*, Hunsaker & Associates, 2014; *Project Specific Water Quality Management Plan*, Hunsaker & Associates, 2014c; Project Application Materials.

The Project proposes changes to the boundaries, acreage, and unit allocations of proposed Planning Areas 1, 2A, 3, 5A, 6, 7, 52A, and 52B. Planning Area 5A is currently developed with 118 single-family homes; thus, existing development within Planning Area 5A has no potential to result in new or more severe impacts to hydrology or water quality beyond what was evaluated and disclosed by EIR No. 374. Although Planning Area 7 ultimately would be developed with up to 85 dwelling units, development within Planning Area 7 would require subsequent discretionary approvals that would be subject to

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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CEQA. Other than the reduced unit allocation and diminishment of the size of Planning Area 7, no development would occur in Planning Area 7 as a result of the Project; thus, impacts associated with future development of Planning Area 7 are not evaluated herein because such impacts were fully evaluated as part of EIR No. 374. Although impacts to proposed Planning Areas 1, 2A, 3, 6, 52A, and 52B (within TTM 36722) also were previously evaluated within EIR No. 374, a new hydrology report and water quality management plan (WQMP) have been prepared in association with TTM 36722. Findings from these reports are summarized below within Thresholds 26.a) through 26.d).

Findings of Fact:

- a) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 did not identify any impacts due to the changes in the existing drainage pattern of the area or due to an increase in the rate or amount of surface runoff that could result in flooding on- or off-site.

No Substantial Change from Previous Analysis: Based on the analysis presented in the Project's hydrology study (Technical Appendix L), with incorporation of the detention basins in Lots 147 and 148, peak runoff from the Project site would be reduced from 51.3 cfs to 41.3 cfs during 10-year (24-hour duration) storm events and from 79.5 cfs to 77 cfs during 100 year (24-hour duration) storm events (Hunsaker & Associates, 2014b, Section I.E). Thus, runoff from the site under post-development conditions would not substantially increase such that flood hazards would be increased on- or off-site. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- b) **Would the Project result in changes in absorption rates or the rate and amount of surface runoff?**

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to absorption rates or the rate and amount of surface runoff.

No Substantial Change from Previous Analysis: Under existing conditions, the Project site drains to the southwest and is ultimately conveyed to the Warm Springs Creek. Due to the undeveloped nature of the Project site, a portion of the site's natural drainage likely infiltrates into the groundwater table. Under the Project, the TTM 36722 portion of the site (Planning Areas 1, 2A, 3, 6, 52A, and 52B) would be improved with residential and open space land uses, which would substantially increase impervious conditions on-site. However, runoff from the site would be conveyed to Warm Springs Creek, which is a soft-bottomed channel that would allow for infiltration into the groundwater table, thereby ensuring that the developed nature of the Project site does not substantially reduce the total amount of water that infiltrates into the groundwater basin. Additionally, and based on the analysis presented in the Project's hydrology study (Technical Appendix L), with incorporation of the detention basins in Lots 147 and 148, peak runoff from the Project site would be reduced from 51.3 cfs to 41.3 cfs during 10-year (24-hour duration) storm events and from 79.5 cfs to 77 cfs during 100 year (24-hour duration) storm events (Hunsaker & Associates, 2014b, Section I.E). There would be no increase in the total volume discharged from the site as compared to existing conditions or the conditions that were evaluated in EIR No. 274. As such, the Project would not result in any changes in absorption rates or the rate and

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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amount of surface runoff, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

c) Would the Project 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)?

EIR No. 374 Finding: EIR No. 374 found that the project site was located within a dam inundation area on the General Plan Map of Dam Inundation Areas. To address potential flood hazards associated with dam inundation, EIR No. 374 identified Mitigation Measure 21 (renumbered herein as MM 4.4) to ensure that future residents in the project area and the Murrieta Valley Unified School District received written notice of potential dam inundation and respective evacuation routes. With mitigation incorporated, EIR No. 374 concluded that impacts would be less than significant. (Riv. County, 1997, p. II-10)

No Substantial Change from Previous Analysis: According to Figure 10 from the SWAP (Southwest Area Plan Flood Hazards), the Project site is not located within areas subject to dam inundation hazards associated with Lake Skinner. The Project site is located approximately 1.5 miles north of the nearest area identified as being subject to dam inundation hazards (Riv. County, 2014b, Figure 10; Google Earth, 2013). There are no levees within the Project vicinity that could expose the Project site to flood hazards. In addition, Mitigation Measure 21 (renumbered herein as MM 4.4) would continue to apply to the proposed Project. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

d) Would the Project result in changes in the amount of surface water in any water body?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts due to changes in the amount of surface water in any water body.

No Substantial Change from Previous Analysis: As discussed above in the responses to Thresholds 26.a) and 26.b), implementation of the proposed Project would not substantially alter the historical drainage patterns of the TTM 36722 site, nor would the Project affect the total volume of flows that are discharged from the site. Because the Project would not substantially alter the drainage characteristics of the site and would not affect the total volume of water leaving the site, Project implementation would not result in substantial changes in the amount of surface water in any downstream water body. Therefore, impacts would be less than significant. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is 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?

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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; Project Application Materials; City of Temecula General Plan

Findings of Fact:

a) Would the Project result in a substantial alteration of the present or planned land use of an area?

EIR No. 374 Finding: EIR No. 374 found that implementation of the project would amend the Open Space and Conservation Map from "Agriculture" on a portion of the site to "Specific Plan." In addition, the project would result in urban development on "Locally Important Farmland." However, such impacts to agricultural land uses are discussed above in the Agriculture and Forest Resources section. EIR No. 374 did not identify any additional project impacts due to a substantial alteration of the present or planned land use of an area. (Riv. County, 1997, p. V-98)

No Substantial Change from Previous Analysis: Under existing conditions, Planning Area 5A is developed with 118 single-family homes while the remainder of the Project site is composed of undeveloped lands or lands utilized for agricultural production. Land uses within Planning Area 5A would not be affected by the Project.

The Project proposes a Specific Plan Amendment (SP 286A6), Change of Zone (CZ 07823), and Tentative Tract Map (TTM 36722) to provide amended land use and development standards for newly proposed planning areas, formalize planning area boundaries, and to allow for the development of 146 single-family units in Planning Areas 1, 3, and 6. As part of the Project, the total number of units allocated to SP 286 would be reduced by 150 homes. Changes to the site's Specific Plan land use designations would provide for the development of residential uses, similar to the residential uses called for by the existing approved SP 286. Thus, the Project would not substantially affect the planned land uses of the Project site, and impacts would be less than significant.

Although the change from undeveloped land to a master-planned residential community represents a change to the site's present use, environmental impacts associated with such conversion are evaluated throughout this EIR Addendum and mitigation measures have been revised/supplemented where necessary to ensure impacts remain below a level of significance. As such, the proposed Project would not result in a substantial alternation of the present or planned land use of an area in a manner that could increase environmental effects, and a less than significant impact would occur. Therefore, the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

b) Would the Project affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

EIR No. 374 Finding: EIR No. 374 concluded that the Winchester 1800 project was located within the City of Temecula's sphere of influence and would fit within a logical pattern of development consistent with the ongoing development in adjacent urban areas consistent with the City of Temecula's Draft Preferred Land Use Plan. As such, EIR No. 374 did not identify any impacts to the City of Temecula sphere of influence. (Riv. County, 1997, p. V-6)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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No Substantial Change from Previous Analysis: The Project site is located in unincorporated Riverside County, within the sphere of influence for the City of Temecula. According to Figure L-3 of the Temecula General Plan, the Project site is pre-zoned for "Low-Medium Residential" (3-6 du/ac), "High Residential" (13-20 du/ac), "Public Institutional Facilities," and "Open Space" (Temecula, 2008). Although the proposed Project would not be consistent with the site's pre-zoning designations, no physical land use impacts would occur as a result of the Project's proposal to develop the subject property in a manner inconsistent with the City of Temecula's pre-zoning designations. Furthermore, land uses proposed by the Project are fully consistent with the Riverside County General Plan Land Use Plan. Although the Project would result in a change to the site's planned land uses as shown in the Temecula General Plan, such impacts would be less than significant because the proposed change in land uses would not result in, induce, or require changes to surrounding planned land uses and would not result in land use compatibility conflicts. Accordingly, the proposed Project would not adversely affect land use within the City of Temecula sphere of influence or Riverside County, and would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in the EIR No. 374.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County GIS Database; Riverside County Ord. 348

Findings of Fact:

a) Would the Project be consistent with the site's existing or proposed zoning?

EIR No. 374 Finding: At the time EIR No. 374 was certified, the project site was largely composed of lands zoned for agricultural and residential-agricultural uses. EIR No. 374 concluded that adoption of SP 286 would change the site's zoning to "Specific Plan Zone (SP-Zone)" to facilitate for the development of Specific Plan 286 (Riv. County, 1997, p.V-72). The EIR did not identify any conflicts associated with the site's existing or proposed zoning.

No Substantial Change from Previous Analysis: Under existing conditions, the Project site is zoned by Riverside County for "Specific Plan (SP)" (Riv. County, 2014a), which would allow for development of very high multi-family, medium density residential, medium low density residential, drainage facilities, and a 10.0-acre school site. The reallocation of residential density would not result in a conflict with the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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site's existing zoning designation, as the Project proposes residential uses in generally the same area as called for by the existing approved SP 286. With approval of Change of Zone No. 07823, the Project would be fully consistent with the site's zoning designation. As such, the proposed Project would not conflict with the site's existing or proposed zoning and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

b) Would the Project be compatible with existing surrounding zoning?

EIR No. 374 Finding: At the time EIR No. 374 was certified, SP 286 was surrounded by lands zoned for agricultural, residential-agricultural, and rural-residential uses and identified a potentially significant impact due to a conflict with these off-site uses. The EIR identified Mitigation Measure 50 (renumbered herein as MM 10.1) to require compliance with the Riverside County "Right to Farm" Ordinance (Ord. No. 625), which would ensure that buildout of SP 286 does not conflict with surrounding agricultural zoning. With mitigation incorporated, conflicts with existing surrounding agricultural zones were determined to be less than significant. (Riv. County, 1997, pp.V-72, II-20)

No Substantial Change from Previous Analysis: Zoning designations surrounding the Project site include the following: "Specific Plan Zone (SP Zone)" to the south, east, and west; and Agricultural (A-1-5) to the north (Riv. County, 2014a). The Project proposes to adjust the density, unit allocations, and/or boundaries of (existing) Planning Areas 1, 2A, 3, 5A, 6 and 7 to allow for lower density residential development as compared to the existing approved SP 286. The Project, which proposed primarily residential land uses, would be fully compatible with the residential communities that have been established in the southern portions of SP 286. In addition, Mitigation Measure 50 (renumbered herein as MM 10.1) identified by EIR No. 374 would continue to apply to the proposed project to ensure that the development of the site with residential uses would not conflict with agricultural zoning to the north. Accordingly, the proposed Project would be compatible with existing surrounding zoning and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

c) Would the Project be compatible with existing and planned surrounding land uses?

EIR No. 374 Finding: At the time EIR No. 374 was certified, the project site was surrounded by lands that were either vacant, used for agricultural uses, or used for residential (large lot family) uses. The EIR identified Mitigation Measure 50 (renumbered herein as MM 10.1) to ensure compliance with the Riverside County "Right to Farm" Ordinance (Ord. No. 625) which would ensure that the project would not conflict with surrounding agricultural uses. With mitigation incorporated, conflicts with existing surrounding agricultural zones were determined to be less than significant. (Riv. County, 1997, pp.V-71, II-20)

No Substantial Change from Previous Analysis: Since certification of EIR No. 374, land uses in the surrounding area have changed. Areas to the south of the Project site and west of Washington Street are located within SP 286 and either have been or are in the process of being developed with a variety of residential, recreation, and open space/drainage land uses. To the west of the Project site are lands that also are located within SP 286, but that are currently being used for agricultural production (greenhouses and dryland farming). Areas to the north of the Project site include agricultural lands and rural residential uses. To the east of the Project site and westerly of Washington Street are agricultural support uses and fallow lands that appear to have been used for agricultural production in the past. To the east of the Project site, and easterly of Washington Street, are a mixture of agricultural and open

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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space lands, an existing residential community containing single-family homes, and Washington Park. (Google Earth, 2013)

As indicated under the discussion and analysis of Threshold 28.b), although the residential uses proposed as part of the Project have the potential to conflict with the existing agricultural uses to the surrounding the site, mandatory compliance with Ordinance No. 625 would ensure that potential conflicts between proposed residential uses on-site and existing agricultural uses do not occur.

Additionally, agricultural lands surrounding the Project site are planned for non-agricultural development (Riv. County, 2014a). To the north of the Project site are lands designated "Rural Residential (R-R) land uses, while lands to the east, south, and west are planned for residential and commercial land uses. The residential uses proposed as part of the Project would be fully consistent with these surrounding land use designations.

Based on the foregoing analysis, and consistent with the findings of EIR No. 374, land use compatibility impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

d) Would the Project be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

EIR No. 374 Finding: EIR No. 374 evaluated the establishment of the Winchester 1800 Specific Plan (Specific Plan No. 286). The project evaluated in EIR No. 374 was inherently compatible with the land use designations and policies of the Winchester 1800 Specific Plan. In addition, the EIR did not identify any conflicts with the land use designations or policies of the Riverside County General Plan.

No Substantial Change from Previous Analysis: The Project proposes a specific plan amendment (SP 286A6) to alter the land uses within the northern portion of the Winchester 1800 Specific Plan (refer to Table 2-1 for a detailed comparison of the existing approved and proposed land uses). Upon approval of SP 286A6, the Project would be consistent with the land use designations of the Winchester 1800 Specific Plan. Additionally, the County has reviewed the proposed Project and determined that it meets all applicable policies of SP 286.

The proposed Project is located within the SWAP Highway 79 Policy Area (Riv. County, 2014b, Figure 4). The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. Specifically, the following policies apply to projects located within the Highway 79 Policy Area:

- SWAP 9.1 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.
- SWAP 9.2 Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards. (Riv. County, 2014b, p. 29)

The proposed Project would have no potential to conflict with Policy SWAP 9.1, as this policy merely provides direction to County staff and decision-makers for the construction of transportation-related facilities and for the coordination with other local jurisdictions in the funding and construction of transportation infrastructure.

With respect to Policy SWAP 9.2, SP 286 currently allows for 493 dwelling units and a 10-acre school site. With approval of the Project, a maximum of 349 dwelling units would be allocated to the Project site, and the previously-proposed 10-acre school site would be eliminated. The Project's proposed reduction in residential intensity alone would result in a decrease in traffic from the site by 29% less than the trips projected from the General Plan traffic model, which assumed buildout in accordance with the approved SP 286. Accordingly, because the Project would result in a net reduction of traffic that exceeds 9%, the Project would be consistent with Policy SWAP 9.2.

As demonstrated above, the Project would be consistent with the SWAP's Highway 79 Policy Area. The proposed Project also would not conflict with any other policies of the General Plan or the SWAP. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

e) Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to the physical division of an established community (including a low-income or minority community).

No Substantial Change from Previous Analysis: Planning Area 5A (included in the Project area) and off-site lands to the south of the Project site are developed with residential uses as part of the Winchester 1800 Specific Plan. Lands to the north, east, and west of the Project site are primarily developed with rural residential and agricultural land uses. These areas do not comprise an "existing community," and implementation of residential uses on-site would not result in a physical division of any community because the residential uses on-site would effectively serve as an extension of the residential uses planned or in existence within the Winchester 1800 Specific Plan. Moreover, with buildout of the Project's proposed residential uses, public access would be afforded via public roads to be constructed on-site and immediately adjacent to the site. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
MINERAL RESOURCES Would the project				
29. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; Google Earth; Project Application Materials.

Findings of Fact:

- a) **Would the Project 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?**
- b) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 determined that no mineral resources were present on the property. As such, EIR No. 374 concluded that no adverse impacts associated with the loss of mineral resources would not occur. (Riv. County, 1997, p. V-119)

No Substantial Change from Previous Analysis: Based on available information, the Project site has never been the location of mineral resource extraction activity and no mines are located on the property under existing conditions. According to Figure OS-5 of the Riverside County General Plan, the Project site and off-site impact areas are designated within Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA) (Riv. County, 2003a, Figure OS-5). MRZ-3 is defined by the State of California Department of Conservation SMARA Mineral Land Classification Project as "Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined." Thus, the Project site does not contain any known mineral resources that would be of value to the region or residents of the State. Furthermore, the Project site is not identified as an important mineral resource recovery site by the County General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project 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, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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c) Would the Project be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with incompatible land uses located adjacent to surface mining areas.

No Substantial Change from Previous Analysis: The area surrounding the Project site is not classified as an important mineral resource area, and there are no existing surface mines in the vicinity of the subject property (Riv. County, 2003a, Figure OS-5). Accordingly, there is no potential for the Project to be an incompatible land use adjacent to an important mineral resource recovery zone or existing, active mine and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

d) Would the Project expose people or property to hazards from proposed, existing or abandoned quarries or mines?

EIR No. 374 Finding: EIR No. 374 did not identify any hazards from proposed, existing or abandoned mines or quarries.

No Substantial Change from Previous Analysis: The proposed Project would include residential and open space land uses and does not involve the construction or operation of a mine or quarry. As described above under Issue 29.c), the Project is not located in close proximity to any planned, existing, for former (i.e., closed, abandoned) surface mines or quarries. Accordingly, the Project would not expose people or property to hazards related to mines or quarries and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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; Google Earth

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Findings of Fact:

- 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?
- 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?

EIR No. 374 Finding: EIR No. 374 determined that the project site was outside of the French Valley Airport’s Traffic Pattern Zone and outside the 55 CNEL noise contour according to the French Valley Airport Comprehensive Land Use Plan. However, the EIR also noted that due to the expanded “Interim Airport-Influence Area” portions of the site were within Area III of the AIA. Mitigation Measure 25 (renumbered herein as MM 5.2) was identified by EIR No. 374 to ensure that the project would not expose people residing or working in the area to excessive noise levels. As such, EIR No, 374 determined that impacts would be less than significant with mitigation. (Riv. County, 1997, pp. V-196 - 197, II-12)

No Substantial Change from Previous Analysis: According to Map FV-3 of the 2007 Airport Land Use Compatibility Plan for the French Valley Airport, the Project site is located approximately 2.0 miles northeast of the nearest portion of the County that is affected by airport-related noise exceeding 55 dBA CNEL (ALUC, 2007, Figure FV-3) In addition, there are no private use airports or private airstrips located within the vicinity of the Project site. The nearest private airstrip (Pines Airpark) is located approximately 1.75 northwest of the Project site (Google Earth, 2013). As such, the proposed Project would not expose people residing or working in the Project area to excessive airport-related noise levels and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

31. Railroad Noise

NA A B C D

Source: Google Earth

Findings of Fact:

EIR No. 374 Finding: EIR No. 374 did not identify any impacts from noise associated with railroad use or rail transport.

No Substantial Change from Previous Analysis: The Project site is located approximately 5.8 miles south of the nearest railroad corridor and no aspect of the proposed Project involves rail use or rail transport (Google Earth, 2013). Due to the attenuating effects of distance, intervening development, and topography, traffic from the rail corridor nearest the Project site would not expose the subject property to substantial noise levels. Accordingly, and consistent with the finding of EIR No. 374, no

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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railroad-related noise impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: Project Application Materials; *Project-Specific Noise Impact Analysis*, Mestre Greve Associates, July 16, 2014.

Findings of Fact:

EIR No. 374 Finding: EIR No. 374 determined that most of the project site proposed for residential development would experience traffic noise greater than 60 CNEL without mitigation. This included lots along Winchester Road (Highway 79). In addition, the EIR noted that commercial land uses located along Winchester Road would also experience noise levels in excess of 65 CNEL. EIR No. 374 identified Mitigation Measures 26 through 28 (renumbered herein as MM 5.3 through MM 5.5) to ensure that noise impacts on surrounding roadways, including Winchester Road, would be less than significant with mitigation incorporated. (Riv. County, 1997, pp.V-44, II-12)

No Substantial Change from Previous Analysis: The nearest highway to the Project site is Highway 79/Winchester Road, located approximately 0.09-mile west of the site. The County of Riverside requires that the capacity of the roadway be used in the noise exposure calculations. Winchester Road is scheduled to be an expressway and Keller Road will be a collector. Therefore, Winchester Road and Keller Road were modeled at 40,900 and 25,900 vehicles per day, respectively. Based on the analysis conducted by Mestre Greves (Appendix I), the 65 Ldn noise level from Winchester Road is only exceeded for one residential lot (i.e., Lot 23). The noise level from the future expressway would be 65.6 Ldn at Lot 23. All lots directly adjacent to Keller Road would experience noise levels greater than 65 Ldn. In fact, homes directly adjacent to Keller Road would experience noise levels about 69.5 Ldn in the yard areas. These noise levels exceed the County's standard of 65.0 Ldn. However, as required by Mitigation Measure 26 (renumbered and revised herein as Mitigation Measure MM 5.3), future implementing building permit applications would be required to demonstrate that the outdoor noise standard of 65 Leq and interior noise standard of 45 Leq are not exceeded. Mitigation Measure MM 5.3 would continue to apply to the proposed Project, although revisions to the Mitigation Measure MM 5.3 have been incorporated to reflect the site-specific acoustical analysis recommendations. With implementation of the required mitigation, and consistent with the conclusion reached in EIR No. 374, on-site noise impacts (both exterior and interior) would be reduced to below a level of significance. With compliance to the required mitigation, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation:

Although the Project complies with (existing) Mitigation Measure 26 from EIR No. 374, this mitigation measure has been revised based on the site-specific analysis conducted by the Project's acoustical consultant.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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~~26-MM 5.3 Mitigation measures are needed to reduce traffic noise levels in outdoor and indoor residential areas exposed to noise levels greater than 60 CNEL. Specifically, lots along Winchester Road, Keller Road, Street "A", Street "B", Street "I", Pourroy Road, Benton, Thompson Road, Auld Road and Washington Street will require a more detailed noise analysis, detailing noise barrier heights and location, prior to grading plan approval. Prior to issuance of building permits for any residence along Keller Road or within Lot 23, a detailed noise assessment shall be prepared to demonstrate that the exterior noise levels would not exceed 65 Ldn and interior noise levels would not exceed 45 Ldn and that exterior noise levels will not exceed 65 Ldn. The noise assessment shall be prepared by a qualified acoustical consultant and shall document the sources of noise impacting the building and describe any measures required to meet the County's standard. These measures will be incorporated into the project plans. The report shall be completed and approved by the County prior to issuance of building permits.~~

Monitoring: The Riverside County Planning Department shall review the future noise impact analysis to ensure that future residents on-site are not exposed to noise levels exceeding 65 Ldn in outdoor areas or exceeding 45 Leq in indoor areas.

33. Other Noise							
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

EIR No. 374 Finding: EIR No. 374 did not identify any additional noise impacts beyond what is discussed above and below.

No Substantial Change from Previous Analysis: There are no other known sources of noise within the Project vicinity that could expose future Project residents to noise levels above the County General Plan standards, nor are there any other components of the Project that could expose off-site properties to unacceptable noise levels. Accordingly, no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; Project Application Materials; Riverside County Ordinance No. 555; Riverside County Ordinance No. 847; *Project-Specific Noise Impact Analysis*, Mestre Greve Associates, July 16, 2014.

The Project proposes changes to the boundaries, acreage, and unit allocations of proposed Planning Areas 1, 2A, 3, 5A, 6, 7, 52A, and 52B. Planning Area 5A is currently developed with 118 single-family homes; thus, existing development within Planning Area 5A has no potential to result in new or more severe impacts to noise as compared to what was evaluated and disclosed by EIR No. 374. Although Planning Area 7 ultimately would be developed with up to 85 dwelling units, development within Planning Area 7 would require subsequent discretionary approvals that would be subject to CEQA. Other than the reduced unit allocation and diminishment of the size of Planning Area 7, no development would occur in Planning Area 7 as a result of the Project; thus, impacts associated with future development of Planning Area 7 are not evaluated herein because such impacts were fully evaluated as part of EIR No. 374. Although impacts to proposed Planning Areas 1, 2A, 3, 6, 52A, and 52B (within TTM 36722) were previously evaluated within EIR No. 374, a new noise analysis has been prepared for this portion of the Project site. Findings from the noise analysis are summarized below within Thresholds 34.b) through 34.d).

Findings of Fact:

- a) **Would the Project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?**
- b) **Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?**

EIR No. 374 Finding: EIR No. 374 determined the implementation of SP 286 would result in a temporary increase in ambient noise levels during construction. The EIR noted that construction occurring adjacent to existing residential areas would be restricted to hours specific within Riverside County Ordinance No. 457.78. In addition, EIR No. 374 determined that development of the Winchester 1800 Specific Plan would generate traffic and would alter the noise levels in surrounding areas. As such, EIR No. 374 identified Mitigation Measures 24 through 28 (renumbered herein as MM 5.1 through MM 5.5) to reduce temporary and permanent ambient noise impacts. EIR No. 374 concluded that noise impacts would be less than significant with mitigation incorporated. (Riv. County, 1997, pp. V-41, II-12)

No Substantial Change from Previous Analysis: The Project consists of a master-planned residential community, and would include residential and open space land uses. The land uses proposed by the Project are not typically associated with substantial sources of stationary noise. There are no components of the Project that would generate or amplify noise on the Project site. The Project would generate traffic that would emit noise; however, as discussed in detail in the response to Threshold 34.c), below, Project-related traffic would not generate substantial noise during long-term operation. Accordingly, implementation of the Project would not result in a substantial permanent increase in ambient noise levels and impacts would be less than significant.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Construction activities on the Project site, especially those involving heavy equipment, would initially create intermittent, short-term noise increases in the vicinity of the Project site, representing a temporary effect on ambient noise levels. Noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers, and portable generators, can reach high levels (MGA, 2014b, p. 11).

The nearest residences during construction would be about 50 feet away from the Project site. Generally construction equipment would be at a greater distance, but could be as close as 50 feet. Examples of construction noise at 50 feet are presented in Exhibit 6 of the Project's Noise Impact Analysis (Technical Appendix I). Based on this distance, the worst case unmitigated peak (Lmax) construction noise levels would be in the 80 to 95 dBA range for very short periods. The average construction noise levels are typically 5 to 15 dB lower than the peak noise levels. Average construction noise levels (Leq) at the nearby residences could be in the range of 65 to 85 dBA. These noise levels are substantially above current noise levels experienced in the area (refer to Table 1 of Technical Appendix I), and therefore, significant noise increases would temporarily occur due to construction noise. The Project site is within one-quarter mile of existing residences and therefore construction on-site would be subject to the hourly limits set in Section 9.52.020(I) of the County's Noise Ordinance. Limiting construction to those hours in Section 9.52.020(I) of the County's Noise Ordinance would avoid significant impacts. (MGA, 2014b, p. 12).

Based on the foregoing analysis, the Project's impacts on temporary, periodic, or permanent increases in noise levels would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

c) Would the Project expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

EIR No. 374 Finding: As noted in the summary of EIR No. 374's conclusions under Thresholds 34.a) and 34.b), above, near- and long-term operations at the site were expected to increase ambient noise levels on-site. As such, EIR No. 374 proposed Mitigation Measures 24 through 28 (renumbered herein as MM 5.1 through MM 5.5) to ensure that acceptable interior and exterior noise levels for residential and commercial land uses were attained, both on- and off-site. EIR No. 374 concluded that noise impacts would be less than significant with mitigation incorporated. (Riv. County, 1997, pp. V-41, II-12)

No Substantial Change from Previous Analysis: The proposed Project has the potential to expose nearby sensitive receptors to noise levels in excess of the County standard. Sensitive receptors within the immediate vicinity of the Project site include existing residential uses within the Winchester 1800 Specific Plan, and residential uses along Keller Road, while additional sensitive receptors may be located along study area roadway segments that would experience increased traffic levels as a result of the Project. Development of the Project site as a residential community has the potential to expose persons to or result in elevated noise levels that exceed the County's standards during both near-term construction activities, under long-term conditions due to the potential exposure of future on-site residents to traffic-related noise from nearby streets, and under long-term conditions due to the potential for Project-related traffic to create or contribute to noise levels along off-site streets. Near-term (i.e., temporary) and long-term (i.e., permanent) noise impacts associated with the Project are discussed below.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Impact Analysis for Construction Noise

The County's Noise Ordinance (Ordinance No. 847) includes a provision that exempts construction activities from any maximum noise level standard, provided that construction activities occur between the hours of 6:00am-6:00pm during the months of June through September or 7:00am-6:00pm during the months of October through May. As concluded in Threshold 34.b), limiting construction to those hours in Section 9.52.020(I) of the County's Noise Ordinance would avoid significant temporary noise impacts. The Project would be required to comply with the County's Noise Ordinance; therefore, implementation of the Project would not expose persons to or generate noise levels in excess of standards adopted by the County.

Off-Site Traffic Related Noise Impacts

A Noise Impact Analysis (Technical Appendix I) was prepared to evaluate the Project's potential to expose future on-site residents to noise levels exceeding the County's interior and exterior noise standards. For noise-sensitive uses, such as schools and single-family homes, the Riverside County General Plan indicates that exterior noise levels should remain below 65 dBA CNEL, while interior noise levels should remain below 45 dBA CNEL. (Riverside County, 2003a, pp. N-6 and N-18)

The traffic study for the Project (refer to Technical Appendix J) forecasts that the Project would generate 1,390 trips per day. If all of these vehicles traveled down the same road at 40 miles per hour, they would generate a noise level of 56 Ldn at 50 feet from the roadway centerline. This level is low enough that it would not cause any areas to be above the County's exterior standard of 65 Ldn even when added to other forecasted traffic. That is, the amount of traffic generated by the Project would generate an insignificant level of noise on the nearby roadways. Finally, it should be noted that the traffic study indicates that 23,543 trips would be generated by other projects in the area. If all 23,543 vehicular trips were traveling down one road, and all of the Project's traffic was then added to that road, the noise levels would only be increased by 0.2 dB. This again points out that the Project would not add significantly to the traffic noise in the area (MGA, 2014b, p. 12). Therefore, the Project's off-site traffic related noise impacts would be less than significant.

On-Site Traffic Related Noise Impacts

This site is potentially subject to traffic noise from highway vehicles. The Project site is adjacent to Winchester Road (State Route 79) and Keller Road. The distances to the future Ldn noise contours for the roadways in the vicinity of the Project site were calculated by the Project's noise analyst, Mestre Greve Associates. Spreadsheets showing the calculations are included in the Appendix of the Project's noise impact analysis (Technical Appendix I).

In the future, Winchester Road is scheduled to be an expressway and Keller Road will be a collector road. Therefore, Winchester Road and Keller Road were modeled at 40,900 and 25,900 vehicles per day, respectively. The 65 Ldn exterior noise level from Winchester Road would only be exceeded for one residential lot (i.e., Lot 23). The noise level from the future expressway would be 65.6 Ldn at Lot 23. However, all lots directly adjacent to Keller Road would experience noise levels greater than 65 Ldn. In fact, homes directly adjacent to Keller Road would experience noise levels about 69.5 Ldn in the yard areas (MGA, 2014b, p. 14). As such, noise barriers would be required to ensure that exterior noise levels at Lot 23 and at the residential lots along Keller Road would not exceed the 65 Ldn exterior noise standard. Revised Mitigation Measure 26 (renumbered herein as MM 5.3) would ensure that the Project meets the County's exterior noise standards. Therefore, on-site traffic related noise impacts would be less than significant with incorporation of mitigation.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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In addition, the noise impact analysis concluded that residences proposed along Keller Road and Lot 23 would require more than 20 dB of outdoor-to-indoor noise reduction to meet the County's interior noise standards of 45 Ldn. Typical residential construction achieves at least 20 dB of outdoor-to indoor noise reduction. Detailed calculations are required to demonstrate achievement of more than 20 dB of reduction. These calculations require near complete architectural drawings for the proposed buildings, which are not available at this time. Worst-case buildings would require less than 25 dB of reduction along Keller Road. This level of reduction is usually achievable with upgraded windows (MGA, 2014b, p. 15). Revised Mitigation Measure 26 (renumbered herein as MM 5.3) would ensure that the Project meets the County's interior noise standards. Therefore, on-site traffic related impacts would be less than significant with incorporation of mitigation.

Conclusion

Based on the foregoing analysis, the Project would not exceed County noise standards during near-term construction activities or long-term operation with incorporation of revised Mitigation Measure MM 5.3 (as revised herein). Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

d) Would the Project result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with ground-borne vibration of ground-borne noise levels.

No Substantial Change from Previous Analysis: Under existing conditions, there are no known sources of ground-borne vibration or noise that affect the Project site. The Project would not generate ground-borne vibration or ground-borne noise, except, potentially, during the construction phase from the use of heavy construction equipment. According to California Department of Transportation's Transportation and Construction-Induced Vibration Guidance Manual, ground-borne vibration from heavy construction equipment does not create vibration amplitudes that could cause structural damage, when measured at a distance of 10 feet (California DOT, 2004, Tables 13 and 18). The nearest existing off-site structures are located approximately 50 feet from the nearest point of construction activities and would not be exposed to substantial ground-borne vibration due to the operation of heavy construction equipment on the Project site. Furthermore, the Project is not expected to employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during construction. As such, impacts from ground-borne vibration and noise during near-term construction would be less than significant.

There are no conditions associated with the long-term operation of the proposed Project that would result in the exposure of on- or off-site sensitive receptors to excessive ground-borne vibration or noise. The proposed Project would develop the subject property with residential uses and supporting open space land uses, and would not include nor require equipment, facilities, or activities that would generate ground-borne vibration or ground-borne noise. In addition, the Project site is not located in the vicinity of a railroad line or any other use associated with ground-borne vibration or ground-borne noise; therefore, the Project would not expose future on-site residents or any off-site sensitive receptors to substantial ground-borne vibration or noise. Accordingly, under long-term operation, the Project would not expose on- or off-site sensitive receptors to substantial ground-borne vibration or ground-borne noise. Impacts are less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Mitigation:

Revised Mitigation Measures

EIR No. 374 includes 5 mitigation measures (24 through 28, renumbered herein as MM 5.1 through 5.4), which would continue to apply to the proposed Project. However, one of the mitigation measures identified by EIR No. 374 (Mitigation Measure 26; renumbered herein as Mitigation Measure MM 5.3) is out of date and does not reflect current regulatory requirements. Accordingly, Mitigation Measure 26 would be superseded and replaced by the revised (and more stringent) requirements listed below, which are based on the recommendations of the Project's noise analyst (Mestre Greve Associates):

MM 5.3 ~~Mitigation measures are needed to reduce traffic noise levels in outdoor and indoor residential areas exposed to noise levels greater than 60 CNEL. Specifically, lots along Winchester Road, Keller Road, Street "A", Street "B", Street "I", Pourroy Road, Benton, Thompson Road, Auld Road and Washington Street will require a more detailed noise analysis, detailing noise barrier heights and location, prior to grading plan approval. Prior to issuance of building permits for any residence along Keller Road plus Lot 23 a detailed noise assessment shall be prepared to demonstrate that the interior noise levels will not exceed 45 Ldn and that exterior noise levels will not exceed 65 Ldn. The noise assessment shall be prepared by a qualified acoustical consultant and shall document the sources of noise impacting the building and describe any measures required to meet the County's standard. These measures will be incorporated into the project plans. The report shall be completed and approved by the County prior to issuance of building permits.~~

Monitoring:

MM 5.3 The Project Applicant shall be responsible for preparing a Final Noise Study as part of future building permit applications. The Final Noise Study shall be subject to review and approval by the Riverside County Department of Environmental Health, Office of Industrial Hygiene prior to the issuance of building permits. Additionally, the Riverside County Building and Safety Department shall ensure that the required exterior and interior noise mitigation features, as specified in the Final Noise Study, have been constructed prior to the issuance of occupancy permits for Lot 8 and Lots 11 through 45 of Tentative Tract Map No. 36722.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
POPULATION AND HOUSING Would the project				
35. Housing				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Google Earth, Draft Riverside County General Plan Update.

Findings of Fact:

- a) **Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?**
- c) **Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?**

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with the displacement of housing or people necessitating the construction of housing elsewhere.

No Substantial Change from Previous Analysis: Under existing conditions, 118 homes are developed within Planning Area 5A. In addition, several residential structures currently exist within Planning Area 7. No other residences exist within the Project area (Google Earth, 2013). As part of the proposed Project, the 118 homes within Planning Area 5A would remain. In addition, Planning Areas 1, 2A, 3, 6, 52A and 52B (within TTM 36722) would be developed with residential and open space land uses. Furthermore, development in this area has been planned since the Winchester 1800 Specific Plan was approved in 1995. In addition, the Project would allow for the development of up to 349 single-family homes on the Project site (including 106 dwelling units within Planning Area 7), which would provide for new housing opportunities within the County that would attenuate any impacts associated with removal of housing from the Project site. Therefore, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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b) Would the Project create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income?

EIR No. 374 Finding: EIR No. 374 did not identify impacts associated with demands for additional housing, including housing affordable to households earning 80% or less of the County’s median income.

No Substantial Change from Previous Analysis: The Project is a proposed residential community and would provide for the development of up to 349 new homes providing housing for approximately 999 residents (including 418 residents from the TTM 36722 portion of the site), based on the population generation estimates provided by CalEEMod (SCAQMD, 2013, Appendix D). The Project would provide for new housing opportunities on the site, which would help meet the current population growth trends in western Riverside County. The residential dwelling units proposed as part of the Project would not result in an increased demand for affordable housing. Therefore, the proposed Project would not create a demand for additional housing, including housing affordable to households earning 80% or less of the County’s median income, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

d) Would the Project affect a County Redevelopment Project Area?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to any County Redevelopment Project Areas.

No Substantial Change from Previous Analysis: According to Riverside County GIS, the Project site is not located within or adjacent to any County Redevelopment Project Areas (Riv. County, 2014a). Accordingly, the Project has no potential to affect a County Redevelopment Project Area, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

e) Would the Project cumulatively exceed official regional or local population projections?

f) Would the Project 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)?

EIR No. 374 Finding: EIR No. 374 did not conclude that the Project would cumulatively exceed official regional or local population projections, nor did the EIR conclude that the project would induce substantial population growth in an area, either directly or indirectly.

No Substantial Change from Previous Analysis: Under existing conditions, the Project site is designated by the Winchester 1800 Specific Plan for “Very High Density Multi-Family Residential,” “Medium Density Residential,” “Medium-Low Density Residential,” “Public Facilities,” and “Open Space-Recreation” land uses. The Project proposes a Specific Plan Amendment (SP 286A6) to alter the existing land uses and planning area boundaries on the site to allow for the development of up to 349 units (refer to Table 2-1). The 349 units that could potentially result from the Project represent a decrease of 150 units when compared to the existing approved Specific Plan land uses. According to the population estimates provided in CalEEMod, 349 units would result in a population of 999 (SCAQMD, 2013 Appendix D). Since regional and local population projections rely, in part, on land uses proposed as part of the County’s General Plan (which is implemented by the Specific Plan), and since the proposed Project would decrease the number of units on-site, thereby decreasing the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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projected population on-site, the Project would not exceed the regional or local population projections for the site and no impact would occur. Furthermore, all lands surrounding the Project site are planned by the Riverside County General Plan for development with residential uses at various densities (with exception of the commercial retail area located off-site and to the west of the site), and it is unlikely that development of the Project site with residential uses would induce these nearby properties to be developed in accordance with their existing General Plan land use designations because there are no regional improvements proposed by the Project that would remove obstacles to development, such as the construction of a regional sewer line.

Under CEQA, direct population growth by a project is not considered necessarily detrimental, beneficial, or of little significance to the environment. Typically, population growth would be considered a significant impact pursuant to CEQA if it directly or indirectly affects the ability of agencies to provide needed public services and requires the expansion or new construction of public facilities and utilities, or if it can be demonstrated that the potential growth results in a physical adverse environmental effect. As documented in this Addendum to EIR No. 374, activities of the proposed Project's population would not result in impacts that are more severe than those analyzed previously within EIR No. 374. Accordingly, the Project's direct impacts associated with population inducement would be less than significant.

As such, the proposed Project would not cumulatively exceed official regional or local population projections or induce substantial population growth in an area. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

36. Fire Services

Source: Project Application Materials, Riverside County Fire Department Fire Protection and Emergency Medical Master Plan, Ordinance No. 659, Google Earth

Findings of Fact:

EIR No. 374 Finding: EIR No. 374 determined that the project would have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service to surrounding properties. These impacts would result from an increase in the number of emergency and/or public service calls due to an increase in the population. The EIR also noted that after the proposed French Valley Fire Station was completed, the French Valley and Rancho California Fire Stations would provide Category II protection to the project site in conformance with the Fire Protection Master Plan. EIR No. 374 identified seven Mitigation Measures (Mitigation Measure 80 through 86, renumbered herein as MM 18.1 through MM 18.7) to ensure that impacts to fire services were reduced to less than significant levels. (Riv. County, 1997, pp. V-162, II-33 - II-34)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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No Substantial Change from Previous Analysis: The Riverside County Fire Department provides fire protection services to the Project area. Pursuant to the Riverside County Fire Department *Fire Protection and Emergency Medical Master Plan*, with development of residential land uses on the Project site would require a “Category II – Urban” level of service, which requires a fire station to be within three (3) roadway miles of the Project and a full first alarm assignment team operating on the scene within 15 minutes of dispatch (RCFD, 1986). The Project area would be primarily served by the Winchester Fire Station (Station No. 34), located at 32655 Haddock Street in Winchester, or approximately 5.7 roadway miles from the site. Although the Project site is not located within three (3) roadway miles of this fire station, the Project site would be accessed primarily via Highway 79, which would allow for fire protection vehicles (including a full first alarm assignment team) to arrive at the site in approximately 7 minutes (Google Maps, 2014), which would meet the Category II – Urban level of service criteria established by the Riverside County Fire Department. In addition, the Project has been reviewed by the Riverside County Fire Department, which determined that the Project would be served by adequate fire protection services in accordance with the Riverside County Fire Department Fire Protection and Emergency Medical Master Plan.

Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. Furthermore, the Project would be required to comply with the provisions of the County’s Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the County in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. In addition, the mitigation measures identified in EIR No. 374 would continue to apply to the proposed Project.

Based on the foregoing analysis, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. As such, impacts to fire protection services would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

37. Sheriff Services

Source: Project Application Materials, Ordinance No. 659, Google Earth, Riverside County Draft General Plan Update

Findings of Fact:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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EIR No. 374 Finding: EIR No. 374 concluded that the project would result in the need for 26 additional officers, approximately four civilian personnel, and an additional nine patrol cars to provide adequate protection SP 286. As such, EIR No. 374 identified Mitigation Measures 87 and 88 (renumbered herein as MM 19.1 and MM 19.2) to off-set potential impacts to sheriff facilities and services. EIR No. 374 concluded that that impacts to sheriff facilities would be less than significant with mitigation. (Riv. County, 1997, pp. V-165, II-35)

No Substantial Change from Previous Analysis: The Riverside County Sheriff's Department provides community policing to the Project area via the Southwest Sheriff's Station located at 30755-A Auld Road in the City of Murrieta, or approximately 5.0 roadway miles southwest from the Project area. The Riverside County Sheriff's Department has set a minimum level of service standard of 1.0 deputy per 1,000 people.

At full buildout, Planning Areas 1, 3, 5A, 6, and 7 would introduce approximately 999 residents to the area, based on the population generation rates utilized by CalEEMod (SCAQMD, 2013, Appendix D). TTM 36722 proposes 146 residential units which would introduce approximately 418 new residents. Planning Area 5A is fully built out with 118 units contributing approximately 338 residents to the surrounding area and Planning Area 7 could be developed in the future with up to 85 units adding an additional 244 residents to the surrounding area. There is not a direct correlation between population growth, the number of crimes committed, and the number of Sheriff's Department personnel needed to respond to these increases. As the population and use of an area increases, however, additional financing of equipment and manpower needs are required to meet the increased demand. The proposed Project would result in an increase in the cumulative demand for services from the Riverside Sheriff's Department. To maintain the desirable level of service, buildout of the proposed Project would generate a need for approximately one deputy. The proposed Project would not, however, result in the need for new or expanded physical sheriff facilities because the addition of one new deputy would not necessitate the construction of new or modified sheriff facilities.

The proposed Project's demand on sheriff protection services would not be significant on a direct basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional police protection services, which may be applied to sheriff facilities and/or equipment, to offset the incremental increase in the demand that would be created by the Project. Furthermore, the mitigation measures identified in EIR No. 374 would continue to apply to the proposed Project. Therefore, Project's incremental demand for sheriff protection services would be less than significant with the Project's required payment of DIF fees. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Riverside County General Plan EIR.

Findings of Fact:

EIR No. 374 Finding: EIR No. 374 concluded that development of the project would increase the demand on existing education facilities in the project area by generating additional students requiring accommodation within the Hemet Unified School District, Menifee Union School District, and Murrieta Valley Unified School District. The EIR identified five Mitigation Measures (Mitigation Measures 89 through 93, renumbered herein as MM 20.1 through 20.5) to ensure that adequate school facilities would be available to serve future residents of SP 286. EIR No. 374 concluded that impacts to schools would be less than significant with mitigation incorporated. (Riv. County, 1997, pp. V-169, II-36 - II-37)

No Substantial Change from Previous Analysis: The proposed Project would be served by the Hemet Unified School District (HUSD). Students generated by the Project likely would attend the Temecula Preparatory School, located approximately 1.5 roadway miles from the site. The Temecula Preparatory School provides K-12 education.

Buildout of the proposed Project would result in an increase in demand for school services as compared to existing conditions. Table EA-9, *Project Related School Services Demand*, provides an estimate of future students that would be generated by the Project, based on the student generation factors provided in the Riverside County General Plan EIR (Riv. County, 2003b, Table 4.15.E). As shown in Table EA-9, the Project would result in the generation of approximately 285 new students (annually), including 129 elementary students, 70 middle school students, and 86 high school students. Table EA-9 assumes full buildout of the Project area with 349 units including: development of 146 single-family homes on Planning Areas 1, 3, and 6 (as shown on TTM 36722 in Figure 2-7); the existing 118 units within Planning Area 5A; and the buildout of Planning Area 7 with 85 units.

Table EA-9 Project Related School Services Demand

School Type	Project Units	Student Generation Factor	Total Number of Students
Elementary	349	0.369	129
Middle School	349	0.201	70
High School	349	0.246	86
Total Project-Related Students:			285

(Riverside County, 2003b, Table 4.15.E)

Although it is possible that the HUSD may ultimately need to construct new school facilities in the region to serve the growing population within their service boundaries, such facility planning is conducted by HUSD and is not the responsibility of the Project. Furthermore, the proposed Project would be required to contribute fees to the HUSD in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation for project-related impacts to school services. Therefore, mandatory payment of school impact fees would reduce the Project's impacts to school facilities to a level below significance and no additional mitigation beyond the measures identified in EIR No. 374 would be required. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

39. Libraries

Source: Project Application Materials, Ordinance No. 659

Findings of Fact:

EIR No. 374 Finding: EIR No. 374 concluded that development of the project would increase the regional population, in turn creating additional demand for library facilities and services. The EIR identified Mitigation Measure 108 (renumbered herein as MM 24.1) to ensure that appropriate fees were paid in accordance with Riverside County Ordinance No. 659. With mitigation incorporated, EIR No. 374 concluded that impacts to library facilities would be less than significant. (Riv. County, 1997, pp. V-187, II-43)

No Substantial Change from Previous Analysis: Implementation of the Project would result in an increase in the population in the Project area and would increase the demand for library services. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), as noted in Mitigation Measure 108 (renumbered herein as MM 24.1), which requires a fee payment to assist the County in providing public services, including library services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of library services, and these funds may be applied to the acquisition and/or construction of public services and/or equipment (including library books). Consistent with the finding of EIR No. 374, mandatory payment of DIF fees would ensure that Project-related impacts to library services would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

40. Health Services

Source: Project Application Materials, Ordinance No. 659

Findings of Fact:

EIR No. 374 Finding: EIR No. 374 concluded that the project would accommodate approximately 10-acres of medical office use within Planning Area 9. The EIR noted that the intention of this design was to reduce the necessity of on-site residents travelling to neighboring communities to seek medical services. EIR No. 374 concluded that SP 286 would not impact health services in the area and no mitigation was proposed or required by the EIR. (Riv. County, 1997, p. V-190)

No Substantial Change from Previous Analysis: The 349 residential units that could result from full buildout of the Project area (refer to Table 2-1 for dwelling unit breakdown by planning area) would increase the regional population and would thereby result in an increased demand for medical facilities.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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The provision of private health care is largely based on economic factors and demand and is beyond the scope of analysis required for this EIR Addendum. However, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

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

Source: *Riverside County GIS Database (RCLIS); County of Riverside Ord. No. 460, Section 10.35 and Ord. No. 659; Project Application Materials, Valley Wide Parks & Recreation Master Plan*

Findings of Fact:

For purposes of analyzing impacts to parks, this analysis relies on the population generation rate within the Valley Wide Parks & Recreation Master Plan (VWPRMP), which uses a different rate than is reflected in the County's Draft General Plan Update. The person per household rates listed on Table 14 of the VWPRMP are used for community planning efforts by the District, and thus is used herein to evaluate Project impacts in a manner consistent with the Valley Wide Parks & Recreation Master Plan.

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?

EIR No. 374 Finding: EIR No. 374 noted that the project would result in the development of 38.4 acres of neighborhood parks ranging in size from 5 acres to 16 acres. 14.1 acres would be designated as open space/ drainage and a regional recreation trail would provide jogging, biking and walking opportunities. EIR No. 374 identified Mitigation Measures 94 through 97 (renumbered herein as MM 21.1 through MM 21.4) to reduce impacts associated with the construction and operation of recreational facilities. With mitigation incorporated, EIR No. 374 concluded that impacts to the environment from

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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the construction or expansion of recreational facilities would be less than significant. (Riv. County, 1997, pp. V-175 - 176, II-37 -38)

No Substantial Change from Previous Analysis: Full buildout the Project area (Planning Areas 1, 3, 6, and 7) would introduce up to 231 dwelling units to Riverside County, in addition to the 118 units that were previously constructed within Planning Area 5A. Pursuant to the population estimates contained in the Valley-Wide Recreation & Park District Master Plan (VWRPD, 2010, Table 14), the 349 units proposed within the Project area would result in a future population of between 1,117 and 1,284 residents, depending on whether proposed residential uses include attached or detached garages. Based on the Valley-Wide Recreation & Park District's (VWRPD) goal of providing 5.0 acres of park land for each 1,000 residents, the Project would generate a demand for between 5.6 and 6.4 acres of park land.

No park facilities are proposed as part of the Project. The VWRPD Master Plan indicates that "Where the amount of parkland to be dedicated is less than 5 acres, the developer will be required to pay in-lieu fees" (VWRPD, 2010, p. 28). Pursuant to the requirements of the VWRPD Master Plan, the Project would be required to pay in-lieu fees, the amount of which would be based on the fair market value of land which would otherwise be required for dedication. With the payment of mandatory park fees in accordance with Section 10.35 of Riverside County Ordinance 460, the Project would fully fund its fair share of park demand.

Although the Project would require additional parkland to meet the recreational needs of future and current Project residents, the construction of such parkland would be conducted by Riverside County and/or the VWRPD. As the precise nature of parkland improvements that would be constructed, in part, using the Project's in-lieu fee contribution cannot be determined at this time, it would be speculative to attempt to analyze impacts to the environment that may result from such future park construction. Prior to construction of any future park improvements, Riverside County and/or the VWRPD would need to approve such park improvements, and before issuing such approvals, Riverside County and/or the VWRPD would need to comply with CEQA. Since the precise nature of future park improvements warranted to serve the Project are unknown at this time, impacts due to the construction of such park facilities are evaluated as speculative pursuant to CEQA Guidelines § 15145.

Based on the foregoing analysis, it is concluded that the proposed Project would result in a less-than-significant impact due to the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

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?

EIR No. 374 Finding: EIR No. 374 concluded that SP 286 would place additional demands on recreational facilities including local recreational community parks in Murrieta, Temecula, and Rancho California, and on park facilities at Lake Skinner, Lake Perris, Lake Elsinore, and the Santa Rosa Plateau. EIR No. 374 identified Mitigation Measure 94 (renumbered herein as MM 21.1) to reduce the project's impacts on existing recreational facilities by ensuring payment of "in-lieu" fees to satisfy both the County Parks Department and State Quimby Act requirements. With mitigation incorporated, EIR No. 374 concluded that impacts to existing recreational facilities would be less than significant. (Riv. County, 1997, pp. V-174 - 175, II-37)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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No Substantial Change from Previous Analysis: As indicated in the analysis of Threshold 41.a), the proposed Project would not construct any recreational facilities on-site and would be required to contribute in-lieu fees for the acquisition and/or improvement of additional parkland facilities within the County. With the payment of in-lieu fees, the Project would not result in a substantial increase in the use of existing neighborhood parks, regional parks, or recreational facilities such that overuse would lead to or substantially contribute to their physical deterioration. Therefore, a less-than-significant impact would occur and mitigation is not required. Accordingly, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

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)?

EIR No. 374 Finding: EIR No. 374 determined that the project was within the Valley-Wide Recreation and Park District. In addition, the EIR noted that maintenance responsibilities for common project facilities may fall partially on local County Service Areas (CSA). Mitigation Measure 94 (renumbered herein as MM 21.1) was identified to ensure that the project provides adequate park, open space, and recreational facilities and/or pays “in-lieu” fees to satisfy both the County Parks Department and State Quimby Act requirements. With mitigation incorporated, EIR No. 374 concluded that impacts would be less than significant. (Riv. County, 1997, pp. V-176, II-37)

No Substantial Change from Previous Analysis: According to Riverside County GIS, a portion of the Project site (Planning Areas 5A and 7) is located within County Service Area (CSA) No. 103 (Riv. County, 2014a). As indicated under the discussion and analysis of Threshold 41.a), the Project site is located also within the VWRPD Master Plan area. However, the Project already would be conditioned to comply with the provisions of Section 10.35 of Riverside County Ordinance 460 and would be conditioned to contribute in-lieu fees for the acquisition and/or improvement of additional parkland facilities within the County. Accordingly, recreation impacts resulting from the Project’s location within the VWRPD and CSA No. 103 would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

42. Recreational Trails

Source: Southwest Area Plan; Project Application Materials.

Findings of Fact:

EIR No. 374 Finding: EIR No. 374 noted that the project would create a fourteen foot wide Regional Recreational Trail along the open space/drainage corridor in Planning Area 2B. Impacts associated with the creation of this trail were evaluated in Section V.D.6. of EIR No. 374 which concluded that impacts associated with the construction of park and recreation facilities would be less than significant with incorporation of Mitigation Measures 94 through 97 (renumbered herein as MM 21.1 through MM 21.4). (Riv. County, 1997, II-37 - II-38)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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No Substantial Change from Previous Analysis: According to Figure 8 of the Southwest Area Plan, there are no recreational trails planned within or adjacent to the Project area (Riv. County, 2014b, Figure 8). However, according to Figure IV-18 of SP 286, an optional trail system access is identified within Planning Area 2A and a Class I Bike Trail is planned along Washington Street. Implementation of the Project would not affect any trail facilities planned within Planning Area 2A, and such trails are identified as "optional" and are not required for future implementing projects. Although Planning Area 5A abuts Washington Street, no improvements to Planning Area 5A are proposed as part of the Project, as this area is fully built-out. As part of the construction of Planning Area 5A, a 10-foot decomposed granite trail was constructed along the western alignment of Washington Street. Thus, the Project either has accommodated or is not required to accommodate trail facilities as identified by SP 286. Accordingly, implementation of the proposed Project would not result in environmental impacts associated with the construction of recreational trails, and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Project Application Materials; Riverside County General Plan; Project Specific Traffic Impact Analysis; Riverside County Congestion Management Program*

The Project proposes changes to the boundaries, acreage, and unit allocations of proposed Planning Areas 1, 2A, 3, 5A, 6, 7, 52A, and 52B. Planning Area 5A is currently developed with 118 single-family homes; thus, existing development within Planning Area 5A has no potential to result in new or more severe impacts to air quality. Although Planning Area 7 ultimately would be developed with up to 85 dwelling units, development within Planning Area 7 would require subsequent discretionary approvals that would be subject to CEQA. Other than the reduced unit allocation and diminishment of the size of Planning Area 7, no development would occur in Planning Area 7 as a result of the Project; thus, impacts associated with future development of Planning Area 7 are not evaluated herein because such impacts were fully evaluated as part of EIR No. 374. Although impacts to proposed Planning Areas 1, 2A, 3, 6, 52A, and 52B (within TTM 36722) were previously evaluated within EIR No. 374, a traffic impact analysis has been prepared for this portion of the Project site. Findings from the traffic impacts analysis are summarized below within Thresholds 43.a) and 43.b).

Findings of Fact:

- a) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 concluded that the project would generate and attract motor vehicle trips associated with the human use of the subject property. Table XVII of the EIR concluded that the project would generate a total of 113,190 daily vehicle trips. In addition, the traffic study prepared for SP 286 did not identify any significant impacts as a result of the project and EIR No. 374 determined that the traffic study prepared for the project was consistent with General Plan Circulation Policies for Category II land uses. In addition, EIR No. 374 imposed Mitigation Measure 68 (renumbered herein as MM 16.6) to ensure that minimum level of service as required by the General Plan was evaluated at each phase of project development. Therefore, EIR No. 374 concluded that the project would not conflict with an applicable plan, ordinance or policy and impacts would be less than significant with mitigation. (Riv. County, 1997, pp. V-146, II-28)

No Substantial Change from Previous Analysis: In compliance with mitigation Measure 68 (renumbered herein as MM 16.6), a site-specific traffic impact analysis (TIA) was prepared for the Project. For purposes of analyzing the Project's potential impacts to traffic, the County or Riverside identified the traffic impact study area in conformance with their TIA preparation guidelines. Based on these guidelines, the minimum area to be studied includes any intersection of "Collector" or higher classification streets, at which a proposed Project would add 50 or more peak hour trips. For the proposed Project, the traffic study impact area includes six (6) existing and future intersections. Refer

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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to Technical Appendix J for more information about the analysis methodologies employed in the Project-specific TIA prepared by Trames Solutions, Inc.

Existing Conditions

Based on the scope of the proposed Project, a study area was established encompassing a total of six (6) existing intersections, as follows:

- Menifee Road/Scott Road
- Briggs Road/Leon Road
- Leon Road/ Scott Road
- Winchester Road (SR-79)/ Scott Road- Washington Street
- Winchester Road (SR-79)/ Pourroy Road- Abelia Street
- Washington Street/ Fields Drive

These six intersections were selected for analysis because the Project is anticipated to contribute 50 or more peak-hour trips to these intersections. There are no other intersections within the Project's vicinity that are projected to receive more than 50 Project-related peak hour trips. (Trames Solutions, 2014, p. 3)

In order to assess the existing conditions of the study area, manual AM and PM peak hour turning movement counts were conducted in April 2014 and May 2014 by the Project's traffic consultant (Trames Solutions, Inc.). Table EA-10, *Existing (2014) Conditions Intersection Operations Analysis Summary*, summarizes the existing level of service (LOS) at the six study area intersections. The intersection operations analysis results indicate that the existing study area intersections are currently operating at acceptable LOS during the peak hours, with the exception of the following intersection:

- Leon Road/ Scott Road

Based on a traffic signal warrants analysis, the intersection of Leon Road at Scott Road appears to warrant a traffic signal under existing conditions (Trames Solutions, 2014, p. 13).

Table EA-10 Existing (2014) Conditions Intersection Operations Analysis Summary

ID	Intersection	Traffic Control ¹	Intersection Approach Lanes ²								Delay ³ (secs.)		Level of Service ³					
			Northbound			Southbound			Eastbound		Westbound		AM	PM	AM	PM		
			L	T	R	L	T	R	L	T	R	L	T	R				
1	Menifee Rd. / Scott Rd.	TS	1	1	1	1	1	0	1	2	0	1	2	0	44.4	33.2	D	C
2	Briggs Rd. / Scott Rd.	TS	0	1!	0	0.5	0.5	1	1	2	0	1	2	1	22.1	21.1	C	C
3	Leon Rd. / Scott Rd.	AWS	0	1!	0	0	1!	0	0	1!	0	0	1!	0	23.9	36.5	C	F
4	Winchester Rd. / Scott Rd. - Washington St.	TS	1	1	0	1	1	1	0	1!	0	0	1!	0	42.6	34.3	D	C
5	Winchester Rd. / Pourroy Rd. - Abelia St.	TS	1	2	1	1	2	1	1	2	0	1	2	0	36.5	32.4	D	C
6	Washington St. / Fields Dr.	TS	1	3	0	1	3	0	1	1	0	1	1	0	27.3	26.4	C	C

¹ TS = Traffic Signal; AWS = All-Way Stop

² When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes. L = Left; T = Through; R = Right; 1! = Shared Left-Through-Right Lane; 0.5 = Shared Lane

³ Delay and level of service calculated using the following analysis software: Traffix 8.0 R1 (Trames Solutions, 2014, Table 2-1)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Project Trip Generation and Distribution

Trip generation represents the amount of traffic which is attracted and produced by a development. The trip generation for the project is based upon the specific land use which has been planned for this development. For the purpose of this analysis, the trip generation from 146 single family (detached) residential dwelling units was analyzed, which is the number of dwelling units proposed as part of TTM 36722. Traffic impacts associated with Planning Area 5A already were evaluated for potential impacts to traffic. The Project only proposes to diminish the size of and reduce the number of dwelling units within Planning Area 7; thus, traffic impacts associated with buildout of Planning Area 7 were fully accounted for in EIR No. 374 and are not considered herein

Trip generation rates for proposed TTM 36722 are shown in Table EA-11, *Project Trip Generation Rates*. The trip generation rates are based upon data collected by the Institute of Transportation Engineers (ITE). (Trames Solutions, 2014, p. 15).

Table EA-11 Project Trip Generation Rates

LAND USE	ITE CODE	QUANTITY ²	PEAK HOUR TRIP RATES ¹						DAILY
			AM			PM			
			IN	OUT	TOTAL	IN	OUT	TOTAL	
Single Family Residential	210	146 DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52

¹ Source: ITE (Institute of Transportation Engineers) Trip Generation Manual, 9th Edition, 2012.

² DU = Dwelling Units

(Trames Solutions, 2014, Table 3-1)

The daily and peak hour trip generations for the proposed Project are shown on Table EA-12, *Project Trip Summary*. The proposed development is projected to generate a total of approximately 1,390 trip-ends per day with 110 vehicles per hour during the AM peak hour and 146 vehicles per hour during the PM peak hour. (Trames Solutions, 2014, p. 16)

Table EA-12 Project Trip Summary

LAND USE	QUANTITY ¹	PEAK HOUR						DAILY
		AM			PM			
		IN	OUT	TOTAL	IN	OUT	TOTAL	
Single Family Residential	146 DU	28	82	110	92	54	146	1,390
TOTAL PROJECT TRIPS		28	82	110	92	54	146	1,390

¹ DU = Dwelling Units

(Trames Solutions, 2014, Table 3-2)

Trip distribution represents the directional orientation of traffic to and from the Project site. The Project's trip distribution patterns are based on the proximity of the residential units to the proposed driveway locations, the surrounding trip attractors (employment bases, commercial opportunities, schools, recreation centers, etc.), and the regional freeway interchanges. The trip distribution pattern for the Project is illustrated on Figure EA-2, *Project Trip Distribution*. (Trames Solutions, 2014, p. 16)

The Project consists of residential units that do not generate a significant amount of pass-by trips. Furthermore, it is unlikely that trips will be reduced to/from the site by non-motorized modes of travel due to the lack of; 1) convenient transit opportunities, 2) bike lanes, and 3) pedestrian trails. (Trames Solutions, 2014, p. 16)

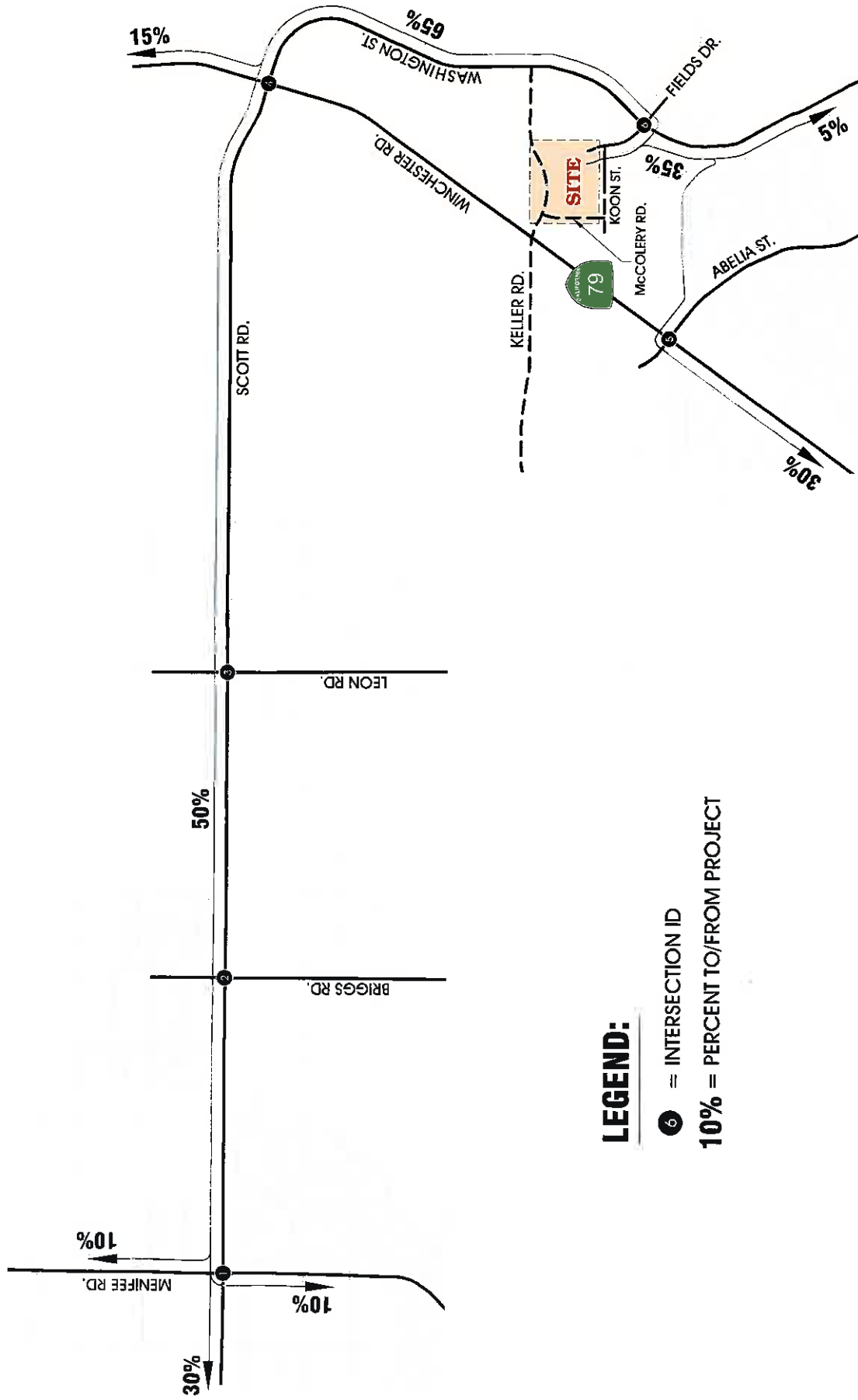


Figure EA-2

Project Trip Distribution

Source: Transis Solutions Inc. (07-10-14)



New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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The assignment of traffic from the site to the adjoining roadway system has been based upon the site's trip generation, trip distribution, proposed arterial highway and local street systems, which would be in place by the time of initial occupancy of the site. Based on the identified Project traffic generation and distribution, project peak hour intersection traffic volumes and average daily traffic (ADT) volumes are shown on Figure EA-3, *Project Average Daily Traffic*. (Trames Solutions, 2014, p. 16)

Existing Plus Project Traffic Conditions

Existing plus Project (EP) AM and PM peak hour intersection turning movement volumes and ADT volumes are shown on Figure 3-C of the Project's TIA (Technical Appendix J). The results of the EP conditions intersection are summarized in Table EA-13, *Intersection Analysis for Existing Plus Project Conditions*. The EP condition operations analysis worksheets are provided in Appendix "E" of the TIA.

The study area intersections are projected to operate at an acceptable level of service (LOS "D" or better) during the peak hours with the existing geometry and traffic controls, except at the following location:

- Leon Road / Scott Road

For E+P traffic conditions, the study area intersections are projected to operate at an acceptable level of service (LOS "D" or better) during the peak hours with existing geometry, except at the intersection previously identified under Existing (2014) conditions (Leon Road / Scott Road). Improvements identified below are anticipated to mitigate the deficient intersection to acceptable level of service (LOS "D" or better). Improvements to this intersection include the following and will address the current and anticipated deficiencies:

- Install a traffic signal.
- Provide a dedicated northbound left turn lane.
- Provide a dedicated southbound left turn lane.
- Provide a dedicated eastbound left turn lane.
- Provide a dedicated westbound left turn lane.

Table EA-13 Intersection Analysis for Existing Plus Project Conditions

ID	Intersection	Traffic Control ¹	Intersection Approach Lanes ²								Delay ³ (secs.)		Level of Service ³					
			Northbound			Southbound			Eastbound		Westbound		AM	PM	AM	PM		
			L	T	R	L	T	R	L	T	R	L	T	R				
1	Menifee Rd. / Scott Rd.	TS	1	1	1	1	1	0	1	2	0	1	2	0	45.1	33.5	D	C
2	Briggs Rd. / Scott Rd.	TS	0	1!	0	0.5	0.5	1	1	2	0	1	2	1	22.0	21.3	C	C
3	Leon Rd. / Scott Rd.																	
	- Without Improvements	AWS	0	1!	0	0	1!	0	0	1!	0	0	1!	0	27.8	51.9	D	F
	- With Improvements	IS	1	1	0	1	1	0	1	1	0	1	1	0	26.6	31.8	C	C
4	Winchester Rd. / Scott Rd. - Washington St.	TS	1	1	0	1	1	1	0	1!	0	0	1!	0	47.4	38.4	D	D
5	Winchester Rd. / Pourroy Rd. - Abelia St.	TS	1	2	1	1	2	1	1	2	0	1	2	0	38.2	32.7	D	C
6	Washington St. / Fields Dr.	TS	1	3	0	1	3	0	1	1	0	1	1	0	30.9	32.0	C	C

1 TS = Traffic Signal; AWS = All-Way Stop

2 When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; 1! = Shared Left-Through-Right Lane; 0.5 = Shared Lane; 1 = Improvement

3 Delay and level of service calculated using the following analysis software: Traffix 8.0 R1

(Trames Solutions, 2014, Table 3-3)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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The payments by the Project towards the TUMF and DIF programs are expected to address the Project-related impacts at this intersection and are required pursuant to supplemental Mitigation Measure MM 16.12. With mitigation incorporated, the Project's impacts under E+P conditions would be less than significant. (Trames Solutions, 2014, pp. 35, 38)

Existing plus Ambient plus Project (EAP 2016) Conditions

Intersection levels of service for the EAP 2016 traffic conditions are shown in Table EA-14, *Intersection Analysis for Existing Plus Ambient Plus Project (EAP 2016) Conditions*. Table EA-14 shows HCM calculations based on the geometrics at the study area intersections and for conditions without and with intersection improvements. The operation analysis worksheets for EAP traffic conditions are provided in Appendix "G". For EAP traffic conditions, the study area intersections are projected to operate at an acceptable level of service during the peak hours with existing geometry, except at the following location:

- Leon Road / Scott Road

For EAP traffic conditions, the study area intersections are projected to operate at an acceptable level of service (LOS "D" or better) during the peak hours with existing geometry, except at the intersection previously identified under E+P conditions (Leon Road / Scott Road). There are no new improvements recommended for EAP conditions, other than those previously identified under E+P conditions. As such, impacts under EAP conditions would be less than significant with payment of appropriate TUMF and DIF fees required by supplemental Mitigation Measure MM 16.12. (Trames Solutions, 2014, pp. 34-35)

Cumulative Development Traffic

To assess existing plus ambient plus cumulative plus project traffic conditions, Project traffic is combined with existing traffic, area-wide growth and other future developments which are approved or being processed concurrently in the study area. Developments which are being processed concurrently in the study area have been provided by county staff. (Trames Solutions, 2014, p. 21)

Table EA-14 Intersection Analysis for Existing Plus Ambient Plus Project (EAP 2016) Conditions

ID	Intersection	Traffic Control ¹	Intersection Approach Lanes ²								Delay ³ (secs.)		Level of Service ³					
			Northbound			Southbound			Eastbound		Westbound		AM	PM	AM	PM		
			L	T	R	L	T	R	L	T	R	L	T	R				
1	Menifee Rd. / Scott Rd.	TS	1	1	1	1	1	0	1	2	0	1	2	0	47.3	34.1	D	C
2	Briggs Rd. / Scott Rd.	TS	0	1!	0	0.5	0.5	1	1	2	0	1	2	1	21.1	21.4	C	C
3	Leon Rd. / Scott Rd.	AWS	0	1!	0	0	1!	0	0	1!	0	0	1!	0	34.4	63.2	D	F
	- Without Improvements																	
	- With Improvements	IS	1	1	0	1	1	0	1	1	0	1	1	0	27.7	33.5	C	C
4	Winchester Rd. / Scott Rd. - Washington St.	TS	1	1	0	1	1	1	0	1!	0	0	1!	0	54.3	43.0	D	D
5	Winchester Rd. / Pourroy Rd. - Abelia St.	TS	1	2	1	1	2	1	1	2	0	1	2	0	38.7	33.1	D	C
6	Washington St. / Fields Dr.	TS	1	3	0	1	3	0	1	1	0	1	1	0	30.9	29.7	C	C

¹ TS = Traffic Signal; AWS = All-Way Stop

² When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; 1! = Shared Left-Through-Right Lane; 0.5 = Shared Lane; 1 = Improvement

³ Delay and level of service calculated using the following analysis software: Traffix 8.0 R1

(Trames Solutions, 2014 Table 4-1)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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The cumulative developments have been included along with the land use associated with each project. The location of the cumulative projects provided by the county and nearby jurisdictions are shown on Figure 3-D of the Project's TIA (Technical Appendix J). (Trames Solutions, 2014, p. 21)

For cumulative projects, ITE Trip Generation Rates (9th Edition) were used. Table 3-5 of the Project's TIA presents the cumulative development land uses and trip generation summary. As presented in Table 3-5, cumulative developments are projected to generate a total of approximately 23,543 trip-ends per day with 1,852 vehicles per hour during the AM peak hour and 2,462 vehicles per hour during the PM peak hour. (Trames Solutions, 2014, p. 21)

Based on the identified trip distribution for the cumulative development on arterial highways throughout the study area, cumulative development peak hour intersection turning movement volumes and ADT volumes are shown on Figure 3-E of the Project's TIA (Technical Appendix J). (Trames Solutions, 2014, p. 24)

Existing plus Ambient plus Project plus Cumulative (EAPC 2016) Conditions

Intersection levels of service for the EAPC traffic conditions are shown in Table EA-15, *Intersection Analysis for Existing Plus Ambient Plus Project Plus Cumulative (EAPC 2016) Conditions*. Table EA-15 shows HCM calculations based on the geometrics at the study area intersections and for conditions without and with intersection improvements. The operation analysis worksheets for EAPC traffic conditions are provided in Appendix "H".

Table EA-15 Intersection Analysis for Existing Plus Ambient Plus Project Plus Cumulative (EAPC 2016) Conditions

ID	Intersection	Traffic Control ¹	Intersection Approach Lanes ²												Delay ³ (secs.)		Level of Service ³	
			Northbound			Southbound			Eastbound			Westbound			AM	PM	AM	PM
			L	T	R	L	T	R	L	T	R	L	T	R				
1	Menifee Rd. / Scott Rd.	TS	1	1	1	1	1	0	1	2	0	1	2	0	64.4	49.8	E	D
	- Without Improvements		1	1	1	1	1	1	1	2	0	1	2	0	46.5	49.7	D	D
2	Briggs Rd. / Scott Rd.	TS	0	1!	0	0.5	0.5	1	1	2	0	1	2	1	22.9	25.3	C	C
	- With Improvements		0	1!	0	0	1!	0	0	1!	0	0	1!	0	>80.0	>80.0	F	F
3	Leon Rd. / Scott Rd.	IS	1	1	0	1	1	0	1	1	1	1	1	0	43.0	48.7	D	D
	- Without Improvements		1	1	0	1	1	0	1	1	1	1	1	1	40.2	53.1	D	D
4	Winchester Rd. / Scott Rd. - Washington St.	TS	1	1	0	1	1	1	0	1!	0	0	1!	0	- ⁴	- ⁴	F	F
	- With Improvements		1	2	0	1	2	0	1	1	0	1	1	1	44.1	36.8	D	D
5	Winchester Rd. / Pourroy Rd. - Abelia St.	TS	1	2	1	1	2	1	1	2	0	1	2	0	35.2	33.1	D	C
6	Washington St. / Fields Dr.	TS	1	3	0	1	3	0	1	1	0	1	1	0				

1 TS = Traffic Signal; AWS = All-Way Stop
2 When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.
L = Left; T = Through; R = Right; 1! = Shared Left-Through-Right Lane; 0.5 = Shared Lane; 1 = Improvement
3 Delay and level of service calculated using the following analysis software: Traffix 8.0 R1
4 LOS "F"; Volume to capacity ratio (v/c) > 1.0
(Trames Solutions, 2014, Table 5-1)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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For EAPC traffic conditions, the study area intersections are projected to continue to operate at an acceptable level of service during the peak hours with existing geometry, except at the following locations:

- Menifee Road / Scott Road
- Leon Road / Scott Road
- Winchester Road (SR-79) / Scott Road – Washington Street

For EAPC traffic conditions, the intersections of Menifee Road / Scott Road and Winchester Road (SR-79) / Scott Road – Washington Street are projected to operate at deficient level of service (LOS “E” or worse) during the peak hours, in addition to intersection (Leon Road / Scott Road) previously identified under EP conditions. Improvements identified below are anticipated to mitigate the deficient intersections to acceptable level of service (LOS “D” or better). (Trames Solutions, 2014, p. 35)

- Menifee Road / Scott Road Improvements:
 - Provide a separate southbound right turn lane.
- Leon Road / Scott Road Improvements:
 - Install a traffic signal. (Same as EAP conditions)
 - Provide a dedicated northbound left turn lane. (Same as EAP conditions)
 - Provide a dedicated southbound left turn lane. (Same as EAP conditions)
 - Provide a dedicated eastbound left turn lane. (Same as EAP conditions)
 - Provide a separate eastbound right turn lane with overlap phasing.
 - Provide a dedicated westbound left turn lane. (Same as EAP conditions)
- Winchester Road (SR-79) / Scott Road – Washington Street Improvements:
 - Provide a 2nd northbound through lane and a 2nd receiving lane.
 - Convert the existing southbound right turn lane into a 2nd through lane and
 - Provide a 2nd receiving lane.
 - Provide a dedicated eastbound left turn lane.
 - Provide a dedicated westbound left turn lane and a separate right turn lane.

Project contributions to the TUMF and DIF programs are expected to address the above-listed Project-related impacts at these intersections, as required by supplemental Mitigation Measure MM 16.12. With mitigation incorporated, the Project’s impacts under EAPC conditions would be less than significant.(Trames Solutions, 2014, p. 35)

Conclusion

Pursuant to supplemental Mitigation Measure MM 16.12, the Project Applicant would be required to participate in the Western Riverside County TUMF program. The Project also would be required to participate in the County’s DIF program pursuant to Ordinance No. 659. Participation in these mitigation fee programs would fund the construction of improvements to the local roadway system necessary to provide adequate LOS and would offset the Project’s contribution of traffic to local roadways and intersections. As such, impacts to these intersections under EP, EAP, and EAPC conditions would be reduced to less-than-significant levels with adherence to required mitigation. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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- b) **Would the Project 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 high-ways?**

EIR No. 374 Finding: EIR No. 374 did not identify any impacts due to a conflict with an applicable congestion management program.

No Substantial Change from Previous Analysis: The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 *Riverside County Congestion Management Program*. Within the Project's vicinity, Highway 79 and I-15 are identified as CMP facilities (CMP Highway and CMP Interstate, respectively) (RCTC, 2011, Exhibit 2-1). However, and consistent with the findings of the Project's traffic impact analysis (Technical Appendix J), the proposed Project would not contribute more than 50 peak hour trips to Highway 79, I-15, or any other CMP facility. 50 peak hour trips is considered the threshold above which an analysis of CMP facilities may be required (California DOT, 2002, p. 2). Accordingly, the Project has no potential to conflict with the level of service standards as specified in the 2011 CMP, nor would the Project interfere with the CMP's travel demand measures. As such, the proposed Project would not conflict with the applicable CMP and no impact would occur. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- c) **Would the Project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?**
- d) **Would the Project alter waterborne, rail or air traffic?**

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to air traffic patterns, or waterborne, rail, or air traffic.

No Substantial Change from Previous Analysis: The Project site is located approximately 3.5 miles northeast of the French Valley Airport (Google Earth, 2013). According to Map FV-6 of the 2007 Airport Land Use Compatibility Plan for the French Valley Airport, the Project site is located outside of the airport influence area (AIA) for the French Valley Airport (ALUC, 2007). Accordingly, the proposed Project would have no potential to result in any hazards to air traffic, and would not result in a change in air traffic patterns. Therefore, the Project would have no adverse effects to air traffic. In addition, there are no rail lines or waterborne traffic in the Project area under existing conditions. Accordingly, the proposed Project would not alter waterborne or rail traffic. As such, the proposed Project would have no impact on air traffic, waterborne traffic, or rail traffic. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- e) **Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?**

EIR No. 374 Finding: EIR No. 374 concluded that the project would ensure that curves and roads would be designed to permit safe movement of vehicular traffic through the project area. EIR No. 374 did not identify any increase in hazards due to a design feature or incompatible uses. (Riv. County, 1997, p. V-149)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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No Substantial Change from Previous Analysis: All roadway improvements planned as part of the Project would be in conformance with applicable Riverside County standards, and would not result in any hazards due to a design feature. Additionally, the Project area is currently characterized with rural and urban density residential units, with some areas that are still under cultivation with dry land crop production. Activities associated with dry land crop production would not result in any safety hazards due to incompatibility between Project-related traffic and farm equipment because this type of agricultural activity does not involve the routine use of tractors or other equipment that would need to utilize roadways that would serve future traffic generated by the site. Accordingly, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

f) Would the Project cause an effect upon, or a need for new or altered maintenance of roads?

EIR No. 374 Finding: EIR No. 374 concluded that the Riverside County Circulation Element would be amended by both the project and the Airport Community transportation Study and would include the extension and expansion of Pourroy Road, and the addition three Secondary Roadway links (Street "A," Street "B," and Street "I) to interconnect land uses and arterials within the project area. Impacts associated with the construction of new and expanded roads were analyzed in EIR No. 374 which concluded that impacts would be less than significant with incorporation of Mitigation Measures 63 through 72 (renumbered herein as MM 16.1 through MM 16.11). (Riv. County, 1997, pp. V-140, II-27 - II-29)

No Substantial Change from Previous Analysis: Implementation of the proposed Project would result in the establishment of several new roadways within and extending from the Project site that would require maintenance. Maintenance of the major roadways planned for improvement by the Project would not result in any significant impacts to the environment. Impacts associated with the physical construction of these roadways already are evaluated in appropriate sections of this Addendum to EIR No. 374. Maintenance of these major roadway facilities would be funded through the Project developer's payment of Development Impact Fees (DIF) and future Project residents' payment of property taxes. Furthermore, mitigation measure identified in EIR No. 374 would continue to apply to the proposed Project. As such, the Project would have a less-than-significant impact due to the need for new or altered maintenance of roads. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

g) Would the Project cause an effect upon circulation during the project's construction?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to circulation during construction activities.

No Substantial Change from Previous Analysis: The proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction, as it is anticipated that surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site because construction-related traffic would not exceed traffic volumes anticipated upon buildout of the Project, which were found to be less than significant with the payment of TUMF and DIF fees. Accordingly, impacts to the circulation system during Project construction would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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h) Would the Project result in inadequate emergency access or access to nearby uses?

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to emergency access or access to nearby uses.

No Substantial Change from Previous Analysis: The proposed Project would be required to comply with Riverside County Ordinance Nos. 460 & 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

i) Would the Project 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?

EIR No. 374 Finding: EIR No. 374 identified Mitigation Measures 64 and 65 to ensure that the project would provide adequate sidewalks or pathways in residential and commercial areas, and bike lanes, bike trails, and bus stops within the project area. With incorporation of these mitigation measure, EIR No. 374 concluded that impacts to adopted policies, plans or programs regarding public transit, bikeways, or pedestrian facilities would be less than significant. (Riv. County, 1997, p. II-27)

No Substantial Change from Previous Analysis: The Riverside County General Plan does not identify the Project site for any bikeways, or pedestrian facilities (Riv. County, 2003a, Figure C-7). In addition, there are no public transit facilities located in the vicinity of the Project site although Route 79 exists to the west of the Project site along Winchester Road (Hwy 79) (RTA, 2014). In addition, there are no components of the proposed Project that would substantially decrease the performance or safety of such facilities. Accordingly, there would be no impact due to a conflict with adopted policies, plans or programs regarding public transit, bikeways, or pedestrian facilities. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation:

Supplemental Mitigation Measures

EIR No. 374 includes 11 mitigation measures (renumbered herein as MM 16.1 through 16.11), which would continue to apply to the proposed Project. In order to ensure that Project-related impacts to traffic are fully precluded, the County has imposed the following traffic mitigation measure on the proposed Project. The requirement listed below is based on the recommendations of the Project's traffic consultant (Trames Solutions, Inc.):

MM 16.12 Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the County of Riverside Development Impact Fee (DIF).

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Monitoring:

MM 16.12 Prior to issuance of the first building permit, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) and the County of Riverside Development Impact Fee (DIF) programs.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Southwest Area Plan; Project Application Materials

Findings of Fact:

EIR No. 374 Finding: EIR No. 374 concluded that buildout of Winchester 1800 Specific Plan would result in the construction public roads. EIR No. 374 identified Mitigation Measure 64 (renumbered herein as MM 16.2) to ensure that all bike trails developed as part of the project would be designed as Class I bikeways generally located in separate rights-of-way. With incorporation of mitigation, EIR No. 374 determined that impacts to bike trails would be less than significant. (Riv. County, 1997, p. II-27)

No Substantial Change from Previous Analysis: According to Figure 8 of the Southwest Area Plan (SWAP), there are no bike trails or facilities planned within the Project vicinity (Riv. County, 2014b, Figure 8). SP 286 identifies a Class I Bike Trail along the western edge of Washington Street, which was constructed concurrent with buildout of Planning Area 5A. There are no other bike trails planned for the Project site by SP 286, and no bike trails are proposed as part of the Project, although public streets to be constructed as part of the Project would afford access to bicycles. Impacts associated with the construction of roadways by the Project have been evaluated throughout this EIR Addendum, and where necessary mitigation measures have been identified to reduce impacts to less-than-significant levels. Accordingly, impacts due to the construction of bike trails would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

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

Source: Eastern Municipal Water District Urban Water Management Plan; Project Application Materials

Findings of Fact:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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a) Would the Project 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?

EIR No. 374 Finding: EIR No. 374 concluded additional water storage would be necessary to serve the project. The Eastern Municipal Water District (EMWD) indicated that EMWD would have the ability to serve the project provided that improvement facilities were implemented. EIR No. 374 identified Mitigation Measures 74 through 79 (renumbered herein as MM 17.1 through MM 17.6) to ensure that construction of water facilities and infrastructure would be reduced to below a level of significance. (Riv. County, 1997, pp. V-155, II-31)

No Substantial Change from Previous Analysis: The proposed Project would construct an on-site network of water pipes on the TTM 36722 portion of the Project site (within Planning Areas 1, 3, and 6). The installation of water lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this addendum to EIR No. 374 accordingly. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Addendum. Accordingly, additional mitigation measures beyond those identified throughout this Addendum to EIR No. 374 would not be required. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

b) Would the Project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

EIR No. 374 Finding: The EIR noted that project development would increase the demand on water service in the area by approximately 3.42 million gallons per day (MGD). However, the EIR noted that the EMWD would have adequate water supplies available to serve the project. As such, the EIR noted that impacts associated with water supplies would be less than significant. (Riv. County, 1997, pp. V-158 - 159)

No Substantial Change from Previous Analysis: Water to the Project site would be provided by the Eastern Municipal Water District (EMWD). The EMWD has prepared an Urban Water Management Plan (UWMP) dated June 2011, which provides for the long-range planning efforts of water purveyance within its district.

According to the UWMP, EMWD has four existing sources of water supply: imported water from MWD, recycled water, local groundwater production and desalted groundwater. A detailed account of current and projected EMWD water supplies is available in the UWMP, which is herein incorporated by reference and available for review at the EMWD, 2270 Trumble Road, Perris, CA 92570, or on-line at <http://www.emwd.org/home/showdocument?id=1506>. Between 2004 and 2010, EMWD's reliance on imported water has remained proportionally consistent or decreased, even as EMWD added over 20,000 new water connections. This has been achieved through the construction of desalination facilities, a commitment to increase recycled water use and through a decrease in demand resulting from water efficiency. These efforts have increased the reliability of supplies and decreased the dependence on imported water sources. (EMWD, 2011, p. 27)

Demands for EMWD were developed using projections provided by the Riverside County Center for demographic research, which develops its projections, in part, based on the General Plans for the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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various jurisdictions within the County. Although as of 2010 EMWD's service area was experiencing a slowdown in new development, EMWD's service area is at about 40 percent of build out. To track new developments EMWD uses a spatial database, which is updated quarterly. (EMWD, 2011, p. 21)

Under existing conditions, the site is designated by the existing Winchester 1800 Specific Plan for "Very High Density Residential (VDHR)," "Medium Density Residential (MDR)," "Medium-Low Density Residential (MLDR)," "Public Facilities (PF)," "Open Space-Recreation (OS-R)," and "Open-Space Conservation (OS-C)" land uses. As previously depicted in Table 2-1, if the site were built out with existing specific plan land use designations, 499 dwelling units could be developed on the subject property along with five acres of park land, a 10-acre school site, and 10 acres for conservation/drainage. However, the Project proposes to eliminate the school site and redesignate the Project area to allow for the development of up to 349 single-family homes (including 146 units proposed as part of TTM 36722 within Planning Area 1, 3, and 6; 118 units currently built out within Planning Area 5A; and 85 units that could be developed in the future within Planning Area 7), with the remainder of the subject property utilized for conservation and drainage.

The Project therefore proposes to develop 150 fewer dwelling units than were previously accounted for within the EMWD's UWMP, which relies in part on population projections that are based upon buildout of the County's General Plan. Therefore, future potable water demand associated with Project development is accounted for in EMWD's UWMP. As concluded in the UWMP, "...EMWD has the ability to meet current and projected water demands through 2035 during normal, historic single-dry and historic multiple-dry years using existing supplies and imported water from MWD with existing supply resources" (EMWD, 2011, pp. 31-32).

Accordingly, and based on the foregoing analysis, the EMWD would have sufficient supplies to serve the proposed Project from existing and projected sources, and new or expanded entitlements would not be required to provide water service to the Project. Consistent with the findings of EIR No. 374, a less-than-significant impact would occur, and no mitigation is required. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is 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: Project Application Materials, Eastern Municipal Water District Fact Sheet, Riverside County General Plan EIR

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Findings of Fact:

- a) **Would the Project 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?**

EIR No. 374 Finding: EIR No. 374 did not identify any impacts associated with the construction or expansion of wastewater treatment facilities. However, EIR No. 374 identified Mitigation Measures 74 through 79 (renumbered herein as MM17.1 through MM 17.6) to reduce impacts associated with infrastructural improvements (e.g., water and sewer lines). With mitigation incorporated, EIR No. 374 determined that impacts would be less than significant. (Riv. County, 1997, pp. V-159, II-79)

No Substantial Change from Previous Analysis: The proposed Project would construct an on-site network of sewer pipes within the TTM 36722 area. The installation of water lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Addendum to EIR No. 374 accordingly. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this Addendum. Accordingly, additional mitigation measures beyond those identified throughout this Addendum to EIR No. 374 would not be required. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

- b) **Would the Project 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?**

EIR No. 374 Finding: The EIR determined that the Eastern Municipal Water District (EMWD) would have adequate capacity to serve the project and that the project was estimated to generate approximately 2.08 million gallons of wastewater per day. As such, EIR No. 374 concluded that impacts would be less than significant. (Riv. County, 1997, pp. V-159, II-79)

No Substantial Change from Previous Analysis: All sanitary sewer flows from the site would be conveyed to the EMWD's Temecula Valley Regional Water Reclamation Facility (WRF) for treatment, located at 42565 Avenida Alvarado in Temecula, or approximately 9.0 miles southwest of the Project site. The Temecula Valley Regional WRF provides secondary treatment of wastewater flows, and currently accepts approximately 14.0 million gallons per day (mgd) with a total capacity of 18.0 mgd, or an excess capacity of approximately 4.0 mgd. (EMWD, 2014)

Residential uses within EMWD's service area are estimated to produce approximately 250 gallons of wastewater per household per day (gpd) (Riverside County, 2003b, p. 4.15-17). Thus, the 349 single-family homes that would be expected as a result of the proposed Project (including 146 units proposed as part of TTM 36722 within Planning Area 1, 3, and 6; 118 units currently built out within Planning Area 5A; and 85 units that could be developed in the future within Planning Area 7) would result in a demand for approximately 87,250 gpd, or approximately 0.087 mgd of wastewater. The Project's level of wastewater contribution represents approximately 2.18% of the existing excess daily capacity for the Temecula Valley Regional WRF, or approximately 0.48% of the WRF's total daily capacity. With buildout of the Project and generation of 0.87 mgd of Project-related wastewater per day, the Temecula Valley Regional WRF would have an excess remaining capacity of approximately 3.13 mgd.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Accordingly, adequate capacity exists at the Temecula Valley Regional WRF to serve the Project's projected demand in addition to the EMWD's existing commitments. Consistent with the findings of EIR No. 374, impacts associated with wastewater demand would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

47. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Project Application Materials*

Findings of Fact:

- 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)?**

EIR No. 374 Finding: EIR No. 374 found that the project would generate approximately 34.9 tons of waste per day which represented approximately 1.9% of the Lamb Canyon Landfill's annual permitted capacity of 682,000 tons. EIR No. 374 did not identify any impacts to landfill capacity or conflicts with federal, state, and local statutes and regulations related to solid wastes. The EIR identified Mitigation Measures 101 through 107 (renumbered herein as MM 23.1 to MM 23.7) to ensure that solid waste impacts would be less than significant. As such, EIR No. 374 concluded that impacts associated with solid waste would be less than significant with mitigation. (Riv. County, 1997, pp. V-183, II-40 - II-42)

No Substantial Change from Previous Analysis: Buildout of the Project would result in the generation of solid waste, requiring disposal at a landfill. During the second quarter of 2014 (April 1, 2014 through June 30, 2014), which is the most recent time period for which reporting data is available, most of the waste collected from unincorporated portions of Riverside County were disposed of at five separate landfills: Badlands Landfill, Blythe Landfill, El Sobrante Landfill, Lamb Canyon Landfill, and Oasis Landfill. It is anticipated that solid waste generated during construction and long-term operation of the Project would be disposed of at one of these landfills. Table EA-16, *Permitted and Remaining Capacity of Project-Related Landfills*, summarizes the maximum daily capacity, permitted capacity, and remaining capacity of each of these landfills, based on reporting provided by CalRecycle.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Table EA-16 Permitted and Remaining Capacity of Project-Related Landfills

Landfill	Maximum Daily Capacity (Tons/Day)	Permitted Capacity (Cubic Yards)	Remaining Capacity (Cubic Yards)
Badlands	4,000	33,560,993	14,730,025
Blythe	400	6,034,148	4,159,388
El Sobrante	16,054	184,930,000	145,530,000
Lamb Canyon	3,000	34,292,000	18,955,000
Oasis	400	1,091,152	149,597
Total:	23,854	259,908,293	183,524,010

Data provided in Table EA-16 is taken from the CalRecycle Solid Waste Information System (CalRecycle, 2014)

Solid Waste Generation – Construction Activities

Table EA-17, *Estimated Construction Solid Waste Generation*, provides an estimate of the amount of solid waste that can conservatively be estimated to occur on a daily basis during construction of the proposed Project. Table EA-17 includes the generation of construction waste from the buildout of TTM 36722 within Planning Areas 1, 3, and 6. Table EA-17 does not include the construction waste from the existing 118 homes within Planning Area 5A or the 85 homes that could potentially be developed within Planning Area 7 in the future. As indicated, construction waste generated by the Project would amount to approximately 2,313 pounds per day, or 1.16 tons per day. Total waste generated by construction activities over the roughly 24 months of building construction would amount to approximately 1,688,490 pounds, or 844 tons. Using a conversion factor of 200 pounds of uncompacted solid waste per cubic yard, the 844 tons of solid waste generated during the building construction phase of the Project is equal to approximately 8,440 cubic yards of construction waste (US EPA, 1994, Appendix C).

Table EA-17 Estimated Construction Solid Waste Generation

Planning Area (s)	Land Use	Construction Rate	Estimated Dwelling Unit Size	Solid Waste Generation Rate	Total	
					LBS/Day	Tons/Day
1	23 Dwelling Units	0.03 dwelling units/day ¹	2,833 s.f. ²	4.39 lb/s.f. ⁴	373	0.19
3 and 6	123 Dwelling Units	0.17 dwelling units/day ¹	2,600 s.f. ³	4.39 lb/s.f. ⁴	1,940	0.97
Totals:					2,313	1.16

1. Based on information presented in Section 2.5.1B, which indicates that building construction would occur over approximately 24 months (or approximately 730 days). The Project would be anticipated to construct an average of approximately 0.2 dwelling units per day (146 dwelling units ÷ 730 days = 0.2 dwelling units/day, or 0.03 units per day within Planning Area 1 and 0.17 units per day within Planning Areas 3 and 6).

2. Estimated average dwelling unit size is based on the minimum lot size specified on TTM 36722 (95 x 57.5) for lots within Planning Area 1 and application of the required setbacks specified by the zoning ordinance for Specific Plan No. 286 (i.e., 20-foot minimum front yard, 3-foot minimum side yards, and 20-foot minimum backyard). Application of these factors would result in a maximum single-story building measuring 51.5 x 55, or 2,833 s.f.

3. Estimated average dwelling unit size is based on the minimum lot size specified on TTM 36722 (50 x 100) for lots within Planning Areas 3 and 6 and application of the required setbacks specified by the zoning ordinance for Specific Plan No. 286 (i.e., 20-foot minimum front yard, 35-foot minimum side yards, and 15-foot minimum backyard). Application of these factors would result in a maximum single-story building measuring 40 x 65, or 2,600 s.f.

4. Source: (US EPA, 2003)

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Due to the Project's location, it can reasonably be anticipated that solid waste generated by the Project would most likely be disposed of at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day, and the Project's daily demand for construction waste disposal at buildout amounts to between 0.0038% and 0.0072% of the available daily disposal capacity at these landfills. Total solid waste generated during the Project's building construction phase would represent approximately 0.0045% to 0.00058% of the total remaining capacity at these landfills.

Solid Waste Generation – Long-Term Operation

Utilizing the solid waste generation rates used in the General Plan EIR, residential uses are estimated to generate approximately 0.41 tons per unit per year (Riverside County, 2003b, Table 4.15.C). Thus, the 349 dwelling units that could result from Project approval (including 146 units proposed as part of TTM 36722 within Planning Area 1, 3, and 6; 118 units currently built out within Planning Area 5A; and 85 units that could be developed in the future within Planning Area 7) are estimated to generate approximately 143.09 tons per year (349 x 0.41 = 143.09), or approximately 0.39 tons per day. Using a conversion factor of 200 pounds of uncompacted solid waste per cubic yard, the 143.09 tons per year of solid waste generated by the Project is equal to approximately 1,430 cubic yards of solid waste per year (US EPA, 1994, Appendix C).

Due to the Project's location, it can reasonably be anticipated that solid waste generated by the Project would most likely be disposed of at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day, and the Project's daily demand for solid waste (i.e., 0.39 tons per day) represents only 0.013% to 0.0024% of the permitted daily disposal capacity of these landfills. On an annual basis, the Project's anticipated generation of 143.09 tons per year would represent between 0.00075% and 0.000098% of the total disposal capacity of these landfills. As such, construction-related impacts would be less than significant.

Federal, State and Local Statutes

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

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before occupancy permits are issued. Additionally, the Riverside County Waste Management Department requires development projects to prepare a Waste Recycling Plan (WRP) that identifies the materials (i.e., concrete, asphalt, wood, etc.) that would be generated by

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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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. The implementation of these requirements would reduce the amount of solid waste generated by the Project, which in turn will aid in the extension of the life of affected disposal sites. As such, the Project would comply with the mandates of applicable solid waste statutes and regulations and impacts would be less than significant.

Conclusion

Based on the analysis presented above, the proposed Project would be served by landfills with adequate capacity to accommodate the Project’s solid waste needs during both construction and long-term operation. Although the Project would likely contribute to the ultimate need for landfill expansion as needed to accommodate future growth within Riverside County, such potential landfill expansions would not be the direct result of the proposed Project. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature (CEQA Guidelines § 15145). In addition, the Project would comply with all federal, State and local regulation and statutes. As such, impacts associated with solid waste generation would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: *Project Application Materials*

Findings of Fact:

EIR No. 374 Finding: EIR No. 374 determined that on-site natural gas demand for the project would be approximately 40,612,262 cubic feet (c.f) per month and on-site electricity demand for the project would be approximately 51,662,163 kilowatts (kwh) per year. EIR No. 374 determined also that the project would be served by the General Telephone Company (GTC). The EIR concluded that the project would be adequately served by Southern California Edison and the General Telephone Company and implementation of Mitigation Measures 98 through 100 (renumbered herein as MM 22.1 through MM 22.3) would reduce impacts on energy and communication facilities to a less than significant level. (Riv.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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County, 1997, pp. V-120, I-38 - II -39) EIR No. 374 did not identify any impacts to any other utilities that would require or result in the construction of new facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects.

No Substantial Change from Previous Analysis: Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the Project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the provision of utility service to the site are discussed below for each type of utility.

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE). Natural gas would be provided by Southern California Gas Company (SCGC) and communication systems would be provided by Verizon Communications (telephone) and Time Warner Cable (cable service). Electrical, natural gas, and communication systems facilities would be constructed in conjunction with implementation of the proposed Project, impacts for which are evaluated throughout this Addendum to EIR No. 374. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project are evaluated as less than significant.

Storm Water Drainage

The proposed Project would construct an on-site network of storm drains and water quality/detention basins to convey storm water flows. The proposed Project would not require the expansion of any off-site existing storm water drainage facilities. The construction of storm drain lines and detention/water quality basins as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Addendum to EIR No. 374 accordingly. The construction of storm drain infrastructure on-site as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this EIR Addendum. Accordingly, additional mitigation measures beyond those identified throughout this Initial Study would not be required.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of roadway construction throughout this Addendum to EIR No. 374. Accordingly, impacts due to the construction of street lights are evaluated as less than significant.

Public Facilities Maintenance

The only public facilities proposed by the Project that would require maintenance include public roadways and on-site flood control facilities. Public roadways would be maintained by Riverside County. Proposed on-site flood control facilities within Lots 149 and 150 would be maintained by the Riverside County Flood Control and Water Conservation District (RCFCWCD). There would be no impacts to the environment resulting from routine maintenance of public roads or flood control facilities. Accordingly, no impact would occur and mitigation is not required.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Other Governmental Services

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Addendum to EIR No. 374. Accordingly, no impact would occur.

Based on the foregoing analysis, impacts to utilities would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

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

Source: *Project Application Materials*

Findings of Fact:

EIR No. 374 Finding: EIR No. 374 did not identify any impacts to any adopted energy conservation plans.

No Substantial Change from Previous Analysis: Project implementation would result in the conversion of the subject site from its existing condition to a residential community that would feature up to 349 single-family dwelling units and open space conservation areas. Under existing conditions, Planning Area 5A is fully built out with 118 single family homes and no changes to these homes would result from the proposed Project. Planning Areas 1, 3, and 6 (that would be developed pursuant to TTM 36722) are currently undeveloped and approximately three residential units exist within Planning Area 7. This land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Table EA-18, *Estimated Project Energy Demand*, provides an estimate of energy demand at Project buildout. As shown in Table EA-18, build-out of the Project is conservatively estimated to require approximately 1,963,649 kilowatt-hours of electricity per year and approximately 27,913,020 cubic feet of natural gas per year.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as analyzed in EIR No. 374.

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Table EA-18 Estimated Project Energy Demand

LAND USE	DEVELOPMENT INTENSITY	GENERATION RATE	ANNUAL DEMAND
Electricity			
Residential	349 dwelling units	468.875 kWh/unit/month	1,963,649 kWh/yr
Natural Gas			
Residential	349 dwelling units	6,665 cf/unit/ month	27,913,020 cf/yr

Source: Riv. County, 2003b, Tables 4.8A and 4.8B. Acronyms: Cubic feet (cf); square feet (sf); Kilowatt hours (kWh); year (yr).

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: *Project Application Materials*

Findings of Fact:

No Substantial Change from Previous Analysis: As indicated throughout the analysis, assuming incorporation of the mitigation measures specified in EIR No. 374 (as modified/supplemented herein), implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Source: *Staff review, Project Application Materials*

Findings of Fact:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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No Substantial Change from Previous Analysis: In compliance with CEQA Guidelines (§ 15130 et seq.), this section includes a discussion of the potential cumulative impacts of the proposed Project. As defined by CEQA § 15355:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.*
- (b) The cumulative impact from several projects is the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”*

If the cumulative impact is significant, the Project’s incremental effect is analyzed to determine if its contribution to the overall cumulative effect is cumulatively considerable. A significant cumulative impact does not necessarily mean that the Project-related contribution to that impact is also significant. Instead, under CEQA, a project-related contribution to a significant cumulative impact is only significant if the contribution is “cumulatively considerable,” which, as defined by CEQA Guidelines §15064(h)(1), “means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects”.

The discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the Project alone. Further, the discussion is guided by the standards of practicality and reasonableness.

Cumulative Impact Analysis

Aesthetics

Scenic Highways

As indicated in the analysis and discussion under Threshold 1.a), the Project site is located approximately 4.65 miles east of Interstate 215 (I-215), which is identified as a “County Eligible” facility (Riv. County, 2014b, Figure 9). Views of the site from I-215 are not possible due to distance, existing development, and intervening topography. As such, the proposed Project would not result in changes in the existing environment which would have a substantial effect upon a scenic highway corridor and impacts would be less than significant on a direct and cumulative basis.

Scenic Resources

As discussed under the analysis of Threshold 1.b), there are no designated scenic vistas on-site or in the surrounding area as identified in the Riverside County General Plan or the SWAP. Distant views of existing topographic landforms are available from the Project vicinity; however, proposed residential development would be restricted to a maximum height of 40 feet and would not obstruct views of distant landforms from public viewing areas. As part of the proposed Project a planned residential community consisting of approximately 146 single-family homes and open space areas would be constructed within proposed Planning Areas 1, 2A, 3, 6, 52A and 52B pursuant to the approval of TTM 36722. This type of development would not be considered aesthetically offensive. Furthermore, changes to the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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boundaries and densities of the Planning Areas within the Project area (refer to Table 2-1 above) would not result in any impacts to the aesthetic quality of the site. Accordingly, implementation of the Project would not obstruct a prominent vista open to the public. As such, the proposed Project would not result in the creation of an aesthetically offensive site open to public view. Therefore, impacts would be less than significant on a direct and cumulative basis.

Mt. Palomar Observatory

As discussed under the analysis of Threshold 2, the Project site is located approximately 22 miles from the Mt. Palomar Observatory. The proposed Project would be required to comply with the County Light Pollution Standard (Ord. No. 655), which is designed to prevent significant lighting impacts that could affect the nighttime use of the Mt. Palomar Observatory. Compliance with Ordinance No. 655 is mandatory and would be assured through future County review of building permit applications. Cumulative developments similarly would be required to comply with Ord. No. 655 to ensure that they would not interfere with the nighttime use of the Mt. Palomar Observatory. Therefore, the proposed Project has no potential to result in cumulatively considerable adverse impacts to the Mt. Palomar Observatory.

Other Lighting

As discussed under the analysis of Threshold 3, the proposed Project would not introduce any new sources of lighting beyond what was previously disclosed in EIR No. 374. All lighting proposed by the Project would be required to comply with Riverside County Outdoor Lighting Standards (Ordinance No. 915). Compliance with Ordinance No. 915 would be assured through future County review of building permit applications. All proposed street lighting on- and off-site would be required to comply with provisions of the County's Public Road Standards, which implement the provisions of Ordinance No. 461. Accordingly, with mandatory compliance with Ordinance Nos. 461 and 915, the proposed Project would not create a new source of light or glare which would adversely affect daytime or nighttime views in the area, nor would the Project expose residential property to unacceptable property to unacceptable light levels. Cumulative developments similarly would be required to comply with Ord. Nos. 461 and 915 to ensure that they would not create a new source of light or glare or expose nearby residences to unacceptable light levels. Therefore, the proposed Project has no potential to result in cumulatively adverse impacts to light or glare, and a cumulative impact would not occur.

Agriculture & Forest Resources

Important Farmland

As discussed under the analysis of Threshold 4.a), the proposed Project would not convert any Prime Farmland or Farmland of Statewide Importance ("Farmland") to non-agricultural uses. Although the Project would result in the conversion of a small area of Unique Farmland on-site, impacts to Farmland associated with buildout of SP 286 were fully evaluated as part of EIR No. 374 which concluded impacts to Farmland would be significant and unavoidable. The Project's impacts to Farmland are within the scope of analysis of EIR No. 374. Accordingly, Project impacts to Farmland would not increase under the proposed Project, and new or more severe cumulative impacts would not occur.

Conflicts with Agricultural Zoning and Williamson Act Contracts

As discussed under the analysis of Threshold 4.b), 4.c), and 4.d), the entire Project site is located within the Winchester 1800 Specific Plan and is zoned for specific plan land uses ("Specific Plan Zone"). In addition, no portion of the Project site is designated for agricultural land uses (Riv. County, 2014a). Therefore, the Project would not conflict with existing agricultural zoning or land use. In addition, the Project is not subject to an active Williamson Act contract. Land within the Project site is designated as

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant impact	No Substantial Change from Previous Analysis
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“non-enrolled land” or “urban and built up land” according to the California Department of Conservation (CDC, 2012b). Furthermore, according to Riverside County GIS, no active agricultural preserves exist on the Project site (Riv. County, 2014a). The Project site is however located within 300 feet of agriculturally zoned properties – land to the north of the Project site is zoned “Light Agriculture (A-1-5)” (Riv. County, 2014a). The Project would be required to comply with Ordinance No. 625 (“Right-to-Farm Ordinance”), which protects agricultural operations from nuisance complaints and encourages the development, improvement, and long-term viability of agricultural land where the landowner desires to continue agricultural operations in spite of urbanization that may occur in the surrounding areas (Riv. County, 1994). Mandatory compliance with Ordinance No. 625 would ensure that Project-related construction and operational activities would not indirectly cause or contribute to the conversion of off-site farmland to non-agricultural use. Accordingly, the Project would not conflict with existing agricultural zoning, agricultural use, or with land subject to a Williamson Act contract, or land within a Riverside County Agricultural Preserve; cause development of non-agricultural uses within 300 feet of agriculturally zoned property; or result in the conversion of Farmland to non-agricultural use. Therefore, the Project has no potential to result in directly or cumulatively considerable impacts.

Forest Land, Timberland, and Timberland Production

There are no lands in the Project vicinity that are zoned for forest land or timberland, and there are no timberlands zoned for Timberland Production. Accordingly, no impact to forest land would occur as a result of the proposed Project or any cumulative development. As such, cumulative impacts to forest land, timberland, or timberland zoned Timberland Production would not occur.

Conversion of Forest Land to Non-Forest Use

The proposed Project and cumulative developments would not result in the loss of forest land or conversion of forest land to non-forest use, as there are no forest lands within the Project vicinity. Accordingly, cumulative impacts have no potential to occur.

Air Quality

Conflicts with or Obstruction of Implementation of Applicable Air Quality Plan

As indicated in the discussion and analysis of Threshold 6.a), the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP. Furthermore, the Project would not substantially exceed the growth assumptions in the AQMP. As such, the Project would be consistent with the South Coast Air Quality Management Plan (SCAQMP). Because the proposed Project would not conflict with the SCAQMP, the Project has no potential to cumulatively contribute to impacts due to conflicts with the SCAQMP; accordingly, cumulative impacts would be less than significant.

Air Quality Standard Violations and Contributions to Existing Air Quality Violations

As indicated in the discussion and analysis of Threshold 6.b), the projected construction emissions for the proposed Project are all below the significance thresholds established by the SCAQMD. Therefore, the Project would not result in projected regional impacts during construction. In addition, the total Project operational emissions are below the SCAQMD thresholds for all criterion pollutants. Therefore, the Project would result in less-than-significant regional air impacts and additional mitigation is not necessary to reduce operational emissions to below a level of significance. As such, the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction or operational activities. Therefore, impacts would be less than significant on both a direct and cumulative basis.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Cumulatively Considerable Net Increase of Criteria Pollutants for which the Region is Non-Attainment
 As indicated in the analysis of Thresholds 6.b) and 6.c), the Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction or operational activities. Additionally, the Project would not 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). Accordingly, cumulative impacts would be less than significant.

Exposure of Sensitive Receptors to Substantial Pollutant Concentrations

As indicated in the discussion and analysis of Threshold 6.d), potential sensitive receptors in the Project vicinity include existing residences that may be located in close proximity to the Project site. Based on an aerial review, the nearest sensitive receptors include existing residential units located along Koon Street within Planning Area 5A (Google Earth, 2013). As indicated above under the discussion and analysis of Thresholds 6.b) and 6.c), near-term construction activities associated with the proposed Project have no potential to expose nearby sensitive receptors to emissions that exceed the SCAQMD LSTs. In addition, the proposed Project would have a less-than-significant impact associated with Localized Significance Thresholds (LSTs) during Project operation. Since the air basin has reached attainment of the CO air quality standards, no air quality impacts are anticipated near intersections or along roadways serving the Project. Therefore, the proposed Project would result in less-than-significant cumulative impacts due to the exposure of sensitive receptors to substantial pollutant concentrations.

Construction of a Sensitive Receptor

Implementation of the proposed Project would not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter, and no impact would occur. As such, cumulative impacts due to the construction of a sensitive receptor would not occur.

Odors

As discussed in the analysis under Threshold 6.f), construction activities at the Project site could produce odors from equipment exhaust, application of asphalt, and/or the application of architectural coatings. However, any odors emitted during construction would be temporary, short-term, and intermittent in nature, and would cease upon completion of construction activities. During long-term operation, the proposed Project would include residential and open space land uses, which are not typically associated with objectionable odors. The temporary storage of refuse and the placement of refuse containers on the streets for collection in the residential neighborhood could be a source of odor; however, Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations, thereby precluding any potential impact. Accordingly, odors generated during construction and operation of the Project would be less than significant on a cumulative basis.

Biological Resources

Conflicts with Local, Regional or State Conservation Plans

As discussed under the analysis of 7.a) the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the applicable habitat conservation/planning program for Western Riverside County. As indicated on Figure EA-1, *MSHCP Overlay Map*, the Project site is within MSHCP criteria cell 5279. In addition, the Project also includes minor impacts to the edges of cells 5275, 5173, and 5169. All projects must demonstrate compliance with applicable MSHCP requirements pursuant

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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to the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures." As indicated under Threshold 7.a), with mitigation incorporated, the Project fully complies with all applicable provisions of the MSHCP. The proposed Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Other cumulative developments would similarly be required to demonstrate compliance with applicable MSHCP policies and requirements. As such, impacts would be less than significant on a cumulative basis.

Effects on Endangered, Threatened, Candidate, Sensitive, or Special Status Species

As discussed under the analysis of 7.b) and 7.c) the property is not within a Narrow Endemic Plant Species Survey Area (NEPSSA). In addition, none of the 20 sensitive plant species known to occur in the vicinity of TTM 36722 were observed in the Project area, and none are expected to occur. There are 26 sensitive animals historically known to occur in the vicinity of the Project area, 8 of which are listed at the state or federal level (refer to Table 7 of the Project's Biological Resources Assessment, Technical Appendix D1). None of the listed species are expected to occur in the Project area. However, the California horned lark, was observed in a small flock foraging in the agriculture habitat. This species is fully covered under the MSHCP and does not require species specific mitigation. The Project applicant would pay the required MSHCP Local Development Mitigation Fee (LDMF) (incorporated as a Project condition of approval) and impacts to the California horned lark would be reduced to a level below significance. In addition, implementation of supplemental Mitigation Measure MM 11.6 would reduce the Project's potential impacts to nesting birds to a level below significance. As such, the Project has no potential to result in cumulatively significant effects to sensitive plant or animal species. Therefore, impacts to endangered, threatened, candidate, sensitive, or special status plant and animal species would be less than significant on a cumulative basis.

Wildlife Corridors and Nursery Sites

As discussed under the analysis of 7.d) the Project drains to the MSHCP Conservation Area (Proposed Constrained Linkage 18). The MSHCP is intended, in part, to facilitate wildlife movement throughout western Riverside County and the Project is fully consistent with the MSHCP requirements (assuming implementation of the EIR No. 374 Mitigation Measures, as modified/supplemented herein). Additionally, Mitigation Measure MM 11.6 has been identified as a supplemental mitigation measure to ensure that impacts to bird nesting sites would not occur. Other cumulative developments would likewise be required to implement measures to avoid impacts to nesting birds. As such, impacts to wildlife movement and nursery sites would be less than cumulatively significant.

Riparian Habitat and Sensitive Natural Communities

As indicated in the analysis of Threshold 7.e), the Project would result in impacts to 0.95 acre of riparian habitat on-site and 0.19 acre of riparian off-site. The impacts to Riparian/Riverine habitat require that a DBESP be prepared. The DBESP for the off-site channel has been approved as part of JRP 05 03 29 03. The DBESP for the on-site development component that impacts 0.95 acres of Riparian/Riverine habitat has been prepared and submitted to the County and is included as Technical Appendix D2. The proposed mitigation for these impacts, including recommendations from the DBESP, are included as supplemental Mitigation Measures MM 11.3 through MM 11.5. With implementation of required mitigation, impacts to sensitive riparian habitats would be reduced to less-than-significant levels. As such, the proposed Project would result in a less-than-significant cumulative impact to riparian habitat and other sensitive natural communities.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Wetlands

The Project proposes impacts to a total of 0.15 acre of Waters of the United States, comprised entirely of non-wetland (refer to Table 9 of Technical Appendix D1). However, as a condition of approval, the Project Applicant would be required to secure a Section 404 permit from the United States Army Corps of Engineers (USACE) prior to the initiation of grading activities. With authorization from the USACE, impacts to jurisdictional waters would be less than significant on a cumulative basis.

Local Policies

The only local policy/ordinance protecting biological resources within the Project area is the In the Riverside County Oak Tree Management Guidelines, which requires surveys of individual trees and the minimization and/or avoidance of oak trees, where feasible. Based on the results of the site-specific Biological Technical Report (Appendix D1), the Project site and off-site impact areas do not contain any oak trees or oak woodland habitat. Accordingly, the proposed Project has no potential to conflict with the County's Oak Tree Management Guidelines, and no impact would occur on a direct or cumulative basis.

Cultural Resources

Historical Sites and Resources

As discussed above in Threshold 8.a) and 8.b), no cultural resources were identified in the Project area during a records search or field survey of the property (Dudek, 2014a, pp. 23-24). Accordingly, there would be no impact to historic resources as a result of the proposed Project. Other cumulative developments would be required to incorporate measures, as appropriate, to address the potential for impacts to historical sites and resources. Accordingly, impacts to historic resources or sites would be less than significant on a cumulative basis.

Archaeological Sites and Resources

A records search performed by Dudek concluded that no cultural resources were identified in the Project area; however, three cultural resources were identified in the 0.5 mile record search area, including two prehistoric isolates. In addition, a field survey was performed for the Project site and no cultural resources were identified (Dudek, 2014a, pp. 23-24). Accordingly, the Project would not alter or destroy an archaeological site, nor would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. Therefore, impacts would be less than significant, and monitoring during ground disturbing activities is not required (Dudek, 2014a, p. 29). However, Mitigation Measure MM 15.2 (as revised/ supplemented herein) would continue to apply to the Project to ensure that impacts to potentially uncovered archaeological resources would be less than significant. Other cumulative developments would be required to incorporate measures, as appropriate, to address the potential for impacts to archaeological sites and resources. Accordingly, impacts to archaeological resources or sites would be less than significant on a cumulative basis.

Human Remains

As indicated under the analysis of Threshold 8.c), the Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. Field surveys conducted on the Project site did not identify the presence of any human remains and no human remains are known to exist beneath the surface of the site. However, if human remains were encountered on-site or on the site of any cumulative developments, mandatory compliance with California Health and Safety Code §7050.5 as well as Public Resources Code §5097 would ensure that impacts remain below a level of

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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significance. Compliance with applicable State regulations would ensure that impacts associated with the discovery of human remains would be less than significant on both a direct and cumulative basis.

Religious or Sacred Uses

There are no religious or sacred uses occurring within the proposed Project site or off-site impact areas. Consistent with the findings of EIR No. 374, implementation of the proposed Project would not result in any adverse impacts to any religious or sacred uses. As such, implementation of the proposed Project would not result in any adverse impacts to any religious or sacred uses on a direct or cumulative basis.

Paleontological Resources

According to Riverside County General Plan Figure OS-8, the Project site is determined to have a “Low” potential for uncovering paleontological resources (Riv. County, 2003a, Figure OS-8). Nonetheless, there is a potential that during grading of the property, unique paleontological resources or sites could be uncovered. Although no known fossil localities were identified within the Project area or within a one mile radius, the San Bernardino County Museum did indicate that numerous taxa of plant and animal fossils have been identified in the same Pleistocene alluvial sediments in the wider region (Dudek, 2014b, p. 14). Mitigation Measures 57 through 62 (renumbered herein as Mitigation Measure MM 15.3 through 15.8) identified by EIR No. 374 would continue to apply to the Project to ensure that in the event that paleontological resources are uncovered, resources would be appropriately treated, which would reduce impacts to a level below significant. Compliance with MM 15.3 through MM15.8 would ensure that impacts associated with the discovery of paleontological resources would be less than significant on both a direct and cumulative basis.

Geology and Soils

Due to the site-specific nature of potential impacts associated with geology and soils, there is no potential for the Project to contribute to cumulatively significant impacts associated with the site’s geology and soil conditions. All development in the County is required to comply with the California Building Standards Code and follow the recommendations of project-specific geotechnical reports, adherence to which would preclude cumulatively significant impacts.

Greenhouse Gas Emissions

GHG emissions for the Project would be approximately 2,885 MTCO₂EQ per year. This is lower than the SCAQMD Tier 3 screening threshold of 3,000 MTCO₂EQ per year (MGA, 2014c, p. 24). As such, the Project would not generate substantial GHG emissions – either directly or indirectly – that would have a significant impact on the environment. In addition, because the Project would emit less than 3,000 MTCO₂ EQ per year, the Project would not conflict with the state’s ability to achieve the reduction targets defined in AB 32. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of a previously identified significant impact as previously analyzed in EIR No. 374 and impacts would be less than significant on a cumulative basis.

Hazards and Hazardous Materials

Transport, Use, and Disposal of Hazardous Materials

As concluded under the discussion and analysis of Threshold 22.a), the Phase I ESA did not reveal any evidence of recognized environmental conditions (RECs) indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject site and no further environmental assessment was recommended (LOR Geotechnical Group, 2013, p. 11). Heavy equipment (e.g., dozers, excavators,

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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tractors) would be operated on the subject property during construction of the Project. This heavy equipment would likely be fueled and maintained by petroleum-based substances such as diesel fuel, gasoline, oil, and hydraulic fluid, which is considered hazardous if improperly stored or handled. However, construction contractors would be required to comply with all applicable federal, state, and local laws and regulations regarding the transport, use, and storage of hazardous construction-related materials. Because compliance with these regulatory requirements by construction contractors is mandatory, impacts due to hazardous materials used, transported, and/or stored during construction would be less than significant. Furthermore, the Project site would be primarily developed with residential land uses and supporting recreational and open space land uses, which are land uses not typically associated with the transport, use, or disposal of hazardous materials. Therefore, the Project would not result in any significant hazards to the public or the environment and impacts would be less than significant on a cumulative basis.

Upset and Accident Conditions

As concluded in the discussion and analysis under Threshold 22.b), the transport, use and handling of hazardous materials on the Project site during construction is a standard risk on all construction sites, and there would be no greater risk for upset and accidents than would occur on any other similar construction site. Upon buildout, the Project site would operate as a residential community, which is a land use type not typically associated with the transport, use, or disposal of hazardous materials that could be subject to upset or accident involving the release of hazardous materials into the environment. Accordingly, impacts associated with the accidental release of hazardous materials would be less than significant on a direct and cumulative basis during both construction and long-term operation of the Project.

Emergency Evacuation and Response Plans

The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Under long-term operational conditions, the proposed Project would be required to maintain adequate emergency access for emergency vehicles on-site as required by the County. Furthermore, the Project would not result in a substantial alteration to the design or capacity of any existing public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, no impact would occur. Accordingly, impacts would be less than significant on a cumulative basis.

Hazardous Materials Impacts to Schools

As discussed under the analysis of Threshold 22.d), the Project site is not located within 0.25-mile of an existing or proposed school. Implementation of the proposed Project would have no potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Accordingly, the Project has no potential to result in cumulatively considerable impacts due to the storage or use of hazardous materials within one-quarter mile of an existing or proposed school.

Hazardous Materials Site

The Project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Accordingly, no impact would occur on a direct or cumulative basis.

Airport Mater Plan/ALUC Review

The Project site is located approximately 3.5 miles northeast of the French Valley Airport (Google Earth, 2013). The nearest portion of the French Valley Airport property that is included in the Airport Master

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Plan occurs approximately 2.75 miles southwest of the Project site, and there are no facilities identified by the Airport Master Plan for lands extending beyond the airport property (Google Earth, 2013; Coffman Associates, 2009, Exhibit 5A). Therefore, there are no components of the Airport Master Plan that could be adversely affected by implementation of the proposed Project, nor are there any policies specified in the Airport Master Plan that would apply to the proposed Project site. In addition, the Project site is located outside the airport influence area (AIA) of the French Valley Airport (ALUC, 2007, Map FV-6). Therefore, the Project would not require review by the Riverside County Airport Land Use Commission (ALUC). As such, impacts would be less than significant on both a direct and cumulative basis.

Airport Safety Hazard

As discussed under the analysis of Thresholds 23.a) and 23.b) the Project site is not located within the French Valley Airport Influence Area. Given the Project’s distance from the French Valley Airport (3.5 miles), implementation of the proposed Project would not result in a safety hazard for people residing or working in the area. In addition, the Project site is not located within the vicinity of any private airports or heliports. Accordingly, the proposed Project would not result in a safety hazard for people residing or working in the area and impacts would be less than significant on both a direct and cumulative basis.

Wildfire Hazards

As noted under the analysis of Threshold 24.a), the Project site is located within an area that is mapped as having a “high” susceptibility to wildland fire hazards (Riv. County, 2014a). The nearest portion of Riverside County that is identified as occurring within a “high fire area” occurs approximately 1.5 miles east of the Project site and north of Lake Skinner. Additionally, the Project site is located adjacent to land uses that do not pose a high fire risk, including rural residential areas, agricultural lands, urban residential areas, and agricultural support uses. As such, the proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. Accordingly, impacts would be less than significant on a cumulative basis.

Hydrology and Water Quality

Alteration of Drainage Patterns

As concluded under the analysis of Threshold 25.a), TTM 36722 is designed to follow the existing flow patterns throughout the site and maintain the same area flow for each drainage sub area post construction (Hunsaker & Associates, 2014a, Section I.E). Although the Project would alter the existing drainage pattern of the site through grading to facilitate residential development, runoff from the site would not increase under post-development conditions. With incorporation of the detention basins in Lots 147 and 148, peak runoff from Area A would be reduced from 51.3 cfs to 41.3 cfs during 10-year (24-hour duration) storm events and from 79.5 cfs to 77 cfs during 100 year (24-hour duration) storm events (Hunsaker & Associates, 2014a, Section I.E). Thus, runoff from the site under post-development conditions would not substantially increase such that erosion or siltation would increase on- or off-site. In addition, Mitigation Measures 46 through 48 (renumbered herein as MM 7.1 through MM 7.3) identified in EIR No. 374 would continue to apply to the Project to ensure best management practices (BMPs) during Project construction. Adherence to the BMPs identified in the site-specific WQMP would further preclude the potential for increased erosion. Other cumulative developments would similarly be required to demonstrate compliance with site- specific BMPs. Therefore, cumulatively considerable impacts would be less than significant.

Water Quality Standards/Waste Discharge Requirements

As discussed in the analysis of Threshold 25.b), pursuant to the requirements of the San Diego RWQCB and the County of Riverside, the Project would be required to obtain a NPDES Municipal Stormwater

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Permit for construction activities. In addition, the Project would be required to comply with the San Diego RWQCB's Water Quality Control Plan for the San Diego Basin. Compliance with the NPDES permit and the Water Quality Control Plan for the San Diego Basin involves the preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Furthermore, the Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. Therefore, with mandatory adherence to the Project's SWPPP and WQMP, water quality impacts associated with construction and operational activities would be less than significant on a direct and cumulative basis.

Groundwater Supplies and Recharge

As discussed under the analysis of Threshold 25.c), no potable groundwater wells are proposed as part of the Project; therefore, the Project would not deplete groundwater supplies through direct extraction. The proposed Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, the Project's stormwater runoff is engineered to be conveyed through public street improvements and storm drains, which would discharge into the drainage channel within Lot 149, which would in turn would convey flows southerly to the Warm Springs Creek where groundwater recharge would continue to occur. Thus, with buildout of the Project, the local groundwater levels would not be substantially affected. Accordingly, the proposed Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge, and there would be no net deficit in aquifer water volumes or groundwater table levels as a result of the Project. Therefore, direct and cumulative impacts would be less than significant.

Stormwater Runoff

As indicated under the evaluation of Threshold 25.a), the Project would not create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems. In fact, with incorporation of the detention basins in Lots 147 and 148, peak runoff from Area A would be reduced from 51.3 cfs to 41.3 cfs during 10-year (24-hour duration) storm events and from 79.5 cfs to 77 cfs during 100 year (24-hour duration) storm events (Hunsaker & Associates, 2014a, Section I.E). Additionally, with required adherence to a SWPPP and WQMP as discussed above under Threshold 25.b), the Project would not provide substantial additional sources of polluted runoff. Therefore, cumulatively considerable impacts would be less than significant.

Flood Hazards

As noted in the discussion of Threshold 25.e) and 25.f), the Project site is not located in a flood hazard zone. In addition, the Project site is not located in a dam failure inundation zone (Riv. County, 2003a, Figure S-10, Figure S-9). As such, no impacts due to flooding would occur on a direct or cumulative basis.

Other Effects on Water Quality

Mandatory compliance with the BMPs specified in the Project's WQMP (refer to Technical Appendix K) would ensure that the Project does not result in any other impacts to water quality. As such, no water quality impacts would occur on a direct or cumulative basis.

Vectors and Odors.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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As discussed in the analysis and discussion of Threshold 25.d), the planned retention basins are designed to allow for infiltration of runoff, thereby precluding the potential for vectors (i.e., mosquitoes) and odors. There are no other BMP devices associated with the Project that could result in significant environmental effects. As such, the proposed Project would not result in changes to BMPs which could result in significant environmental effects. Therefore, cumulatively considerable impacts would be less than significant.

Alteration of Drainage Patterns/ Increased Runoff

As discussed under the analysis of Threshold 26.a), with incorporation of the detention basins in Lots 147 and 148, peak runoff from the Project site would be reduced from 51.3 cfs to 41.3 cfs during 10-year (24-hour duration) storm events and from 79.5 cfs to 77 cfs during 100 year (24-hour duration) storm events (Hunsaker & Associates, 2014b, Section I.E). Thus, runoff from the site under post-development conditions would not substantially increase such that flood hazards would be increased on- or off-site. Accordingly, the Project would not substantially alter the existing drainage pattern of the site or area and impacts due to flooding on- or off-site would be less than significant on a direct and cumulatively considerable basis.

Absorption Rates

As discussed under the analysis of Threshold 26.b), due to the undeveloped nature of the Project site, a portion of the site’s natural drainage likely infiltrates into the groundwater table. Under the Project, the TTM 36722 portion of the site (Planning Areas 1, 2A, 3, 6, 52A, and 52B) would be improved with residential and open space land uses, which would substantially increase impervious conditions on-site. However, runoff from the site would be conveyed to Warm Springs Creek, which is a soft-bottomed channel that would allow for infiltration into the groundwater table, thereby ensuring that the developed nature of the Project site does not substantially reduce the total amount of water that infiltrates into the groundwater basin. As such, the Project would not result in any changes in absorption rates or the rate and amount of surface runoff and impacts would be less than significant on a cumulative basis.

Flooding

As discussed under Threshold 26.c), the Project site is not located within areas subject to dam inundation hazards associated with Lake Skinner. The Project site is located approximately 1.5 miles north of the nearest area identified as being subject to dam inundation hazards (Riv. County, 2014b, Figure 10; Google Earth, 2013). There are no levees within the Project vicinity that could expose the Project site to flood hazards. In addition, Mitigation Measure 21 (renumbered herein as MM 4.4) would continue to apply to the proposed Project. As such, no cumulative impacts due to flooding would occur.

Surface Water

As discussed above in the responses to Thresholds 26.a) and 26.b), implementation of the proposed Project would not substantially alter the historical drainage patterns of the TTM 36722 site. Because the Project would not substantially alter the drainage characteristics of the site, Project implementation would not result in substantial changes in the amount of surface water in any downstream water body. Accordingly, impacts due to a change in the amount of surface water would be less than significant on a cumulative basis.

Land Use and Planning

Land Use

As indicated under the analysis of Threshold 27.a), although the change from undeveloped land to a master-planned residential community represents a change to the site’s present use, environmental

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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impacts associated with such conversion are evaluated throughout this EIR Addendum and mitigation measures have been imposed where necessary to reduce potentially significant impacts to a level below significance. Furthermore, the proposed Project would result in a decrease of approximately 150 dwelling units on-site (refer to Table 2-1). As such, the proposed Project would not result in a substantial alternation of the present or planned land use of an area, and a less than significant impact would occur on a direct and cumulative basis.

Sphere of Influence

The Project site is located in unincorporated Riverside County, within the sphere of influence for the City of Temecula. According to Figure L-3 of the Temecula General Plan, the Planning Areas included in the proposed Project site are pre-zoned for "Low-Medium Residential" (3-6 du/ac), "High Residential" (13-20 du/ac), "Public Institutional Facilities," and "Open Space" (Temecula, 2008). Although the proposed Project would not be consistent with the site's pre-zoning designations, no physical land use impacts would occur as a result of the Project's proposal to develop the subject property in a manner inconsistent with the City of Temecula's pre-zoning designations. Furthermore, land uses proposed by the Project are fully consistent with the Riverside County General Plan Land Use Plan. Although the Project would result in a change to the site's planned land uses as shown in the Temecula General Plan, such impacts would be less than significant because the proposed change in land uses would not result in, induce, or require changes to surrounding planned land uses and would not result in land use compatibility conflicts. Accordingly, the proposed Project would not adversely affect land use within the City of Temecula sphere of influence or unincorporated Riverside County. Therefore, impacts to land uses within a city sphere of influence or adjacent city boundary would be less than significant on a cumulative basis.

Site's Existing or Proposed Zoning

Under existing conditions, the Project site is zoned by Riverside County for "Specific Plan (SP)" (Riv. County, 2014a). Minor modifications to the SP zoning requirements are proposed as part of the Project to reflect reduced residential densities within Planning Areas 1, 6 and 7. With approval of the Project's Change of Zone, impacts due to a conflict with existing zoning would be less than significant on both a direct and cumulative basis.

Existing Surrounding Zoning

As discussed under the analysis of Threshold 28.b), zoning designations surrounding the Project site include the following: "Specific Plan Zone (SP Zone)" to the south, east, and west, and Agricultural (A-1-5) to the north (Riv. County, 2014a). The Project does not propose any zoning changes to the Project area. In addition, Mitigation Measure 50 (renumbered herein as MM 10.1) identified by EIR No. 374 would continue to apply to the proposed project to ensure that the development of the site with residential uses would not conflict with agricultural zoning to the north. Accordingly, the proposed Project would be compatible with existing surrounding zoning and impacts would be less than significant on a direct or cumulatively considerable basis.

Existing and Planned Surrounding Land Uses

As discussed under the analysis of Threshold 28.c), General Plan land use designations surrounding the Project site include the following: "Rural Residential (R-R) to the north; "Medium Density Residential (MDR)" and "Low Density Residential (LDR)" to the east, MDR and "Medium High Density Residential (MHDR)" to the south, and MDR and "Commercial- Retail (CR)" to the west (Riv. County, 2014a). In addition, as indicated under the discussion and analysis of Threshold 28.b), although the residential uses proposed as part of the Project have the potential to conflict with the existing agricultural uses to the surrounding the site, mandatory compliance with Ordinance No. 625 would ensure that potential

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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conflicts between proposed residential uses on-site and existing agricultural uses do not occur. Accordingly, the residential uses proposed as part of the Project would be fully compatible with existing and proposed uses surrounding the Project site and impacts would be less than significant on a direct and cumulative basis.

General Plan Consistency

The Project proposes a specific plan amendment (SP 286A6) to alter the land uses within the northern portion of the Winchester 1800 Specific Plan (refer to Table 2-1 for a detailed comparison of the existing approved and proposed land uses). Upon approval of SP 286A6, the Project would be consistent with the land use designations of the Winchester 1800 Specific Plan. In addition, and as analyzed within Threshold 28.d), the proposed Project would be fully consistent with the Highway 79 Policy Area. Accordingly, cumulative impacts would not occur.

Disrupt or Divide an Established Community

While lands to the south of the Project site are developed as part of the Winchester 1800 Specific Plan, lands to the north, east, and west of the Project site are primarily developed with rural residential and agricultural land uses. These areas do not comprise an "existing community," and implementation of residential uses on-site would not result in a physical division of this community because the residential uses on-site would effectively serve as an extension of the residential uses already in existence within the Winchester 1800 Specific Plan. Moreover, with buildout of the Project's proposed residential uses, public access would be afforded via public roads to be constructed on-site and immediately adjacent to the site. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community, and no impact would occur on a direct or cumulative basis.

Mineral Resources

Loss of Mineral Resources

As discussed under the analysis of Thresholds 29.a) and 29.b), according to Figure OS-5 of the Riverside County General Plan, the Project site and off-site impact areas are designated within Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA) (Riv. County, 2003a, Figure OS-5). MRZ-3 is defined by the State of California Department of Conservation SMARA Mineral Land Classification Project as "Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined." Furthermore, the Project site is not identified as an important mineral resource recovery site by the County General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project 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. As such, the Project's impact would be less than significant on a direct and cumulative basis.

Incompatible Land Uses

As discussed under the analysis of Threshold 29.c), the area surrounding the Project site is not classified as an important mineral resource area, and there are no existing surface mines in the vicinity of the subject property (Riv. County, 2003a, Figure OS-5). Accordingly, there is no potential for the Project to be an incompatible land use adjacent to an important mineral resource recovery zone or existing, active mine and no impact would occur. Therefore, the Project has no potential to result in or contribute to cumulatively considerable effects associated with incompatible land uses.

Mining Hazards

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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As discussed under the analysis of Threshold 29.d), the proposed Project would include residential and open space land uses and does not involve the construction or operation of a mine or quarry. As described above under Issue 29.c), the Project is not located in close proximity to any planned, existing, for former (i.e., closed, abandoned) surface mines or quarries. Accordingly, the Project would not expose people or property to hazards related to mines or quarries and no impact would occur on a direct or cumulative basis.

Noise

Airport Noise

The Project site is located approximately 2.0 miles northeast of the nearest portion of the County that is affected by airport-related noise exceeding 55 dBA CNEL (ALUC, 2007, Figure FV-3) In addition, there are no private use airports or private airstrips located within the vicinity of the Project site. The nearest private airstrip (Pines Airpark) is located approximately 1.75 northwest of the Project site (Google Earth, 2013). As such, the proposed Project would not expose people residing or working in the Project area to excessive noise levels. Therefore, a cumulatively considerable impact would not occur.

Railroad Noise

The Project site is not located near any railroads. Additionally, no aspect of the proposed Project involves railroad use or rail transport (Google Earth, 2013). Accordingly, no cumulative railroad-related noise impacts would occur.

Highway Noise

As noted in the discussion and analysis of Threshold 32, the nearest highway to the Project site is Highway 79/Winchester Road, located approximately 0.09-mile west of the site. The Project proposes to construct a six-foot tall tubular steel fence along the western boundary of Lot 164 and a split-face block wall along the western boundary of Lots 45-54 within TTM 36722. Therefore, impacts from highway noise would be less than significant on a direct and cumulative basis with incorporation of the project design features

Other Noise

There are no other known sources of noise within the Project vicinity that could expose future Project residents to noise levels above the County General Plan standards. As such, no cumulative impacts would occur.

Ambient Noise Levels

As concluded under the discussion and analysis of Thresholds 34.a) and 34.b), the Project consists of a master-planned residential community, and would include residential and open space land uses. The land uses proposed by the Project are not typically associated with substantial sources of stationary noise. There are no components of the Project that would generate or amplify noise on the Project site. Construction activities on the Project site, especially those involving heavy equipment, would initially create intermittent, short-term noise increases in the vicinity of the Project site, representing a temporary effect on ambient noise levels. However, the Project would be subject to the hourly limits set in Section 9.52.020(1) of the County's Noise Ordinance which would avoid any temporary impacts from Project construction. Accordingly, impacts due to a substantial temporary or permanent increase in ambient noise levels would be less than significant on a cumulative basis.

Applicable Standards

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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As noted in the discussion and analysis of Threshold 34.c), limiting construction to those hours in Section 9.52.020(l) of the County's Noise Ordinance would avoid significant temporary noise impacts. In addition, with incorporation of revised Mitigation Measure MM 5.2, the Project would not result in interior or exterior noise levels on-site that would exceed County noise standards. Furthermore, the level of traffic that would result from the proposed Project is low enough that it would not cause any nearby areas to be subject to noise levels above the County's exterior standard of 65 Ldn even when added to other forecasted traffic. Accordingly, impacts resulting from the exposure of persons to or the generation of noise in excess of established standards would be less than significant on a cumulative basis.

Ground-borne Vibration or Noise Levels

The Project would not generate ground-borne vibration or ground-borne noise, except, potentially, during the construction phase from the use of heavy construction equipment. The nearest existing off-site structures are located approximately 50 feet from the nearest point of construction activities and would not be exposed to substantial ground-borne vibration due to the operation of heavy construction equipment on the Project site. Furthermore, the Project is not expected to employ any pile driving, rock blasting, or rock crushing equipment during construction activities, which are the primary sources of ground-borne noise and vibration during construction. As such, impacts from ground-borne vibration and noise during near-term construction would be less than significant on a direct and cumulative basis.

Population and Housing

Displacement of Residents or Housing

As discussed under the analysis of Threshold 35.a) and 35.c), under existing conditions, 118 homes are developed within Planning Area 5A. In addition, several residential structures currently exist within Planning Area 7. No other residences exist within the Project area (Google Earth, 2013). As part of the proposed Project, the 118 homes within Planning Area 5A would remain. In addition, Planning Areas 1, 2A, 3, 6, 52A and 52B (within TTM 36722) would be developed with residential and open space land uses. While development of the Project would allow for the future development of Planning Area 7 with Medium Density Residential land uses, buildout of this area would not displace a substantial number of people or housing. In addition, the Project would allow for the development of up to 349 single-family homes on the Project site, which would provide for new housing opportunities within the County. Therefore, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere and impacts would be less than significant on a direct and cumulative basis.

Housing and Population Growth

Thresholds 35.b), 35.e), and 35.f), above, address the Project's potential effects on housing demand and population growth. The Project is a proposed residential community and would provide for the development of up to 349 new homes providing housing for approximately 999 residents (including 418 residents from the TTM 36722 portion of the site), based on the population generation estimates of CalEEMod (SCAQMD, 2013, Appendix D). The Project would provide for new housing opportunities on the site, which would help meet the current population growth trends in western Riverside County. Since regional and local population projections rely, in part, on land uses proposed as part of the County's General Plan (which is implemented by the Specific Plan), and since the proposed Project would decrease the number of units on-site thereby decrease the population on-site, the Project would not exceed the regional or local population projections for the site. In addition, it is unlikely that the Project could induce off-site population growth because the no major infrastructure improvements are planned by the Project. The site is surrounded by existing developments to the south and east.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Additionally, none of the improvements planned as part of the Project (e.g., improvements to Keller Road) would remove impediments to growth such that the adjacent properties would be induced to convert to urban uses. Furthermore, all lands surrounding the Project site are planned by the Riverside County General Plan for development with residential uses at various densities (with exception of the commercial retail area located off-site and to the west of the site). Accordingly, implementation of the proposed Project would result in a less-than-significant cumulative impacts due to a demand for additional housing or substantial population growth.

County Redevelopment Project Area

As discussed under Threshold 35.d), the Project site is not located within or adjacent to any County Redevelopment Project Areas. As such, the Project has no potential to result in cumulatively considerable effects associated with a County Redevelopment Area.

Public Services

Fire Services

As discussed under the analysis of Threshold 36, the Project area would be classified as “Category II – Urban,” which requires a fire station to be within three (3) roadway miles of the Project and a full first alarm assignment team operating on the scene within 15 minutes of dispatch (RCFD, 1986). The Project area would be primarily served by the Winchester Fire Station (Station No. 34), located at 32655 Haddock Street in Winchester, or approximately 5.7 roadway miles from the site. Although the Project site is not located within three (3) roadway miles of this fire station, the Project site would be accessed primarily via Highway 79, which would allow for fire protection vehicles (including a full first alarm assignment team) to arrive at the site in approximately 7 minutes (Google Maps, 2014), which would meet the Category II – Urban level of service criteria established by the Riverside County Fire Department. To offset the increased demand for fire protection services, the proposed Project would be conditioned by the County to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes, fire sprinklers, a fire hydrant system, paved access, and secondary access routes. Furthermore, the Project would be required to comply with the provisions of the County’s Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the County in providing for fire protection services. Cumulative developments similarly would be required to comply with Ord. No. 659. Accordingly, the proposed Project would result in a less-than-cumulatively considerable impact associated with the need for new or expanded fire protection facilities.

Sheriff Services

As discussed under the analysis of Threshold 37, at full buildout, Planning Areas 1, 3, 5A, 6, and 7 would introduce approximately 999 residents to the area, based on the population generation estimates provided by CalEEMod (SCAQMD, 2013, Appendix D). To maintain the desirable level of service, buildout of the proposed Project would generate a need for approximately one deputy. The proposed Project would not, however, result in the need for new or expanded physical sheriff facilities because the addition of two new deputies would not necessitate the construction of new or modified sheriff facilities. In addition, the Project would be required to comply with the provisions of the County’s DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Cumulative developments similarly would be required to comply with Ord. No. 659. Accordingly, the proposed Project would result in a less-than-cumulatively considerable impact associated with the need for new or expanded police protection facilities.

Schools

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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As concluded in the analysis and discussion of Threshold 38, the Project would result in the generation of approximately 285 new students (annually), including 129 elementary students, 70 middle school students, and 86 high school students. This calculation assumes full buildout of the Project area with 349 units including: development of 146 single-family homes on Planning Areas 1, 3, and 6 (as shown on TTM 36722 in Figure 2-7); the existing 118 units within Planning Area 5A; and the buildout of Planning Area 7 with 85 units. Although it is possible that the Hemet Unified School District (HUSD) may ultimately need to construct new school facilities in the region to serve the growing population within their service boundaries, such facility planning is conducted by HUSD and is not the responsibility of the Project. Furthermore, the proposed Project would be required to contribute fees to the HUSD in accordance with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50). Pursuant to Senate Bill 50, payment of school impact fees constitutes complete mitigation for project-related impacts to school services. Cumulative developments similarly would be required to comply with Senate Bill 50. Therefore, impacts to school facilities would be less than cumulatively considerable.

Libraries

As discussed under the analysis of Threshold 39, implementation of the Project would result in an increase in the population in the Project area and would increase the demand for library services. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), as noted in Mitigation Measure 108 (renumbered herein as MM 24.1), which requires a fee payment to assist the County in providing public services, including library services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of library services, and these funds may be applied to the acquisition and/or construction of public services and/or equipment (including library books). Cumulative developments similarly would be required to comply with Ord. No. 659. Accordingly, the proposed Project would result in a less-than-cumulatively considerable impact associated with the need for new or expanded library facilities.

Health Services

As discussed under the analysis and discussion of Threshold 40, the Project would increase the regional population and would thereby result in an increased demand for medical facilities. The provision of private health care is largely based on economic factors and demand and is beyond the scope of analysis required for this EIR Addendum. However, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. Cumulative developments similarly would be required to comply with Ord. No. 659. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant on a direct and cumulative basis.

Recreation

Parks and Recreational Facilities

As noted in the discussion and analysis of Threshold 41.a) and 41.b), pursuant to the population estimates contained in the Valley-Wide Recreation & Park District Master Plan (VWRPD, 2010, Table 14), the 349 units proposed within the Project area would result in a future population of between 1,117 and 1,284 residents. Based on the Valley-Wide Recreation & Park District's (VWRPD) goal of providing 5.0 acres of park land for each 1,000 residents, the Project would generate a demand for between 5.6 and 6.4 acres of park land. No park facilities are proposed as part of the Project. Pursuant to the requirements of the VWRPD Master Plan, the Project would be required to pay in-lieu fees, the amount of which would be based on the fair market value of land which would otherwise be required for dedication. With the payment of mandatory park fees in accordance with Section 10.35 of Riverside County Ordinance 460, the Project would fully fund its fair share of park demand. Cumulative developments similarly would be required to comply with Ord. No. 460 when adequate recreation

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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facilities are not provided by projects. Therefore, impacts to parks and recreational facilities would be less than cumulatively considerable.

Community Service Area/ Community Parks and Recreation Plan

According to Riverside County GIS, a portion of the Project site (Planning Areas 5A and 7) is located within County Service Area (CSA) No. 103 (Riv. County, 2014a). As indicated under the discussion and analysis of Threshold 41.a), the Project site is located also within the VWRPD Master Plan area. However, the Project already would be conditioned to comply with the provisions of Section 10.35 of Riverside County Ordinance 460 and would be conditioned to contribute in-lieu fees for the acquisition and/or improvement of additional parkland facilities within the County. Cumulative developments similarly would be required to comply with Ord. No. 460 when adequate recreation facilities are not provided by projects. As such, impacts associated with a CSA or Community Parks and Recreation Plan would be less than significant on a direct and cumulative basis.

Recreational Trails

As discussed in the analysis and discussion of Threshold 42, SP 286 proposes an optional trail system within Planning Area 2A and a Class I bicycle facility along Washington Street. The Class I bicycle facility was constructed in conjunction with buildout of Planning Area 5A. The Project also would not preclude the establishment of a trail within Planning Area 2A, and no trail within Planning Area 2A is proposed by the Project. Accordingly, implementation of the proposed Project would not result in environmental impacts associated with the construction of recreational trails, and no impact would occur. As such, the Project has no potential to result in direct or cumulatively considerable impacts associated with recreational trails.

Transportation and Traffic

Conflicts with Measures of Effectiveness

As discussed under the analysis of Threshold 43.a), the proposed development is projected to generate a total of approximately 1,390 trip-ends per day with 110 vehicles per hour during the AM peak hour and 146 vehicles per hour during the PM peak hour. Similar to existing conditions, the intersection of Leon Road and Scott Road would not operate at an acceptable level of service under EACP conditions. In addition, under EAPC conditions, the intersections of Menifee Road and Scott Road and Winchester Road/ Scott Road would not operate at an acceptable level of service. The payments by the Project Applicant towards the TUMF and DIF programs are expected to address these Project-related impacts at these intersections and are required pursuant to supplemental Mitigation Measure MM 16.12. Cumulative developments would similarly be required to mitigate impacts to ensure that nearby intersections would operate at an acceptable level of service. As such, Project impacts would be less than significant on both a direct and cumulative basis.

Conflicts with Congestion Management Plan

As noted under the discussion of Threshold 43.b), within the Project's vicinity, Highway 79 and I-15 are identified as CMP facilities (CMP Highway and CMP Interstate, respectively) (RCTC, 2011, Exhibit 2-1). However, and consistent with the findings of the Project's traffic impact analysis (Technical Appendix J), the proposed Project would not contribute more than 50 peak hour trips to Highway 79, I-15, or any other CMP facility. Accordingly, the Project has no potential to conflict with the level of service standards as specified in the 2011 Riverside County CMP, nor would the Project interfere with the CMP's travel demand measures. Furthermore, the proposed Project would not conflict with any other standards established by the RCTC for designated roads or highways. As such, the proposed Project would not adversely impact the applicable CMP, and cumulatively considerable impacts would not occur.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Impacts to Air Traffic Patterns/Alteration of Waterborne, Rail and Air Traffic

As indicated in the discussion and analysis of Threshold 43.c) and 43.d), the Project site is located outside of the airport influence area (AIA) for the French Valley Airport (ALUC, 2007). Accordingly, the proposed Project would have no potential to result in any hazards to air traffic, and would not result in a change in air traffic patterns. Therefore, the Project would have no adverse effects to air traffic. In addition, there are no existing waterborne routes in the Project vicinity, nor are any railroads located near the Project site. Accordingly, the proposed Project would have no cumulatively considerable impacts on waterborne, rail, or air traffic.

Hazards

As discussed under Threshold 43.e), all roadway improvements planned as part of the Project would be in conformance with applicable Riverside County standards, and would not result in any hazards due to a design feature. Additionally, the Project area is currently characterized with rural and urban density residential units, with some areas that are still under cultivation with dry land crop production. Activities associated with dry land crop production would not result in any safety hazards due to incompatibility between Project-related traffic and farm equipment because this type of agricultural activity does not involve the routine use of tractors or other equipment that would need to utilize roadways that would serve future traffic generated by the site. Accordingly, impacts would be less than significant on a direct and cumulative basis.

New or Altered Roadway Maintenance

Implementation of the proposed Project would result in the establishment of several new roadways within and extending from the Project site that would require maintenance. Maintenance of the major roadways planned for improvement by the Project would not result in any significant impacts to the environment. Impacts associated with the physical construction of these roadways already are evaluated in appropriate sections of this Addendum to EIR No. 374. Maintenance of these major roadway facilities would be funded through the Project developer's payment of Development Impact Fees (DIF) and future Project residents' payment of property taxes. Furthermore, mitigation measure identified in EIR No. 374 would continue to apply to the proposed Project. Cumulative developments similarly would be required to pay DIF to maintain County roadways. As such, the Project would have a less-than-significant cumulative impact on the need for new or altered maintenance of roads.

Construction Circulation

As discussed under the analysis of Threshold 43.g), the proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction, as it is anticipated that surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site. Accordingly, impacts to the circulation system during Project construction would be less than significant on a direct and cumulative basis.

Emergency Access

As discussed under the analysis of Threshold 43.h), the proposed Project would be required to comply with Riverside County Ordinance Nos. 460 & 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. Cumulative developments would similarly be required to comply with Ordinance Nos. 460 & 461. With required adherence to County requirements for emergency access, impacts would be less than significant on a direct and cumulative basis.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Policies Promoting Non-Vehicular Transportation

The Riverside County General Plan does not identify the Project site for any bikeways, or pedestrian facilities (Riv. County, 2003a, Figure C-7). SP 286 does, however, propose an optional trail system within Planning Area 2A and a Class I bicycle facility along Washington Street. The Class I bicycle facility was constructed in conjunction with buildout of Planning Area 5A. The Project also would not preclude the establishment of a trail within Planning Area 2A, and no trail within Planning Area 2A is proposed by the Project. Accordingly, there would be no direct or cumulatively considerable impact due to a conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities.

Bike Trails

As discussed under the analysis of Threshold 44, there are no bike trails or facilities planned within the Project vicinity by the General Plan (Riv. County, 2014b, Figure 8). However, SP 286 identifies a "Class I" bicycle facility along Washington Street, which was previously constructed in conjunction with buildout of Planning Area 5A. No other bicycle facilities are planned in the area by SP 286. Accordingly, the proposed Project would not conflict with any designated bike trail alignments, and would not result in any cumulatively significant environmental effects associated with the construction of bike trails.

Utility and Service Systems

Water Treatment Facilities

As discussed under the analysis of Threshold 45.a), the proposed Project would construct an on-site network of water pipes on the TTM 36722 portion of the Project site (within Planning Areas 1, 3, and 6). The installation of water lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this addendum to EIR No. 374 accordingly. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment. Accordingly, the Project would have no potential to result in any cumulatively considerable impacts associated with the construction of new water treatment facilities.

Sufficient Water Supplies

As discussed under the analysis of Threshold 45.b), the Project therefore proposes to develop 150 fewer dwelling units than were previously accounted for within the EMWD's UWMP which relies in part on population projections that are based upon buildout of the County's General Plan. Therefore, future potable water demand associated with Project development is accounted for in EMWD's UWMP. As concluded in the UWMP, "...EMWD has the ability to meet current and projected water demands through 2035 during normal, historic single-dry and historic multiple-dry years using existing supplies and imported water from MWD with existing supply resources" (EMWD, 2011, pp. 31-32). Since the UWMP concludes that the EMWD has sufficient water supplies available to serve all existing land uses within its service area, and since the Project would not result in an increased demand for water resources, it can therefore be concluded that the EMWD would have sufficient water supplies available to serve the Project from existing entitlements and resources, and no new or expanded entitlements would be needed. Accordingly, the Project would have no potential to result in any cumulatively considerable impacts associated with the need for new or expanded entitlements.

Wastewater Treatment Facilities

As discussed under the analysis of Threshold 46.a), the proposed Project would construct an on-site network of sewer pipes within the TTM 36722 area. The installation of water lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Addendum to EIR No. 374 accordingly. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment. Accordingly, the Project would have no potential to result in any cumulatively considerable impacts associated with the construction of new wastewater treatment facilities.

Sewer

As discussed under the analysis of Threshold 46.b), the Project's level of wastewater contribution represents approximately 2.18% of the existing excess daily capacity for the Temecula Valley Regional WRF, or approximately 0.48% of the WRF's total daily capacity. With buildout of the Project and generation of 0.87 mgd of Project-related wastewater per day, the Temecula Valley Regional WRF would have an excess remaining capacity of approximately 3.13 mgd. Accordingly, adequate capacity exists at the Temecula Valley Regional WRF to serve the Project's projected demand in addition to the EMWD's existing commitments. As such, the proposed Project would not result in a determination that the wastewater treatment provider does not have adequate capacity to serve the project's projected demand. Accordingly impacts would be less than significant on a direct and cumulative basis.

Solid Waste

As discussed under the analysis of Threshold 47.a) and 47.b), total waste generated by construction activities over the roughly 24 months of building construction would amount to approximately 1,688,490 pounds, or 844 tons. Landfills serving the Project site have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day, and the Project's daily demand for construction waste disposal at buildout amounts to between 0.0038% and 0.0072% of the available daily disposal capacity at these landfills. In addition, the Project's daily demand for solid waste (i.e., 0.39 tons per day) represents only 0.013% to 0.0024% of the permitted daily disposal capacity of these landfills. Therefore, the Project would be served by landfills with sufficient capacity to accommodate the project's solid waste disposal needs. Additionally, there would be no conflict with any federal, state, or local statutes or regulations related to solid waste as a result of the proposed Project. Accordingly, the Project's direct and cumulative impacts to landfill capacity are evaluated as less than significant.

Utilities

As discussed under the analysis and discussion of Threshold 48.a) through 48.g), implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the Project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the construction of these facilities are evaluated throughout this Addendum to EIR No. 374 and no new impacts beyond those identified in EIR No. 374 were identified. The Project's impacts to utilities would be less than significant on a direct and cumulative basis.

Energy Conservation

As discussed in the analysis of Threshold 49 build-out of the Project is conservatively estimated to require approximately 1,963,649 kilowatt-hours of electricity per year and approximately 27,913,020 cubic feet of natural gas per year. The State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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proposed Project would not conflict with any proposed energy conservation plans and impacts would be less than significant on a direct and cumulative basis.

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: *Project Application Materials*

Findings of Fact:

No Substantial Change from Previous Analysis: As indicated throughout the preceding analysis, the proposed Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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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:

- EIR No. 379 (SCH No. 92032040), which was prepared in support of the Winchester 1800 Specific Plan, and was certified by the Riverside County Board of Supervisors 1997;
- EIR No. 441 (SCH No. 2002051143), which evaluated impacts associated with buildout of the General Plan and was certified by the Riverside County Board of Supervisors in 2003;
- Draft EIR No. 521 (SCH No. 200904105), which evaluates impacts associated with the County's comprehensive update to the General Plan and the County's Climate Action Plan (CAP). Draft EIR No. 521 was circulated for public review in May and June 2014 and is expected to be considered by the Riverside County Board of Supervisors in late 2014 or early 2015.

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

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

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.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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The following documents were referred to as information sources during the preparation of this document.

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		New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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Helix, 2014b	<i>Least Bell's Vireo Survey.</i> Helix Environmental, August 14, 2014. (Technical Appendix D4)				
Helix, 2015	Biological Resources Assessment. Helix Environmental, March 4, 2015. (Technical Appendix D1)				
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Hunsaker & Associates, 2014a	<i>Hydrology Report.</i> Hunsaker & Associates, October 7, 2014. (Technical Appendix L)				
Hunsaker & Associates, 2014b	<i>Water Quality Management Plan.</i> Hunsaker & Associates, September 29, 2014. (Technical Appendix K)				
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HUSD, n.d.	<i>School Locator.</i> Hemet Unified School District , n.d. Available online at: http://www.hemetusd.org/apps/pages/index.jsp?type=d&uREC_ID=254707&pREC_ID=589703				
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MGA, 2014a	<i>Air Quality Assessment.</i> Mestre Greve Associates, December 18, 2014. (Technical Appendix C)				
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RCFD, 1986	<i>Riverside County Fire Protection and Emergency Medical Master Plan.</i> RCFD, November 15, 1986.				
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			New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Analysis
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APPENDIX B:

MITIGATION, MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>1. SEISMIC SAFETY</p> <p>The Winchester 1800 Specific Plan will be impacted by seismic activity along the Elsinore Fault Zone located approximately 5 miles southwest of the site.</p> <p>It is possible that during a Richter magnitude 7.0 earthquake along this fault the site will experience a maximum peak acceleration of 0.52 with strong ground shaking exceeding 30 seconds. Repeatable high ground accelerations are estimated at 0.36g.</p> <p>Portions of the site may be subject to seismically induced flooding caused by failure of Lake Skinner Dam.</p>	<p>4-MM 1.1.1 All on-site structures shall be constructed in accordance with the criteria in the Uniform Building Code and County ordinances and shall be designed to withstand groundshaking from the maximum credible earthquake that can be expected.</p> <p>2-MM 1.1.2 The site shall be cleared of all obstructions and deleterious material including all miscellaneous trash, debris, and organic materials.</p> <p>3-MM 1.1.3 Potential on-site liquefaction hazards shall be mitigated by removal and recompaction of the alluvium, installation of subsurface drainage and placement of compacted fill.</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspections—reports of grading operations—Prior to building permit final inspection.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Non-Significant.</p>
<p>2. SLOPES AND EROSION</p> <p>Development of the Winchester 1800 Specific Plan will be tailored to the existing topography being sensitive to natural landforms where practical. Grading will balance on-site with 6 million cubic yards of cut and 6 million cubic yards of fill. On-site materials can be excavated with conventional equipment.</p> <p>The site is relatively level with elevations ranging from 1,360 feet to 1,621 feet. No inherent stability problems are anticipated on-site. Some erosion is expected during grading.</p> <p>Groundwater was not encountered on-site, however, several water wells exist on-site which could be a potential source of deep aquifer groundwater.</p>	<p>4-MM 2.1 Prior to development within any planning area of the Specific Plan, an overall Conceptual Grading Plan for the planning area in process shall be submitted for Planning Department approval. The Grading Plan shall include techniques to prevent erosion, sedimentation during and after the grading process, time frames for grading, identification of areas that may be graded during high probability rain months, and preliminary pad and roadway elevations.</p> <p>5-MM 2.2 All grading procedures shall be in compliance with the Riverside County Grading Standards including requirements for erosion control during rainy months.</p> <p>6-MM 2.3 Prior to any grading activities a soils report and geotechnical study will be performed to further analyze on-</p>	<p>County of Riverside, Planning Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Conceptual Grading Plans.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of detailed soil and geotechnical reports.</p>	<p>Non-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>site soil conditions and slope stability and will include the appropriate measures to control erosion and dust as mentioned in mitigation number 1.</p> <p>7-<u>MM2.4</u> Where cut and fill slopes are created higher than ten feet, detailed Landscaping and Irrigation Plans shall be submitted to the Planning Department prior to Grading Plan approval. The plans shall be reviewed for type and density or ground cover, shrubs and trees.</p> <p>8-<u>MM 2.5</u> All streets shall have a gradient not to exceed 15%.</p> <p>9-<u>MM 2.6</u> The toes and tops of all slopes higher than ten feet shall be rounded with curves with radii designed in proportion to the total height of the slope, where drainage and stability permits such rounding.</p> <p>10-<u>MM 2.7</u> Slopes steeper than 2:1 and higher than ten feet (10') are allowed provided they are recommended to be safe in the slope stability report prepared by the soils engineer or engineering geologist. Slopes greater than three feet (3') in vertical height shall be planted with grass and irrigated. Slopes exceeding fifteen feet (15') shall be provided with shrubs and trees per County Ordinance 457. The slope stability report shall also contain recommendations for landscaping and erosion control. The Uniform Building Code, County Ordinance No. 457, and all other relevant laws, rules and regulations governing grading in Riverside County shall be observed.</p> <p>11-<u>MM2.8</u> Potential brow ditches, terrace drains or other minor swales, determined necessary by the County of Riverside at future stages of project</p>	<p>County of Riverside, Planning Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Planning Department.</p> <p>County of Riverside, Planning Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Conceptual Grading Plans.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Conceptual Grading Plans.</p> <p>Review and approval of Conceptual Grading Plans.</p> <p>Review and approval of monthly inspection reports of grading operations.</p>	

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>review, shall be lined with natural erosion control materials or concrete.</p> <p>42-MM 2.9 Grading work on the entire project site shall be balanced on-site whenever possible.</p> <p>43-MM 2.10 Graded, but undeveloped land shall be maintained weed-free and planted with interim landscaping within ninety (90) days of completion of grading, unless building permits are obtained.</p> <p>44-MM 2.11 Natural features such as significant rock outcrops shall be protected as practical in the siting of individual lots and building pads.</p> <p>45-MM 2.12 On-site water wells shall be further investigated as a source of deep aquifer groundwater.</p> <p>46-MM 2.13 All grading shall be done in conformance with recommendations contained within the Geotechnical Report included as Appendix B to this Draft EIR</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Planning Department.</p> <p>County of Riverside, Planning Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports or grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of Conceptual Grading Plans.</p> <p>Review and approval of Conceptual Grading Plans.</p> <p>Review and approval of monthly inspection reports of grading operations.</p>	
<p>3. WIND EROSION AND BLOWNSAND</p> <p>Although the project site lies outside the Wind/Erosion and Blowsand Areas designated by the County of Riverside, Construction activities (primarily site preparation and grading) will generate fugitive dust. An average of 1.81 tons per day or particulate emissions is estimated to occur.</p>	<p>47-MM 3.1 The quality of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives, in accordance with SCAQMD Rule 403.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Non-Significant.</p>
<p>4. FLOODING</p> <p>The Winchester 1800 Specific Plan is proposed within a floodplain area, resulting in potential flood hazards.</p> <p>Construction of buildings, roads and other impervious surfaces</p>	<p>48-MM 4.1 Proposed grading and drainage improvements shall conform to Sections 2907 and 7012 of the Uniform Building Code and shall meet FEMA standards for 100-year flood protection to all habitable dwellings located in a floodplain.</p>	<p>County of Riverside, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p>	<p>Review and approval of Final Grading Plans and Drainage Plan.</p>	<p>Non-Significant.</p>

County of Riverside
Addendum to the Winchester 1800 Specific Plan EIR

APPENDIX B: MMRP

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>will result in increased on-site stormwater runoff and the grading of existing on-site drainage courses (blue-line streams).</p>	<p>19- MM 4.2 Storm drain and flood control facilities discharging at the tract boundary shall be designed in order to outlet at the pre-existing velocity and depths in order to minimize impacts to the downstream property owner.</p>	<p>County of Riverside, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p>	<p>Review and approval of Final Grading Plans and Drainage Plan.</p>	
<p>Total 100-year project outflow (including Lake Skinner and tributary areas) will increase from 17,300 cfs in the natural condition to 20,680 in the developed condition. On-site, this flow will be accommodated by a Drainage Plan which incorporates 62.8 acres of open space/drainage corridors. The northern part of the project will discharge offsite into the proposed Quinta Do Lago Specific Plan lake system.</p>	<p>20- MM 4.3 Any impact to blue-line watercourses shall be subject to the requirements for an Army Corps of Engineer 404 permit and a Department of Fish and Game 1601 or 1603 permit.</p>	<p>U.S. Army Corps of Engineers and the California Department of Fish and Game.</p>	<p>Securing Federal 404 and State 1601-1603 Streambed Alteration Permits.</p>	
<p>Increased flow rates from the project will contribute to cumulative increased flow rates downstream and the potential for flooding in areas with undersized facilities.</p>	<p>21- MM 4.4 All final subdivision maps will indicate that the proposed project lies in a potential dam inundation zone of Lake Skinner. Mitigation of impacts related to dam inundation will involve coordination between the applicant and the County Disaster Preparedness Office in establishing emergency evacuation routes. This coordination and establishment of evacuation routes shall occur prior to Tentative Tract Map approval. Prospective homebuyers or land purchasers within affected planning areas shall receive written notice of the potential dam inundation and respective evacuation routes in these Planning Areas. This includes residential Planning Areas 35, 36, 39, 40, 42, 43, 44, 45, 47, 48, 51, 52 and 54. Impacted commercial uses include Planning Areas 41, 46 and 50. The Murrieta Valley Unified School District shall also receive written notice of potential dam inundation and respective evacuation routes for the school site located in Planning Area 53.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and Approval of Final Subdivision Maps.</p>	
<p>The project site lies within the Dam Inundation Area of Lake Skinner, potentially exposing future residents to flooding in the event of dam failure due to a seismic event or other cause.</p>	<p>22-MM 4.5 The project site is within the RCF&WCD Murrieta Creek Area Drainage Plan and is subject to drainage fees of \$1,023 and \$530 per acre, respectively.</p>	<p>Riverside County Flood Control & Water Conservation District.</p>	<p>Payment of Drainage Fees.</p>	

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>5. NOISE</p> <p>Construction noise represents a short term impact on ambient noise levels. Noise generated by construction equipment can reach high levels.</p> <p>Due to the expanded "Interim Airport-Influenced Area" adopted by the ALUC, that portion of the Winchester 1800 Specific Plan lying west of Pourroy Road lies within Area III of the Interim Airport-Influenced Area, potentially resulting in exposure of future residential and park uses to aircraft noise generated by the adjacent French Valley Airport.</p> <p>Most of the project site proposed for residential use may experience traffic noise levels greater than 60 CNEL without some form of mitigation, including lots along Winchester</p>	<p>23-MM 4.6 All projects proposing construction activities including cleaning, grading, or excavation that results in the disturbance of at least five acres total land area, or activity which is part of a larger common plan of development of five acres or greater shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES program. Mitigation measures may include, but not be limited to: on-site retention; covered storage of all outside storage facilities; vegetated swales; monitoring programs, etc.</p>	<p>County of Riverside, Building and Safety Department and Riverside County Flood Control & Water Conservation District.</p>	<p>Review and approval of Final Grading Plans and Drainage Plan.</p>	
<p>24-MM 5.1 Construction hours adjacent to existing residential development shall be those allowed by Riverside County Ordinance 457.78.</p>	<p>25. MM 5.2 Residential land uses developed within Area III or the French Valley Interim "Airport-Influenced Area" shall achieve interior noise levels of 45 CNEL. An acoustic report shall be prepared prior to grading plan approval which details the construction measures necessary to achieve this standard.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Non-Significant.</p>
<p>26-MM 5.3 Mitigation measures are needed to reduce traffic noise levels in outdoor and indoor residential areas exposed to noise levels greater than 60 CNEL. Specifically, lots along Winchester Road, Keller Road, Street "A", Street "B", Street "C", Pourroy Road, Benton, Thompson Road, Auld Road and Washington Street will require a more detailed noise analysis, detailing noise barrier heights and location, prior to grading plan approval. Prior to issuance of building permits for</p>	<p>Riverside County, Health Department.</p>	<p>Health</p>	<p>Review and approval of final acoustic reports. Prior to the issuance of building permits.</p>	

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Road, Keller Road, Street "A", Street "B", Street "T", Pourroy Road, Benton Road, Thompson Road, Auld Road, and Washington Street. Mitigation measures will be necessary to ensure that residential areas planned along these roadways will experience outdoor noise levels less than 60 CNEL and indoor noise levels less than 45 CNEL.</p> <p>The elementary school sites proposed in Planning Areas 5, 21, 25 and 53 will be exposed to noise levels or approximately 65 CNEL, which is considered "conditionally acceptable" per the California Land Use/Noise Compatibility Guidelines.</p> <p>Commercial uses proposed to be built adjacent to Winchester Road, Benton Road, Washington Street and Pourroy Road could be exposed to noise levels in excess of 65 CNEL, which is considered "conditionally acceptable".</p>	<p>any residence along Keller Road plus Lot 23 a detailed noise assessment shall be prepared to demonstrate that the interior noise levels will not exceed 45 Ldn and that exterior noise levels will not exceed 65 Ldn. The noise assessment shall be prepared by a qualified acoustical consultant and shall document the sources of noise impacting the building and describe any measures required to meet the County's standard. These measures will be incorporated into the project plans. The report shall be completed and approved by the County prior to issuance of building permits.</p> <p>27-MM 5.4 Second story balconies should not overlook major roadways due to potential noise impacts.</p> <p>28-MM 5.5 An acoustical report shall be prepared prior to grading plan approval for commercial, uses showing mitigation measures needed to meet the County of Riverside's interior noise standards.</p>	<p>Riverside County, Building and Safety Department.</p> <p>Riverside County, Health Department.</p>	<p>Review and approval of Building Plans.</p> <p>Review and approval of final acoustic reports.</p>	
<p>6. CLIMATE AND AIR QUALITY</p> <p>Air pollutants will be emitted by construction equipment and dust will be generated during grading and site preparation. An estimated 1.81 tons of dust per working day can be anticipated during grading.</p> <p>The greatest project-related air quality impact results from the daily vehicle trips the project will generate at build-out. The project will generate an</p>	<p>29. MM 6.1 To minimize dust generation during grading operations SCAQMD Rule 403 shall be adhered to which will require watering during earth moving operations. To further reduce the emission, grading shall not occur when wind speeds exceed 20 mph. Construction access roads shall be paved. In addition, soil binders shall be spread on construction sites or unpaved roads and/or parking areas. Also, street sweeping of roads adjacent to the project site shall be done to reduce fugitive dust from traffic. Soil should be</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>estimated 113,190 vehicle trips per day, generating 7,216 lbs/day of Carbon Monoxide; 1,903 lbs/day or Nitrogen Oxides; 483 lbs/day of Sulfur Dioxide; 664 lbs/day of Particulates; and 592 lbs/day or Non-Methane Hydrocarbons.</p> <p>Additional emissions will be generated in the region by combustion from generating electricity and natural gas to meet project demands.</p>	<p>cleaned up from public roads and access roads, if necessary. In addition, rapid cleanup of debris from streets shall be implemented after a major storm. Finally, trucks shall be washed off before leaving the construction site.</p> <p>30- MM 6.2 Construction equipment emissions shall be reduced by requiring that trucks maintain two-feet of free board (distance between top of load and top of truck bed sides). In addition, low sulfur fuel shall be used for construction equipment, and the equipment shall be properly maintained and tuned.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
<p>The commercial uses proposed by the Winchester 1800 Specific Plan will generate an estimated 3,000 jobs. A total of 5,806 dwelling units are proposed, resulting in a jobs/housing balance of .52, which falls short of the performance ratio for Central Riverside of 0.71 set forth in the Growth Management Plan.</p>	<p>31-MM 6.3 To minimize traffic related impacts from construction, construction personnel should be encouraged to rideshare or use mass transit. Parking for construction personnel should not interfere with traffic flows. Construction affecting roadways should be performed during non-peak traffic hours. A flag person should be provided during times when construction traffic affects roadways and one lane in each direction should remain open.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>32-MM 6.4 Ground cover should be reestablished on the construction site through seeding and watering.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>33- MM 6.5 Activity management techniques should be employed, such as extending the construction period; reducing the number of pieces of equipment used simultaneously; increasing the distance between the emission sources; reducing or changing the hours of construction; and scheduling activity during off-peak hours.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>34-MM 6.6 Use of temporary power should be avoided, and grid power used instead.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>35- <u>MM 6.7</u> An additional 25 foot transportation easement dedicated to the County will be required along Winchester Road for future traffic mitigation programs. This easement will be used for additional parking and/or landscaping until such time as it is needed for transportation improvements.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	
	<p>36-<u>MM 6.8</u> A portion of the commercial parking area will be designated for Park-N-Ride use on weekdays between 6:00 a.m. and 6:00 p.m. Caltrans has requested a 100-space Park-n-Ride facility along Highway 79, which has not been incorporated into the Specific Plan.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	
	<p>37-<u>MM 6.9</u> Figure V-20, Bus Turnout and Stop Locations, shows recommended bus turnout and proposed bus stop locations, although the study area is currently not served by a transit service. These on-site turnouts should be constructed in conjunction with street improvements.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	
	<p>38-<u>MM 6.10</u> Provide sufficient service establishments within the office areas, such as restaurants, copy centers, etc. to minimize the number and length of trips to obtain these common services.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	
	<p>39-<u>MM 6.11</u> Establish a Transportation Management Association (TMA). This will include an employee transportation coordinator. Ride pool data should be made available to those working in the buildings.</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	
	<p>40-<u>MM 6.12</u> Encourage formation of van-pools with company vehicles or subsidy and encourage public transit with free transit passes. Work with Riverside County Transit to expand</p>	<p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	

County of Riverside
Addendum to the Winchester 1800 Specific Plan EIR

APPENDIX B: MMRP

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>scheduled bus service and implement long-term public transportation projects. Evaluate the potential for subscription bus service for areas of large concentrations of employees.</p> <p>41-MM 6.13 Provide energy conserving street lighting. Energy costs should be included in capital expenditure analyses.</p> <p>42-MM 6.14 Provide traffic signal synchronization where feasible.</p> <p>43-MM 6.15 Provide incentives for purchasing and installing low-polluting and high efficiency appliances. Install solar water heaters and pool heaters in homes. Encourage waste recycling.</p> <p>44-MM 6.16 Provide landscaping with native drought resistant plant species to shade buildings during summer.</p> <p>45-MM 6.17 Vehicle Trips should be further reduced through the following methods:</p> <ul style="list-style-type: none"> • Establish a program of alternative work schedules. • Establish a telecommuting program. • Schedule goods movements for off-peak traffic hours. • Contribute to local shuttle and regional transit systems. • Provide dedicated turn lanes as appropriate. • Limit on-street parking. 	<p>Riverside County, Building and Safety Department.</p> <p>Riverside County, Building and Safety Department.</p> <p>Riverside County, Building and Safety Department.</p> <p>Riverside County, Building and Safety Department.</p> <p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of Improvement Plans.</p> <p>Review and approval of Improvement Plans.</p> <p>Review and approval of Improvement Plans.</p> <p>Review and approval of Landscape Plans.</p> <p>Review and approval of Final Subdivision Maps.</p>	
<p>7. WATER QUALITY</p> <p>Implementation of the Winchester 1800 Specific Plan could result in short-term erosion and sedimentation impacts during project grading, creating the potential for erosion and sedimentation of local drainage courses.</p>	<p>46-MM 7.1 In accordance with the requirements of the Riverside County Flood Control District, the project will employ erosion control practices during grading, such as temporary berms, culverts, sandbagging or desilting basins.</p>	<p>Riverside County, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Non-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Project implementation will also alter the composition of surface runoff by grading the site surfaces, by construction of impervious streets, roofs and parking facilities and by irrigation of landscaped areas. Runoff entering the storm drain system will contain minor amounts of pollutants typical of urban use, contributing to the incremental degradation of water quality downstream.</p> <p>The project will create a demand for treatment of sewage, which will require treatment and ultimate disposal by EMWD. Management of the project area's wastewater will be accomplished by EMWD, in accordance with the California State Water Quality Control Board, San Diego Region.</p>	<p>47-MM 7.2 The project will comply with the requirements of the California State Water Quality Control Board, San Diego Region.</p> <p>48-MM 7.3 Pursuant to requirements of the State Water Resources Control Board, enacted in November of 1991, a State-wide general National Pollution Discharge Elimination System (NPDES) construction permit will apply to all construction activities. Construction activity includes: cleaning, grading, or excavation that results in the disturbance of at least five acres of total land area or activity which is part of a larger common plan of development of five acres or greater. Therefore, as mitigation for this Specific Plan, the developer or builder shall obtain the appropriate State NPDES permits prior to commencing grading activities. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County to implement the NPDES Program.</p>	<p>Riverside County, Building and Safety Department and the Riverside County Flood Control & Water Conservation District.</p> <p>Riverside County, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p> <p>Securing State NPDES Permit.</p>	
<p>8. TOXIC SUBSTANCES</p> <p>The Winchester 1800 Specific Plan proposes 94.2 acres of commercial use which may include small quantity generators which produce less than 13.2 tons of hazardous waste per year. This may include medical offices, dry cleaners, photo and camera stores, painting materials, etc. No outside storage of hazardous materials will occur. Persons working in small quantity generator facilities will be protected by OSHA standards and health department criteria.</p>	<p>49- MM 8.1 The Riverside County Health Department and/or other appropriate County agencies shall review proposed commercial/retail developments to determine potential for existence and use of toxic materials.</p>	<p>Riverside County Health Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Non-Significant.</p>
<p>9. OPEN SPACE/CONSERVATION</p>				

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Development of the site with the uses proposed will preclude future use of the site for dryland agricultural use and will eliminate open space and the rural atmosphere currently present on-site.</p> <p>The 1,901.1 acre Winchester 1800 Specific Plan includes 179.9 acres of open space (9.4% of total site acreage), including 44 acres of parks, 73.1 acres of natural, undisturbed open space, a 14' wide Regional Recreational Trail, and 55.4 acres of open space/drainage corridor. SWAP General Policies for proposed Specific Plans require that 20% of gross acreage be set aside for open space or park purposes. Approximately 191 acres of the site are proposed for land uses in accordance with existing SWAP designations for 2-1/2 acre lots. These areas are shown as "Very Low Density" and will result in minimal impacts to open space. If the 20% open space SWAP policy was applied onto the 1,719.1 acres proposed for development at urban densities, 343.8 acres of open space would be required. This is still approximately 164 acres more open space than is proposed by the project.</p> <p>The Specific Plan proposes densities greater than what is currently allowed by SWAP designations of "Agriculture", "2-1/2 acre minimum lots", and</p>	<p>No mitigations proposed.</p>	<p>N/A</p>	<p>N/A</p>	<p>Not-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>"24 d.u./acre". Also, the majority of the site is within the "Rural and Outlying Areas" of the SWAP Growth Management Plan. Therefore, a General Plan Amendment to SWAP is required.</p> <p>The project site is located within the Sphere of Influence of the City of Temecula and existing SWAP designations are not reflected in the City's Draft General Plan, which designates the site for urban uses.</p> <p>Potential land use conflicts could occur between the 2-1/2 acre lots proposed in the Very Low Density areas and the urban densities proposed in surrounding planning areas.</p>				
<p>10. AGRICULTURE</p> <p>Implementation of the Winchester 1800 Specific Plan will remove from production approximately 1,335 acres of dryland farming (wheat), contributing to the decline of such uses in Riverside County. However, Pacific Consultants has determined that the site lacks sufficient productive capacity at current price levels to sustain viable agricultural operations. Project approval would also require amending the Open Space and Conservation Map and SWAP from "Agriculture" on a portion of the site to "Specific Plan 286".</p> <p>Development of the project with urban uses could potentially</p>	<p>\$0. M/M 10.1 Riverside County Right-to-Farm Ordinance (No. 625) requires that the Title Company, in preparing the developer's DRE report, include the right-to-farm statement which applies to all agriculturally zoned land within 300' of the project. This notifies prospective homebuyer that the existing agricultural operations shall not be considered a "nuisance".</p>	<p>County of Riverside, Planning Department.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>hasten the convention of surrounding agricultural areas to urban uses by creative economic pressures and increasing land value for development. However, areas to the north and east of the project site are proposed to lie within the Lake Skinner SKR Preserve.</p>				
<p>Project implementation will result in urban development on "Locally Important Farmland", per the General Plan. Also, the site contains areas of Class I and II soils, which are considered "Prime". Development on these soils constitutes a significant adverse impact, per the California Department of Conservation.</p>				
<p>In order to accommodate the proposed project, Williamson Act Contracts must be cancelled on approximately 454 acres within Winchester Agricultural Preserve No. 5, Map 66. This action is subject to the provisions of Government Code Section 51282.</p>				
<p>II. WILDLIFE/VEGETATION Impacts to vegetation and wildlife are expected to occur as the result of the removal or alteration of physical habitats through earthwork and other disturbances related to man's activities. Plant and wildlife resources will be lost as a result of construction activities and other forms of harassment due to project development.</p>	<p>5+MM 11.1 In concert with construction activities within the onsite wetland/willow riparian woodland habitat, the California Department of Fish and Game will be notified and consulted pursuant to the California Fish and Game Code Sections 1601 - 1603 and the U.S. Army Corps of Engineers in conjunction with their 404 permit process. This permit process will result in the provision of suitable replacement habitat to mitigate the habitat loss on-site.</p>	<p>U.S. Army Corps of Engineers and the California Department of Fish & Game.</p>	<p>Securing Federal 404 and State 1601-1603 Streambed Alteration Permits.</p>	<p>Significant</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Development of the 1910.1 acre Winchester 1800 site will result in the loss of plant and animal life throughout the majority of the site, including agricultural lands and 2.5 acres or wetland/avilow riparian woodland habitat. Natural vegetation will be retained on 73.1 acres of the site (Planning Areas 24 and 28), although water tanks and access roads will occupy approximately 4.2 acres within these open space areas. Loss of the open field agricultural habitat is considered a significant, adverse impact due to the dependence upon this habitat by wintering and resident raptors, especially Golden Eagles, Prairie Falcons and Ferruginous Hawks. Conversion of the riparian woodland habitat is also considered a significant adverse biological impact due to the limited nature of wetland habitat in southern California. Although the Biological Assessment recommended that the project avoid impacting the riparian woodland by preserving it in a 100-foot open space buffer, the woodland is entirely removed by the proposed Specific Plan.</p> <p>Native vegetative elements may be retained within the 192.7 acres proposed for Very Low Density residential land uses in that these areas are proposed to contain 2-1/2 acre lots.</p>	<p><u>52-22MM_11.2</u> As the SKR is on the Federal Endangered Species list, project development will require a Section 10(a) permit from the U.S. Fish and Wildlife Service. Also, the project is located within the County K-Rat mitigation boundaries and will be required to participate in the County's Interim Mitigation Plan, requiring payment of \$1,950 per acre of land developed. As required by the Habitat Conservation Plan, these funds will be utilized for acquisition of replacement habitat to compensate for the on-site loss of this endangered species. The Section 10(A) permit which allows the "incidental taking" of this species is subject to the six-month allocation of available habitat. In order to receive this allocation, the project shall comply with all aspects of the Habitat Conservation Plan, the Section 10(A) permit and the County of Riverside's Allocation of Take policy. This mitigation will not eliminate the significant adverse impact upon the identified Stephens' Kangaroo Rat habitat on-site but has been deemed to be a sufficient mitigation measure relative to the incidental taking of the species by the County of Riverside, the U.S. Fish and Wildlife Service and the State of California, Department of Fish and Game.</p>	<p>County of Riverside, Building and Safety Departments.</p>	<p>Payment of Mitigation Fees prior to the issuance of Grading Permits.</p>	<p>Significant</p>

County of Riverside
Addendum to the Winchester 1800 Specific Plan EIR

APPENDIX B: MMRP

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<p>Direct impacts to the eight acres of occupied Stephens Kangaroo Rat (SKR) habitat on-site shall occur as a result of project development. Indirect impacts related to wildlife harassment of this Federally-listed Endangered Species are anticipated to occur on the adjacent Lake Skinner SKR preserve.</p>	<p>Implementation of the proposed Project would result in impacts to riparian/riverine habitats and associated species. Mitigation Measures 11.3 through 11.6 have been added as supplemental mitigation to ensure that the Project would be fully consistent with MSHCP Volume I, Section 6.1.2 as it pertains to Riparian/Riverine habitat.</p>	<p>Project Applicant/ Riverside County Environmental Department</p>	<p>Prior to issuance of 146th occupancy permit.</p>	<p>Less than Significant</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<ul style="list-style-type: none"> • Annual maintenance of non-native weed species • At least quarterly monitoring and trash removal • Contingency funding to insure that the channel can be maintained in the event of unanticipated events that could affect the biological value and integrity of the site • Annual monitoring and reporting <p>A final Long-term Management Plan (LTMP) shall be prepared by the Project Applicant for review and approval by County EPD, prior to issuance of grading or building permits. The LTMP shall include a funding estimate based on a Property Analysis Record or similar method for determining long-term management costs. The applicant also shall enter into an agreement with TR 36687 immediately to the south and TR 32151 to the southwest to insure that the entire length of the channel can be constructed and that all mitigation obligations and mitigation area from the previously approved JPR 05 03 29 03 for TR 32151 will be met within the proposed channel.</p>	<p>Project Applicant/ Riverside County Environmental Programs Department</p>	<p>Prior to issuance of 146th occupancy permit.</p>	<p>Less than Significant</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>MM 11.5 During Project construction, the following measures shall be implemented to minimize indirect impacts to Riparian/Riverine resources during construction:</p> <ul style="list-style-type: none"> a) Best Management Practices (BMPs) shall be used during Project construction to minimize potential impacts from erosion, sedimentation, and pollutants during construction. b) Equipment shall be stored in upland area, outside of drainage except as required by project design (rotation, trash removal, etc.); and c) Source control and treatment control BMPs shall be utilized to minimize potential contaminants that are generated during Project construction. Source control BMPs include landscape planning, roof runoff controls, trash storage areas, use of alternative building materials, and education of future tenants and residents. Treatment control BMPs includes detention basins, vegetated swales (bio-swales), drain inlets, and vegetated buffers. Water quality BMPs shall be implemented throughout the Project to capture and treat contaminants. d) To avoid attracting predators, the project shall be kept clean of debris to the extent possible. All food-related trash items shall be enclosed in sealed containers and regularly removed from site. e) Employees shall strictly limit their activities, vehicles, equipment, and construction material to the proposed project footprint, staging areas, and designated routes of travel. 	<p>Project Applicant/ Riverside County Environmental Department Programs</p>	<p>During Project construction.</p>	<p>Less than Significant</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Implementation of the proposed Project would result in potential indirect impacts to the restoration area and the riparian wildlife corridor (Proposed Constrained Linkage 18) to the south. Mitigation Measure 11.7 has been added as supplemental mitigation to ensure that the Project would be fully consistent with MSHCP Volume I, Section 6.1.4.</p>	<p>f) Construction limits shall be fenced with orange snow screen, and exclusion fencing should be maintained until the completion of construction activities.</p> <p>MM 11.6 To the extent feasible, construction between February 1 and August 31 shall be avoided to minimize impacts to nesting birds. If construction activities cannot be avoided during this time, a survey by a professional biologist shall verify that no migratory birds are nesting within the area to be cleared and grubbed. If active nests are identified, the biologist shall establish buffers around the vegetation containing the active nest (up to 200 feet for non-raptors). The vegetation containing the active nest shall not be removed, and no grading shall occur within the established buffer, until a qualified biologist has determined that the nest is no longer active. In addition, because raptors are known to begin nest building in January and February, if vegetation clearing occurs during this time period, a nesting raptor survey shall be conducted. A buffer zone of up to 500 feet shall be established by the biologist for any active raptor nest that is found to prevent impacts to nesting raptors. The vegetation containing the active nest shall not be removed, and no grading shall occur within the established buffer, until a qualified biologist has determined that the nest is no longer active.</p> <p>MM 11.7 As a condition of approval, the following measures shall be taken to minimize indirect impacts to biological resources: a) All Project runoff shall be treated prior to exiting the site to reduce foxins</p>	<p>Project Applicant/ Riverside County Environmental Department</p>	<p>Prior to clearing and grubbing activities</p>	<p>Less than Significant</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>b) Detention basins shall capture runoff from the development prior to it entering the proposed flood control channel.</p> <p>c) Project lighting shall be selectively placed, directed, and shielded away from conserved habitats along the open space borders of the development. Spotlight type backyard lighting directed into conserved habitat shall be prohibited.</p> <p>d) No plants included on the California Invasive Plant Council's list of invasive species (or in Table 6-2 of the MSHCP) shall be used anywhere on the site, and only native species or non-native species shall be planted adjacent to conservation areas. A list of prohibited species shall be provided to homebuyers.</p> <p>e) The Project Applicant shall ensure that no additional take of conserved habitat shall be necessary for fuel modification purposes.</p> <p>f) The Project Applicant shall ensure that enclosure fences (wood, tubular steel) are installed along the interface where residential development abuts created riparian habitat. Signs shall be posted at potential access points to the MSHCP conservation area that inform residents of the wildlife habitat value of open space areas.</p>			
<p>12. MINERAL RESOURCES</p> <p>Topic identified as "not significant" by Notice of Preparation for project; therefore, no impacts are</p>	<p>No mitigations proposed.</p>	<p>N/A</p>	<p>N/A</p>	<p>Non-Significant</p>

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<p>identified and no mitigations are proposed.</p> <p>13. ENERGY RESOURCES</p> <p>The Specific Plan will increase consumption of energy for motor vehicle movement, space and water heating, lighting, cooking, refrigeration and air conditioning, operation and construction equipment, use of miscellaneous home appliances, and energy required to produce the construction materials and all other material aspects of the project.</p> <p>On-site natural gas demand for the proposed project is estimated at 40,612,262 cubic feet per month. On-site electricity consumption is estimated at 51,662,163 kwh per year.</p>	<p>53-MM 13.1 Passive solar heating techniques will be encouraged whenever possible within the project. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated, and installing simple heat storage systems.</p> <p>54-MM 13.2 The following State laws relative to heating and cooling airspace as well as restrictions set for plumbing fixtures will be adhered to: Building energy conservation will largely be achieved by compliance with Title 20 and 24 of the California Administrative Code. Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the now rate standards. Title 24, California Administrative Code Sections 2-5452(i) and (j) address pipe installation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(f) and 1606(b) are Appliance Efficiency Standards that set the maximum now rate of all plumbing fixtures and prohibit the sale of non-conforming fixtures.</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Building Plans.</p> <p>Review and approval of Building Plans.</p>	<p>Non-Significant</p>
<p>14. SCENIC HIGHWAYS</p> <p>Topic identified as "not significant" by Notice of Preparation for project; therefore, no impacts are</p>	<p>No mitigation proposed.</p>	<p>N/A</p>	<p>N/A</p>	<p>Non-Significant.</p>

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<p>identified and no mitigations are proposed.</p>	<p>15. CULTURAL AND SCIENTIFIC RESOURCES</p> <p>Project development is anticipated to directly impact eight existing archaeological sites (RIV-1105, RIV-1270, D.V.-2, D.V.-3, D.V.-5, D.V.-6, D.V.-7, D.V.-8) located within project boundaries. Therefore, site specific mitigation measures shall be required. It should be noted that due to the fact that site RIV 1105 could not be relocated and is likely mis-located on the site record map, no further mitigation work is recommended unless located by subsequent field crews.</p> <p>Although no paleontological resources were encountered on-site, the contents of onsite soils possess potential fossil bearing qualities.</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p> <p>Review and approval of monthly inspection reports of grading operations.</p>	<p>Non-Significant.</p>

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	<p>professional archaeology standards (typically this sampling level is two (2) to five (5) percent of the volume of the cultural deposit). The treatment plan shall require monitoring by the appropriate Native American Tribe(s) during data recovery excavations of archaeological resource(s) of prehistoric origin, and shall require that all recovered artifacts undergo laboratory analysis. At the completion of the laboratory analysis, any recovered archaeological resources shall be processed and curated according to current professional repository standards. The collections and associated records shall be donated to an appropriate curation facility, or the artifacts may be delivered to the appropriate Native American Tribe(s) if that is recommended by the County of Riverside. A final report containing the significance and treatment findings shall be prepared by the archaeologist and submitted to the Riverside County Planning Department and the Eastern Information Center.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>57-MM 15.3. Given the assessed potential for paleontological resources on-site, paleontological monitoring of grading shall be required for cuts made in the Bedford Canyon Formation, Pleistocene fluvialite sediments, and alluvium. Full-time monitoring shall occur during earthmoving in the Pleistocene fluvium. Monitoring in the younger alluvium shall occur in areas where it is more than five feet in depth to allow inspection of the older parts or these sediments. The intensity or monitoring (full-time, part time, no monitoring) shall be at the discretion of the paleontologist retained to supervise the monitoring program.</p>			

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	<p>58MM 15.4 During the monitoring program the consulting paleontologist shall determine if the paleontologically sensitive Pleistocene fluvialite sediments found in the Tocalota Creek drainage extend into the portion of the project which is part of the Warm Springs Creek catchment. This will have 11 major impact on the nature and intensity of the paleontological monitoring or the project during development. This part or the study shall include 11 careful analysis or the data in the project geotechnical study, and in field examination of subsurface deposits during grading.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>59MM 15.5 Fossils found by the owners of the property, their agents, contractors, or subcontractors during the development or the property shall be reported immediately to the paleontological monitor.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>60MM 15.6 If fossils are encountered on-site during development, the following specific mitigation procedures shall be followed:</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>61 MM 15.7 The paleontologist retained for the project shall immediately evaluate the fossils which have been discovered to determine if they are significant and, if so to develop a plan to collect and study them for the purpose or mitigation.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
	<p>62MM 15.8 The paleontologic monitor must be empowered to temporarily halt or direct excavation equipment if fossils are found to allow evaluation and removal of them if necessary. The monitor shall be equipped to speedily collect specimens if they are encountered.</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of monthly inspection reports of grading operations.</p>	
<p>16. CIRCULATION</p>				

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<p>The proposed project will generate a total of 113,190 vehicle trips per day, with 6,555 trips occurring during the morning peak hour and 11,200 trips occurring during the evening peak hour.</p> <p>Precise assessment of project related and cumulative traffic impacts and related mitigation measures are contained in the Airport Community Transportation Study (ACTS). The ACTS study provides a comprehensive traffic modelling effort necessary to define traffic demand from currently proposed Specific Plans upon the regional traffic system. The ACTS model also provides a tool for evaluation of development proposals and a guide for design of specific roadways within each Specific Plan.</p> <p>The Traffic Study prepared for the proposed project, according to the County Transportation Department is consistent with General Plan Circulation Policies for Category II land uses.</p>	<p>63-MM <u>16.1</u> Traffic signals are warranted at 19 intersections in the project vicinity. The project proponent shall either be directly responsible for the provision of these facilities or shall participate on a fair-share basis for their funding. The extent of responsibility shall be based upon the extent of utilization of these intersections by project-related traffic. The project proponent shall also participate in the Traffic Signal Mitigation Program as approved by the Board of Supervisors.</p> <p>64-MM <u>16.2</u> The project shall provide a system of sidewalks or pathways in residential and commercial areas that provide a safe environment for pedestrians. All bike trails developed as part of this Specific Plan shall be designated as Class I bikeways generally located within separate rights-of-way in accordance with standards contained within Chapter 1000 of the Caltrans Highway Design Manual.</p> <p>65-MM <u>16.3</u> Bus turnout and potential future bus stop locations shall be provided, per the recommendations of the Traffic Engineer. The Riverside Transit Agency shall be consulted for any bus stop design or locations for the project area as part of the traffic impact study prepared for each proposed development in the Specific Plan.</p> <p>66-MM <u>16.4</u> A portion of the commercial parking area shall be designated for Park-N-Ride use on weekdays between 6:00 a.m. and 6:00 p.m. A 100-space Park-n-Ride facility has been requested by Caltrans along Highway 79, but is not proposed by the Specific Plan.</p> <p>67- <u>MM 16.5</u> Any landscaping within public road rights or way will require</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Improvement Plans and Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	<p>Non-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>approval by the County Transportation Department and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar mechanism as approved by the Transportation Department. The minimum width for landscaped medians shall be 14 feet.</p> <p>68-MM 16.6 The mitigation measures required to achieve the minimum level of service as required by the General Plans shall be evaluated at each phase or project development. The mitigation for each parcel map, tract maps, plot plan, conditional use permit, and/or public use permit shall be determined at the time these development projects are proposed, based upon current traffic impact studies considering the cumulative effects of previously approved projects.</p> <p>69-MM 16.7 The project proponent shall make application to amend the Public Facilities and Services Element of the Comprehensive General Plan:</p> <ul style="list-style-type: none"> a. Establish Pourroy Road from Auld Road to Winchester Road as a Major Roadway (100' right-of-way). b. Establish Street "A" from Washington Street to Winchester Road as a Secondary Roadway (88' right-of-way). c. Delete Baxter Road onsite from Winchester Road to Washington Road. <p>70-MM 16.8 All roads shall be improved per the recommended General Plan designation, as approved by the County Board of Supervisors.</p>	<p>County of Riverside, Transportation Department.</p> <p>County of Riverside, Planning Department.</p> <p>County of Riverside, Building and Safety Department</p>	<p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>17. WATER AND SEWER Project development will increase the demand on water service in the area. The total average annual demand for the project is estimated to be 3.42 million gallons per day (MGD). In addition to Assessment District No. 6 existing facilities, the project proposes a major 20' line in Pourroy Road connecting to the existing 20' line in Auld Road as well as a 36-inch EMWD transmission line in Washington Street extending from Auld to Keller Road to provide the project with water. The water mains and storage were sized to convey maximum fire flow during maximum day demand. Average day sewer generation from the project is estimated to be 2.08 MGD. The project proposes on-site facilities which will deliver project-related sewage flows to the proposed EMWD Master Plan trunk sewer facilities which ultimately connect to the Temecula Valley Regional Water Reclamation Facility. EMWD's policy for available treatment</p>	<p>Riverside County, Transportation Department. MM-16.12 Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the County of Riverside Development Impact Fee (DIF).</p>	<p>Project Applicant/ County of Riverside, Transportation Department.</p>	<p>Prior to the issuance of building permits</p>	
<p>74-MM 17.1 All water and sewer lines shall be placed underground.</p>	<p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p>	<p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p>	<p>Review and approval of Final Subdivision Maps and Improvement Plans.</p>	<p>Non-significant.</p>
<p>75-MM 17.2 All water and sewer lines will be designed per EMWD's requirements.</p>	<p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p>	<p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p>	<p>Review and approval of Final Subdivision Maps and Improvement Plans.</p>	
<p>76-MM 17.3 The infrastructural system will be installed to the requirements of the Riverside County Engineering Department.</p>	<p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p>	<p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p>	<p>Review and approval of Final Subdivision Maps and Improvement Plans.</p>	
<p>77- MM 17.4 Water and sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department and EMWD.</p>	<p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p>	<p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p>	<p>Review and approval of Final Subdivision Maps and Improvement Plans.</p>	
<p>78-MM 17.5 The project will comply with EMWD requirements for installment of on-site reclaimed water lines as well as obtain approval from the State Water Quality Control Board and/or the County Health Department.</p>	<p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p>	<p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p>	<p>Review and approval of Final Subdivision Maps and Improvement Plans.</p>	
<p>79- MM 17.6 In addition, the following State laws require water efficient plumbing fixtures in structures to minimize water use: • Health and Safety Code Section 17921.3 requires low-flush toilets and urinals in virtually all buildings.</p>	<p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p>	<p>County of Riverside, Building and Safety Department and Eastern Municipal Water District.</p>	<p>Review and approval of Final Subdivision Maps and Improvement Plans.</p>	

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>plant capacity is based on a first-come, first-served basis.</p> <p>EMWD is currently in the process of planning a backbone reclaimed water system throughout the District which will include a 24-inch transmission line located in Winchester Road and Leon Road. Since potential future use or reclaimed water for irrigation purposes exists, the project proposes 4-inch reclaimed water lines on-site.</p>	<ul style="list-style-type: none"> Title 20, California Administrative Code Section 1604(f) (Appliance Efficiency Standards) establishes efficiency standards that set the maximum flow rate or all new showerhead, lavatory faucets, etc. Title 20, California Administrative Code Section 1606(b) (Appliance Efficiency Standards) prohibits the sale of fixtures that do not comply with regulations. Title 24, California Administrative Code Section 2-5307(b) (California Energy Conservation Standards for New Buildings) prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards. Title 24, California Administrative Code Section 2-5452(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures. Health and Safety Code Section 4047 prohibits installation or residential water softening or conditioning appliances unless certain conditions are satisfied. Government Code Section 7800 specifies that lavatories in all public facilities be equipped with self-closing faucets that limit flow or hot water. 			
<p>18. FIRE SERVICE</p> <p>Project development will have a cumulative adverse impact on the Department's ability to provide an acceptable level of service. These impacts are due to the increased number of emergency and/or public service calls due to the increase in population. A portion of the impacts associated with capital improvements or one-time costs such as land, buildings, and</p>	<p>80-MM 18.1 The applicant will participate in an existing Fire Protection Impact Mitigation Program (\$400,000 per dwelling unit and \$.25 per square foot of commercial/industrial use) that provides funds for the purchase of land to build new fire stations, remodel existing fire stations or for the purchase of equipment when necessary as development occurs.</p> <p>84-MM 18.2 All structures on-site shall be constructed with fire retardant</p>	<p>County of Riverside, Fire Department.</p> <p>Riverside County, Building and Safety and Fire Departments.</p>	<p>Review and approval of Final Subdivision Maps, unless deferred by written agreement prior to the issuance of the first Building Permit.</p> <p>Review and approval of Building Plans.</p>	<p>Non-Significant.</p>

County of Riverside
Addendum to the Winchester 1800 Specific Plan EIR

APPENDIX B: MMRP

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>equipment will be mitigated by developer participation in the fire protection impact mitigation program. However, the annual costs necessary for an increased level of service are only partially offset by the additional County structure tax and would require an increase in the Fire Department's annual operating budget.</p> <p>Once the proposed French Valley Station is constructed, this station and the Rancho California Station #73 will provide Category II (Urban) protection in conformance with the Fire Protection Master Plan.</p> <p>The project has an ISO (Insurance Service Office) rating of 9. As development occurs (road and water systems) the rating will be reduced to Class 4. In addition, the project lies within a hazardous fire area as indicated by the Comprehensive General Plan.</p>	<p>roofing material as described in Section 3203 of the Uniform Building Code. Any wood shingles shall be Class "B" rating and shall be approved by the Fire Department prior to installation.</p> <p>§2-MM 18.3 As the project is located in a "Hazardous Fire Area," any building constructed on lots created by this land division shall comply with the special construction provisions contained in County Ordinance No. 546 and Public Resources Code Section 42.90 relative to fire engine response time.</p> <p>§3- MM 18.4 A 25 and a 65 MG water storage tanks are proposed on-site to accommodate adequate water supply for 5,000 gpm/two hour duration fire now rate.</p> <p>§4-MM 18.5 Fuel modification shall be achieved by establishing a minimum 100 foot zone consisting of four zones with a range of 50 to 100 percent vegetation removal. This will allow for a graduated transition from native vegetation into the irrigated landscaped building areas of the project. Maintenance of the fuel modification zone shall be the responsibility of a homeowners association or maintenance district. Prior to approval of any development plans for lands adjacent to open space areas, a Fire Protection/Vegetation Management Plan shall be submitted to the County Fire Department for review and approval.</p> <p>§5- MM 18.6 The fiscal analysis for this project shall identify a funding source to offset the shortage between the existing county structure fire tax and the needed annual operation and maintenance budget equal to approximately \$44.00 per dwelling unit and \$.17 cents per</p>	<p>Riverside County, Building and Safety and Fire Departments.</p> <p>Riverside County, Building and Safety and Fire Departments.</p> <p>Riverside County, Building and Safety and Fire Departments.</p> <p>Riverside County, Building and Safety and Fire Departments.</p>	<p>Review and approval of Building Plans.</p> <p>Review and approval of Final Improvement Plans.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>19. SHERIFF SERVICES</p> <p>The increase in population due to project development will incrementally increase criminal activity such as burglaries, thefts, auto theft and vandalism. As the population and use of an area increase, additional financing of equipment and manpower needs are required to meet the increased demand. Project development could result in the need for an additional 21 sworn officers, 3.0 civilian personnel, and 7.0 patrol cars to provide protection to the site.</p>	<p>square foot for retail, commercial and industrial.</p> <p>86-MM 18.7 All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections or Riverside County Ordinance No. 460 and/or No. 546, subject to the approval by the Riverside County Fire Department. Fire flows over 3000 gpm shall be for 3 hours duration.</p>	<p>Riverside County, Building and Safety and Fire Departments.</p>	<p>Review and approval of Improvement Plan.</p>	
<p>87- MM 19.1 The applicant will pay fees in accordance with the provisions of Ordinance 659 to offset the cost of acquisition and construction of Sheriff Department facilities as the need arises due to the rapid population growth in the region.</p>	<p>88-MM 19.2 The project applicant will inform the Crime Prevention Unit of the Sheriff's Department of all New Homeowners Associations. These associations can be used as the foundation for establishing Neighborhood Watch Programs. Specific Plan Land Use Development Standard No. 21 includes a number of design concepts and crime prevention measures to be incorporated or considered during site and building layout design.</p>	<p>Riverside County Sheriff's Department.</p>	<p>Payment of Mitigation Fees in accordance with Ordinance 659, prior to the issuance of Building Permits.</p> <p>Review and approval of Final Subdivision Maps.</p>	<p>Non-Significant.</p>
<p>20. SCHOOLS</p> <p>The project lies within three school districts the Hemet, Menifee/Perris and Temecula Valley Unified School Districts. A total of 2,779 students are anticipated as a result of project development. These students will require accommodations within all three districts.</p>	<p>89-MM 20.1 The project applicant will adhere to the provisions of Riverside County Resolution No. 93-131 whereby the developer will be required to execute mitigation agreements with all affected School Districts prior to project approval. Potential adverse impacts to schools will be mitigated through compliance with the terms of mitigation agreements executed by the developer and affected school districts.</p>	<p>Hemet, Menifee and Murietta Valley Unified School Districts.</p>	<p>Adoption of Mitigation Agreements or adherence to State and local ordinances.</p>	<p>Non-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>The project proposes three separate school sites, two 10-acre elementary school sites and one 22-acre junior high school. All of the proposed school sites, with the exception of one (Planning Area 21) are located adjacent to or across the street from proposed park sites. These schools will be dedicated to the Temecula Valley or Hemet-Unified School Districts.</p> <p>The school districts will have jurisdiction over desired site locations as well as necessary funding mechanisms in order to ensure adequate educational services.</p>	<p>94-MM 20.2 Acquisition of school sites shall occur in accordance with HUSD and MVUSD policies in effect at the time of development.</p> <p>94-MM 20.3 School sites shall meet the requirements of the HUSD and MVUSD in terms of size, location, access and absence from environmental constraints. Initial determination of school siting and other District Criteria for location within the project shall occur prior to the recordation of Tentative Tract Maps.</p> <p>92-MM 20.4 The school sites shall be delivered to both HUSD and MVUSD in at least a rough graded condition with utilities stubbed to the sites, any site improvement made by the developer shall be performed with financial recognition included in the site acquisition process.</p> <p>92-MM 20.5 The project applicant will determine precise boundaries of both HUSD and MVUSD prior to final map approval in order to avoid the unnecessary division of residential neighborhoods between districts, as well as facilitating the efficient transportation of students to their respective facilities.</p>	<p>Hemet, Menifee and Murietta Valley Unified School Districts.</p> <p>Hemet, Menifee and Murietta Valley Unified School Districts.</p> <p>Hemet, Menifee and Murietta Valley Unified School Districts.</p>	<p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	<p>Non-Significant.</p>
<p>21. PARKS AND RECREATION</p> <p>Project development will place additional demands on existing recreational facilities. The project proposes 38.4 acres of neighborhood parks ranging in size from 5 acres to 16 acres. Three of the proposed parks are located adjacent to school sites. In addition, 141.1 acres are designated as open space/drainage. A fourteen foot wide Regional Recreational</p>	<p>94-MM 21.1 The project applicant shall provide adequate park, open space and recreational facilities and/or the payment of "in-lieu" of fees to satisfy the County Parks Department, Valley-Wide Recreation and Park District and the State Quimby Act requirements. The Winchester 1800 Specific Plan shall be annexed into the Valley-Wide Recreation and Park District.</p> <p>95-MM 21.2 All recreational facilities will be landscaped, and irrigated</p>	<p>County of Riverside, Planning, Building and Safety and Parks Departments, and the Valley-Wide Recreation and Park District.</p> <p>County of Riverside, Building and Safety and Parks Departments.</p>	<p>Issuance of Occupancy Permits.</p> <p>Review and approval of Final Landscape Plans.</p>	<p>Non-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Trail traverses the site along the open space/drainage corridor located in Planning Areas 2B, 2C, and 2D. The trail will provide jogging, biking and walking opportunities.</p>	<p>accordance with Ordinance No. 348.3446, Article XIX, Water Efficient Landscape Requirements.</p> <p>96-MM 21.3 All recreational facilities shall provide parking in accordance with Riverside County standards.</p>	<p>County of Riverside, Building and Safety and Parks Departments.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Non-Significant</p>
<p>The park facilities are proposed in order to satisfy the County Parks Department, Valley-Wide Park and Recreation and Park District, as well as the State Quimby Act requirements.</p>	<p>97-MM 21.4 Areas designated as open space within parcel boundaries of individual property owners shall be deed restricted so as to create open space easements and prohibit grading, construction or other development activity within the open space.</p>	<p>County of Riverside, Building and Safety and Parks Departments.</p>	<p>Review and approval of Final Subdivision Maps.</p>	<p>Non-Significant</p>
<p>The 38.4 acres of active parkland proposed adequately meets the County park standards, as well as the Valley Wide Recreation and Park District and the Quimby Act requirements.</p>	<p>98-MM 22.1 Development plans will be provided to Southern California Edison, the Southern California Gas Company and General Telephone as they become available in order to facilitate engineering, design and construction of improvements necessary to provide electrical, natural gas, and telephone service to the project site.</p>	<p>Southern California Edison and Gas Companies and General Telephone Company.</p>	<p>Review and approval of Final Improvement Plans.</p>	<p>Non-Significant</p>
<p>Provided that there are no unexpected outages to major sources of electrical supply and the demand for electrical generating capacity does not exceed the Southern California Edison Company's estimates, it is anticipated that electrical requirements will be met over the next several years.</p>	<p>99-MM 22.2 The applicant will comply with guidelines provided by Southern California Edison, Southern California Gas Company and General Telephone in regard to easement restriction, construction guidelines, protection of pipeline easement and potential amendments to rights-of-way in the areas of any existing SCE, SCG or GTE easements.</p>	<p>Southern California Edison and Gas Companies and General Telephone Company.</p>	<p>Review and approval of Final Improvement Plans.</p>	<p>Non-Significant</p>
<p>Project implementation will also result in an increased demand for natural gas. The primary use of natural gas by the project will be for combustion to produce space heating, water heating and other miscellaneous heating and/or air condition. The Southern California Gas Company has indicated that they can provide service to the</p>	<p>100-MM 22.3 Building energy conservation will be largely achieved</p>	<p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Building Plans.</p>	<p>Non-Significant</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>project site in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made.</p> <p>Natural gas consumption for the project is estimated at 33,527,007 cubic feet per month. Electricity consumption is estimated at 44,954- 820 kwh per year.</p> <p>While the project will place additional demand upon the telephone services, these demands are within the parameters of the General Telephone Company. GTE will need 6-12 months notice prior to any major construction beginning of the project.</p>	<p>by compliance with Title 20 and 24 of the Energy Conservation Code. Title 24, California Administrative Code Section 2-5307(b) is the California Energy Conservation Standard for New Buildings which prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with the flow rate standards. Title 24, California Administrative Code Sections 2-5452(f) and (j) address pipe insulation requirements which can reduce water used before hot water reaches equipment or fixtures. Title 20, California Administrative Code Sections 1604(f) and 1606(b) are Applicable Efficiency Standards that set the maximum flow rates of all plumbing fixtures and prohibit the sale of non-conforming fixtures.</p>			
<p>23. SOLID WASTE</p> <p>Project implementation will increase the amount of solid waste generated on-site, in turn increasing demand upon waste haulers in the area. The project is anticipated to generate an estimated 61,260 pounds or 30.63 tons of solid waste per day.</p> <p>In addition, it should be noted that the construction phase of the project will produce additional solid waste. Typical construction waste is calculated at approximately 16 pounds of waste per square foot of building space. Utilizing an average of 2,000 square feet per dwelling</p>	<p>404-MM 23.1 The County Solid Waste Management Plan includes programs to reduce the quantities of waste being sent to landfills. These programs include source reduction, separation of recoverables, composting and high technology resources recovery. Implementation of these programs can reduce the increase in solid waste generation associated with new development, which in turn will aid in the extension of the life of affected disposal sites.</p> <p>402-MM 23.2 The County is required to address the Integrated Waste Management Act of 1989 which became law on January 1, 1990. The Act requires all cities and counties to develop a waste stream source</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	<p>Non-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>unit plus the proposed square footages for commercial and office use the project would generate 178,480,576 pounds or 89,092 tons of waste during the construction phase of development.</p>	<p>reduction and recycling plan by July 1, 1991. Assembly Bill requires landfill waste streams to be reduced by 25% by 1995 and 50% by the year 2000.</p> <p>403- <u>MM 23.3</u> The proposed refuse hauler for the project shall be advised of the efforts the developer will be pursuing relating to recycling and waste reduction (i.e. curbside recycling, buy back centers, etc.). The use of such facilities will be encouraged by the developer through information (e.g. location, materials accepted, etc.) provided in sales literature.</p> <p>404- <u>MM 23.4</u> The developer shall pursue and implement any programs for the disposal of construction materials to the satisfaction of the County of Riverside Planning Department.</p> <p>405- <u>MM 23.5</u> The developer shall participate in any established County-wide program to reduce solid waste generation. The elements of this program may include:</p> <ul style="list-style-type: none"> a. Developing and distributing brochures on residential and commercial recycling, residential and commercial source reduction, waste management issues, the importance of using recycled goods, and litter control. b. Development of curriculum guides and kits in cooperation with the County and the Hemet Unified School District, Menifee Union School District, and the Murrieta Valley Unified School District. c. Production of video programs which can be shown on local cable television stations in the project area. 	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	

County of Riverside
Addendum to the Winchester 1800 Specific Plan EIR

APPENDIX B: MMRP

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
	<p>d. Pursue an environmental labelling program at local grocery stores, liquor stores, etc. which would educate consumers in recycling of packaging and other consumer goods.</p> <p>e. Pursue a recycled products awareness campaign which would commend businesses which use recycled products. This program could issue stickers to businesses that use recycled products to display in their windows.</p> <p>f. Develop a library or media production on recycling and source reduction which can be borrowed by various citizen groups, agencies, and schools within the County.</p> <p>406- MM 23.6 Project-related sewer sludge is anticipated to be managed at the Rancho California Regional Water Reclamation Facility and ultimately disposed of at the proper County landfill in accordance with the Riverside County Health Department and EMWD standards.</p> <p>407-MM 23.7 Prior to or concurrent with submittal of final tract maps or improvement plans for areas proposed for commercial, office or multi-family residential uses, the applicant shall submit detailed plans delineating the number, location and general design of solid waste bin enclosures. These plans shall be approved by the County or Riverside with the intent of promoting visual aesthetics, routine cleaning, and prevention of odors or disease vectors.</p>	<p>County of Riverside, Building and Safety Department.</p> <p>County of Riverside, Building and Safety Department.</p>	<p>Review and approval of Final Subdivision Maps.</p> <p>Review and approval of Final Subdivision Maps.</p>	
<p>24. LIBRARIES The Riverside City/County Public Library has indicated that the library serving the project area is currently providing an inadequate level of service.</p>	<p>408-MM 24.1 The project will be subject to the payment of Mitigation Fees in accordance with the provisions of Riverside County Ordinance No. 659. A portion of these fees may be</p>	<p>County of Riverside, Building and Safety and Library Departments.</p>	<p>Issuance of Mitigation Fees in accordance with Ordinance No. 659, prior to the issuance of Building Permits.</p>	<p>Non-Significant.</p>

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>Development of the proposed project will further impact the library system. Library staff has indicated that development of the project in combination with the adjacent Quinta do Lago Specific Plan will create the need for a new library facility.</p>	<p>utilized by the County to provide additional library facilities.</p>			
<p>25. HEALTH SERVICES Adverse impacts associated with health service facilities are not anticipated as a result of development of the Winchester 1800 Specific Plan. The medical community generally increases commensurate with the increase in population associated with new development. Health Care service is a regional issue which generally responds to the current demand. Therefore, it is anticipated that adequate facilities will be available.</p>	<p>409-MM 25.1 No mitigations proposed.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>
<p>26. LIGHT AND GLARE Project development will result in the placement and installation of street lights as required by Riverside County. Additionally, entry monumentation and signage may also require illumination. These lighting requirements could potentially result in a condition known as "skyglow", which interferes with the use of the telescope at the Mt. Palomar Observatory.</p>	<p>MM 26.1 409; Due to the property's location with respect to Mt. Palomar Observatory, low-pressure sodium vapor lamps for street lighting will be employed. MM 26.2 410; Other potentially lighted areas (i.e. entry monumentation and signage) shall orient light downward and shield it to prevent direct upward illumination. 411-MM 26.3 The project will adhere to County Ordinance No. 665 regulating light pollution. 412-MM 26.4 Landscape buffers will partially mitigate potential light and glare impacts.</p>	<p>County of Riverside, Building and Safety Departments. County of Riverside, Building and Safety Departments. County of Riverside, Building and Safety Departments. County of Riverside, Building and Safety Departments.</p>	<p>Review and approval of Final Improvement Plans. Review and approval of Final Improvement Plans. Review and approval of Final Improvement Plans. Review and approval of Final Improvement Plans.</p>	<p>Non-Significant</p>
<p>27. AIRPORTS</p>				

IMPACTS	MITIGATIONS	RESPONSIBLE PARTY/MONITORING PARTY	IMPLEMENTATION STATE	LEVEL OF SIGNIFICANCE AFTER MITIGATION
<p>The Winchester 1800 site is affected by the Interim Airport-Influenced Area, as expanded by the January 1, 1990 legislation. As a result, the project requires the review of the Airport Land Use Commission (ALUC).</p> <p>Planning Areas 22, 31, 32, 33, 35B and 42 lie within Area III of the expanded Interim Airport-Influenced Area. In addition, the westernmost portion of Planning Areas 31, 35B, and 42 would be within Area II. The ALUC approved the Winchester 1800 Specific Plan (based on their interpretation of an expanded Interim Airport Influence Area), subject to the following conditions:</p> <ol style="list-style-type: none"> 1) Provide Aviation Easements to the French Valley Airport; 2) Noise attenuation measures to ensure interior noise levels are below 45 decibel level; and 3) Install hooded or shielded outdoor lighting to prevent either the spillage of lumens or reflection into the sky. 	<p>117-MM 27.1 Based on EIR 206, the Airport Layout Plan, the Southwest Area Plan, and the French Valley Airport Comprehensive Land Use Plan, Working Paper II, no mitigation measures are recommended. However, the applicant may wish to grant aviation easements as approved by the ALUC on August 19, 1992. The applicant to grant aviation easements, may be overruled by the Board of Supervisors by a two-thirds vote.</p>	<p>County of Riverside, Building and Safety Departments.</p>	<p>Review and approval of Final Improvement Plans.</p>	<p>Non-Significant.</p>
<p>28. DISASTER AND PREPAREDNESS</p> <p>Potential impacts to the proposed Winchester 1800 Specific Plan, such as seismic safety, slopes and erosion, flooding and fire hazard are discussed in their respective sections of this document.</p>	<p>145-MM 28.1 Refer to mitigations contained in Sections V.C.1, Seismic Safety, V.C.2, Slopes and Erosion, V.C.4, Flooding, and V.D.3, Fire Services.</p>	<p>County of Riverside, Building and Safety Departments.</p>	<p>Review and approval of Final Improvement Plans.</p>	<p>Non-Significant.</p>

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

SPA - Amendment Description

RECOMMND

This Specific Plan Amendment proposes to renumber Planning Areas 1, 3, 5A, 6, and 7 to Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B and to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach.

As a result of these changes, previously approved Planning Area 1 would be divided into three new planning areas, as follows:

1. Proposed Planning Area 1 would encompass 5.4 acres north of realigned Keller Road and would allow up to 23 "Medium Density Residential" dwelling units, resulting in a target density of 4.3 du/ac.
2. Proposed Planning Area 3 would encompass 12.0 acres south of realigned Keller Road and would allow up to 62
3. Medium-High Density" residential dwelling units, resulting in a target density of 5.2 du/ac.

Proposed Planning Area 52A is proposed for "Open Space/Drainage" land uses and would consist of 0.9 acre located adjacent to the proposed Conservation/Drainage area within Planning Area 2.

Planning Area 2A would be slightly realigned as part of the project, resulting in an increase in acreage from 10.0 acres to 15.6 acres. Planning Area 2A would continue to be designated for "Open Space - Conservation/Drainage" land uses.

Planning Areas 3, 5A, 6, and 7 would be reconfigured into the following arrangement of Planning Areas:

1. Proposed Planning Area 5A is located adjacent to and west of Washington Street, and contains 113 single-family homes that were previously developed in accordance with the 2. Medium-Low Density Residential" land use designation applied to the site by the existing approved SP 286. As part of SP 286A6, Planning Area 5A would be expanded in size to 38.8 acres by encompassing a portion of the previously proposed school site within Planning Area 6, which is proposed to be eliminated as part of SP 286A6. It should be noted that the portion of Planning Area 6 that would become part of Planning Area 5A already has been

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

10. GENERAL CONDITIONS

10. EVERY. 1 SPA - Amendment Description (cont.) RECOMMND

developed with residential uses. A total of 118 dwelling units remain allocated to Planning Area 5A (of which 113 are already constructed), resulting in a target density of 3.0 du/ac.

3. Proposed Planning Area 6 would encompass 11.0 acres north of and adjacent to proposed Planning Area 5A. SP 286A6 would allow for development with up to 61 "Medium-High Density Residential" dwelling units, resulting in a target density of 5.5 du/ac. School uses would be eliminated within Planning Area 6 as part of SP 286A6.

4. Proposed Planning Area 7, located west of proposed Planning Area 5A and south of proposed Planning Area 6, would be reduced in size by 1.9 acres to approximately 21.1 acres. SP 286A6 would continue to allow for development with up to 85 "Medium Density Residential" dwelling units at a target density of 4.0 du/ac.

5. Proposed Planning Area 52B would comprise 0.7 acre along the western boundary of proposed Planning Area 6 that would be designated for "Open Space/Drainage."

As a result of the above-described changes, the total number of dwelling units allocated to SP 286 would decrease from 4,870 to 4,720 dwelling units (or a net reduction of 150 dwelling units).

In addition, as part of SP 286A6, the land use designations for all planning areas within the Specific Plan would be updated to provide consistency with the Riverside County General Plan Land Use Element nomenclature. No changes in permitted land uses would result from the proposed change in nomenclature, except as otherwise noted above.

10. EVERY. 2 SPA - Replace all previous RECOMMND

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

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

10. GENERAL CONDITIONS

10. EVERY. 3

SP - SP Document

RECOMMND

Specific Plan No. 286A6 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
2. Conditions of Approval.
3. Specific Plan Zoning Ordinance.
4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
5. Specific Plan text.
6. Descriptions of each Planning Area in both graphical and narrative formats.

b. Final Environmental Impact Report No. 374 Document, which must include, but not be limited to, the following items:

1. Mitigation Monitoring/Reporting Program.
2. Draft EIR
3. Comments received on the Draft EIR either verbatim or in summary.
4. A list of person, organizations and public agencies commenting on the Draft EIR.
5. Responses of the County to significant environmental point raised in the review and consultation process.
6. Technical Appendices

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

10. EVERY. 4

SP - Definitions

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 286A6 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 286, Amendment No. 6.

CHANGE OF ZONE = Change of Zone No. 7823.

EIR = Environmental Impact Report No. 374.

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

10. GENERAL CONDITIONS

10. EVERY. 5 SP - Ordinance Requirements RECOMMND

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

10. EVERY. 6 SP - Limits of SP DOCUMENT RECOMMND

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

10. EVERY. 7 SP - 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 SPECIFIC 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 SPECIFIC 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

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

10. GENERAL CONDITIONS

10. EVERY. 7 SP - HOLD HARMLESS (cont.) RECOMMND

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.

E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - SAN 53 REQUIREMENTS INEFFECT

The Department of Environmental Health has reviewed the application for SPECIFIC PLAN and offers the following: Our conditions of THE DEVELOPER TO OBTAIN A SAN 53 FROM THIS DEPARTMENT PRIOR TO THE ISSUANCE OF THE TRACT 36722 MUST MEET THE SAME NUMBER OF LOTS THE EMWD WILL SERVE LETTER FOR WATER AND SEWER LISTED PRIOR TO ANY AMENDED MAPS being approved.

AT TIME OF GRADING, obtain written clearance from the Office of Industrial Hygiene. Please note that a noise study may be required at their discretion. For further information, please contact Steve Hinde at (951) 955-8982.

FIRE DEPARTMENT

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

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capital improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

10. GENERAL CONDITIONS

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

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of CALIFORNIA FIRE CODE. subject to the approval by the Riverside County Fire Department.

10.FIRE. 4 SP-#97-OPEN SPACE RECOMMND

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

10.FIRE. 5 SP-#47 SECONDARY ACCESS RECOMMND

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

10.FIRE. 6 SP*-#100-FIRE STATION RECOMMND

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/ or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 2 fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the rgional intergrated fire protection response system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 SP FLOOD HAZARD REPORT RECOMMND

Specific Plan 286 (Winchester 1800) is a proposal to develop approximately 1,650 acres with over 4,800 dwelling units, as well as commercial centers and park sites in the French Valley area. The project site is located southerly

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.)

RECOMMND

of Winchester Road, between Pourroy Road and Washington Street and north of Auld Road. Amendment No. 6 is proposal to accommodate a proposed lower-density residential subdivision within Planning Area 1 (Very-High Density Residential), Planning Area 2A (Conservation/Drainage), Planning Area 3 (Park), and Planning Area 6 (School) and to modify the terminology for the Land Uses to match the General Plan.

The main area for the specific plan receives runoff from four major offsite watersheds that drain about 1,700 acres, 3,300 acres, 360 acres, and 458 acres, respectively. In addition, the runoff from several smaller offsite watersheds, as well as the storm flow generated onsite, impact the property. Runoff generally flows in a northeast to southwest direction across the site.

The specific plan proposes to collect the 5,453 acres of the three larger offsite watersheds as well as much of the onsite drainage into a greenbelt drainage system that will transport the flows through the development. The proposed greenbelt channels incorporate a concrete low flow channel within the bottom to deal with nuisance nature runoff. The balance of the drainage system will consist of underground storm drains working in conjunction with the water carrying capacity of the street system. The plan also proposes a series of eight detention basins designed to help mitigate the effects of increased runoff rates resulting from the development of the property. Although the proposed drainage system is truly only conceptual, the applicant's engineer has submitted sufficient documentation to the District to demonstrate the general adequacy of the area set aside for the greenbelt channels and detention basins.

The original EIR document adequately addresses the District's concerns regarding California Department of Fish and Game Section 1601/1603 permits and Clean Water Act Section 404 permits.

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

1. This project shall include detention facilities designed so that downstream peak flows will not increase due to this development. While a report to this effect has been submitted by the applicant's engineer and generally found

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.FLOOD RI. 1

SP FLOOD HAZARD REPORT (cont.) (cont.)

RECOMMND

to be acceptable by this District, it is not of sufficient detail to allow final design of the needed facilities. Therefore, each development proposal within Specific Plan 286 will be required to complete a detailed, refined analysis of the increased runoff mitigation need for that proposal in accordance with the District's INTERIM CRITERIA FOR SIZING INCREASED RUNOFF DETENTION FACILITIES. If the Riverside County Board of Supervisors approves an increased runoff policy (which supersedes the above) prior to the submittal, then the latter shall apply.

The report referenced above has been deemed adequate to demonstrate the general size and location of the needed detention basins. However, the District's approval of the report is in no way intended to "lock-in" the design of the basins. During final design of the facilities, it may be determined that the goals attained by the original report may indeed be accomplished by other configurations or alignments. It is important not to lose sight of the intent of this condition and recognize the fact that conditions and other factors existing at the time of final design will dictate the final layout of the basins.

2. The flood control facilities will require maintenance by a public agency, preferably a park district for the greenbelt park drainage and detention basin system, or a guarantee of such maintenance by a public agency in the event responsible private parties fail to meet their maintenance obligations. The proposed greenbelt facilities have little regional benefit and are required mainly for the applicant's convenience. Maintenance expenses for the greenbelt park drainage system in particular will be high. Unless a park district maintains them, the District must ensure that the public is not unduly burdened for future costs. If this is the case, the District will require that concurrent with the submittal of any development application or prior to the issuance of any grading permit within Specific Plan No. 286, whichever occurs first, the developer shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the specific plan. Said agreement shall be acceptable to both the District and County Counsel and shall include, but not necessarily be limited to, the following:

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

10. GENERAL CONDITIONS

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

a) A precise description of the facilities to be maintained and the acceptable level of that maintenance.

b) The right of the District to review and approve the design and any future modifications to the drainage facilities covered by the agreement.

c) A clause stating that determination of the adherence to the levels of maintenance will be in the sole judgment of the District.

d) An establishment of time frames and procedures for noticing and compliance.

e) A provision whereby the primary maintenance responsibility for the drainage facilities will fall to Developer/Home-owners Association (DHOA). The District will assume maintenance responsibility only if DHOA fails to do so. If the District is forced to assume the maintenance responsibility a method for reimbursement from the DHOA must be established. Failure of DHOA to make such reimbursement will result in the District having the ability to place liens against the property(s) of developer or individuals of the DHOA.

f) A requirement for the developer to establish an automatically renewable Letter of Credit (LOC) (or other acceptable alternate) in favor of the District, which can be drawn upon by the District in the event the DHOA fails to meet its obligation or in the event the DHOA income is insufficient to meet the required maintenance costs. This LOC must have a life span from 50 to 99 years.

g) A guarantee that each year the DHOA will submit to the District a maintenance status report for all facilities covered under this agreement. This report must be certified by a Civil Engineer, licensed in the State of California and previously approved by the District. If the DHOA fails to submit said report, the District shall commission the report and invoice the DHOA.

h) A stipulation that the DHOA would be responsible for obtaining and maintaining in perpetuity, all licenses, permits and other rights required for the proper maintenance of the drainage facilities.

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

10. GENERAL CONDITIONS

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

i) The right of the District to approve any contractor hired by the DHOA to perform maintenance on the drainage facilities.

j) A clause providing that if the District is forced to the maintenance responsibility for the drainage, ownership of the facilities will fall to the District.

k) The DHOA must agree to indemnify, hold harmless and defend the District and the County of Riverside against any claims or liability resulting from the construction, operation, maintenance and all other use of the drainage.

l) An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of many park features.

m) Access rights for the District for inspection purposes.

n) A provision that gives the District the right to review and approve the C.C.&R.'s.

o) The right for the District to review and approve the methodology used by developer to determine the monthly fee to individual homeowners and the minimum balance available for operation and maintenance and for emergencies.

3. Design of the onsite storm drain system should provide for adequate inlets and outlets onsite.

4. This project disturbs more than five acres and will require a National Pollutant Discharge Elimination System (NPDES) Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the District or the Department of Building and Safety has determined that the project has been granted a permit or is shown to be exempt. This should be stated in the specific plan in the Water Quality Subsection.

>>> Amendment No. 4 was a proposal to reconfigure and redefine some planning areas boundaries. The original conditions for the specific plan still apply. It should be noted that District Policy discourages the use of

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

10. GENERAL CONDITIONS

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

Developer/Homeowners Associations for maintenance of drainage facilities and that the District will require that a public entity be found to maintain any greenbelt channel proposed. This proposal was processed concurrently with Change of Zone (CZ) 6718 back in 2003.

>>>Amendment No. 5 was a proposal to only change the density of the planning areas PA7 and PA2A. This proposal was processed concurrently with Tract Map (TR) 32151, Plot Plan (PP) 19442, and Change of Zone (CZ) 7086 for condominium use back in 2007. There are no additional flood control concerns, therefore the conditions of approval for SP 286 Amendment No. 4 still apply.

PLANNING DEPARTMENT

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

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

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

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

TRANS DEPARTMENT

10.TRANS. 1 SP - SP286A6/TS REQUIRED RECOMMND

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 286A6 in accordance with Traffic Study Guidelines.

10.TRANS. 2 SP - SP286A6/IMPROVEMENTS RECOMMND

All road improvements within the project boundaries shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and No. 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval of the Director of Transportation. The use of

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.TRANS. 2 SP - SP286A6/IMPROVEMENTS (cont.) RECOMMND

textured pavement accents within public roadways as an entry feature shall not be permitted.

10.TRANS. 3 SP - SP286A6/LANDSCAPE RECOMMND

Any landscaping within public road rights-of-way will require approval by the Director of Transportation and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar instrument as approved by the Director of Transportation.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

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

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS RECOMMND

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

"Fifteen (15) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP - Documents". The final SP/EIR documents shall be distributed in the following fashion:

- Building and Safety Department 1 copy
- Department of Environmental Health 1 copy
- Fire Department 1 copy
- Flood Control and Water Conservation 1 copy
- Transportation Department 1 copy
- County Planning Department in Riverside 1 copy

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS (cont.) RECOMMND

City of Temecula	1 copy
Executive Office - CSA Administrator	2 copies
Clerk of the Board of Supervisors	1 copy

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

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

30. PRIOR TO ANY PROJECT APPROVAL

PLANNING DEPARTMENT

30.PLANNING. 1 SP - M/M PROGRAM (GENERAL) RECOMMND

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

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

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS RECOMMND

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

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

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

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 2 SP - NON-IMPLEMENTING MAPS (cont.) RECOMMND
APPLICABLE."

30.PLANNING. 3 SP - DURATION OF SP VALIDITY RECOMMND

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

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICABLE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

30.PLANNING. 5 SP - PROJECT LOCATION EXHIBIT RECOMMND

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

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

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

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD

RECOMMND

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

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

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

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

30.PLANNING. 8 SP - ARCHAEO STUDY REQD

RECOMMND

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

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

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

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

30.PLANNING. 9 SP - BIOLOGICAL STUDY REQD

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9 SP - BIOLOGICAL STUDY REQD (cont.) RECOMMND

plot plan, etc.), the following condition shall be placed on the implementing project:

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

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

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

30.PLANNING. 10 SP *- ADDENDUM EIR RECOMMND

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

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

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

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP *- EA REQUIRED

RECOMMND

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

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

30.PLANNING. 12 SP *- SUPPLEMENT TO EIR

RECOMMND

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

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

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

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP *- SUBSEQUENT EIR

RECOMMND

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

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

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

30.PLANNING. 14 SP - COMPLETE CASE APPROVALS

RECOMMND

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

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

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

30.PLANNING. 15 SP - AMENDMENT REQUIRED

RECOMMND

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

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - AMENDMENT REQUIRED (cont.) RECOMMND

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

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

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

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

30.PLANNING. 16 SP - PARK AGENCY REQUIRED RECOMMND

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

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

This condition shall be considered as NOT APPLICABLE if Valley Wide Recreation and Parks District is unwilling or

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - PARK AGENCY REQUIRED (cont.) RECOMMND
unable to annex the property in question."

30.PLANNING. 17 SP - AG/DAIRY NOTIFICATION RECOMMND

Prior to the approval of any implementing residential land division within the SPECIFIC PLAN, the following condition of approval shall be applied to the implementing project stating that:

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

30.PLANNING. 18 SP - PA PROCEDURES RECOMMND

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

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

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

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - PA PROCEDURES (cont.) RECOMMND

legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

30.PLANNING. 19 SP - COMMON AREA MAINTENANCE RECOMMND

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

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

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

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

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

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA RECOMMND

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

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

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

RECOMMND

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

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
3. A sample document, conveying title to the purchaser, of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

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

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) (cont.)RECOMMND

hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area' or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

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

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

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

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

SP - CC&R RES PRI COMMON AREA

RECOMMND

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

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

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

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

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

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

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area',

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA (cont.)

RECOMMND

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

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

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

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

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

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM

RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM (cont.) RECOMMND

monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

30.PLANNING. 24 SP *- GENERIC M/M PROGRAM RECOMMND

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

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for ___ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 27 SP *- SKR FEE CONDITION RECOMMND

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

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

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP *- SKR FEE CONDITION (cont.) RECOMMND

Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 28 SP - ENTRY MONUMENTATION RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown in the SPECIFIC PLAN.
2. The entry monument shall be in substantial conformance to the design guidelines of all Planning Areas of the SPECIFIC PLAN."

30.PLANNING. 29 SP - POST GRADING REPORT RECOMMND

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

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified [archaeologist/paleontologist/other] were complied with."

30.PLANNING. 30 SP - SCHOOL MITIGATION RECOMMND

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

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

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - LOW PALEO

RECOMMND

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

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

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

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

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

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

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

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

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - LOW PALEO (cont.)

RECOMMND

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

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

30.PLANNING. 36 SP - F&G CLEARANCE

RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain 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 obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - F&G CLEARANCE (cont.) RECOMMND

any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 37 SP - ACOE CLEARANCE RECOMMND

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain 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 Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

TRANS DEPARTMENT

30.TRANS. 1 SP - SP286A6/WARRANTED TS RECOMMND

Subsequent development proposals within the boundaries of the Specific Plan 286 are responsible for the following traffic signals when warranted by the traffic studies referenced in "MAP - SP286/TS REQ":

- a) Winchester Road/'A' Street
- b) 'A' Street/'B' Street
- c) 'A' Street/Project Entrances P.A. 10A and P.A. 11
- d) 'A' Street/Washington Street
- e) Pourroy Road/Winchester Road
- f) Pourroy Road/Project Entrances P.A. 17 and P.A. 18
- g) Pourroy Road/'B' Street
- h) Pourroy Road/Project Entrance P.A. 21
- i) Pourroy Road/Thompson Road
- j) Pourroy Road/Project Entrances P.A. 39 and P.A. 40
- k) Washington Street/Keller Road
- l) Pourroy Road/Benton Road

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1

SP - SP286A6/WARRANTED TS (cont.)

RECOMMND

- m) Washington Street/Project Entrances P.A. 5 and P.A. 12
- n) Washington Street/Thompson Road
- o) Washington Street/Benton Road
- p) Washington Street/Project Entrance P.A. 48
- q) Washington Street/Auld Road
- r) Auld Road/'I' Street
- s) Thompson Road/Project Entrance P.A. 31/32
- t) Project Entrance P.A. 8 /Keller Road
- u) Project Entrance P.A. 4/Keller Road
- v) 'I' Street/Benton Road
- w) Winchester Road/Keller Road
- x) Pourroy Road/Auld Road
- y) Benton Road/Project Entrance P.A. 48

and/or other locations as determined by subsequent traffic studies and approved by the Transportation Department.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule A subdivision of 40.6 acres into 146 single-family residential lots on 20.1 acres; six (6) basin/drainage/water quality lots on 1.99 acres; two (2) flood control channel lots on 5.22 acres; 10 open space/landscape lots on 0.98 acres; three (3) open space/landscape/access lots on 0.24 acres; and on-site public roads (Streets "A"- "J," Keller Road, Fields Drive, Koon Street, and McColery Road) on 12.09 acres. The Tentative Tract Map covers proposed Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B of SP 286A6 and a segment of Keller Road. The project includes off-site improvements that include the extension of the flood control channel within Lot 149 and the construction of an 18-inch sewer line within a proposed sewer easement bordering the off-site portion of the flood control channel.

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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

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

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

10. EVERY. 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. 36722 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36722, Amended No. 2, dated January 15, 2015.

APPROVED EXHIBIT L = Tentative Tract Map No. 36722, Amended No. 2, Conceptual Landscape Plan, dated October 6, 2014.

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.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

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

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

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

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

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)

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

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

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.

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.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

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. 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 USE - WATER AND SEWER SERVICE RECOMMND

TR36722 is proposing potable water service from EMWD and sanitary sewer service from EMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.E HEALTH. 2 ENVIRONMENTAL CLEANUP PROGRAM RECOMMND

Projects involving proposed school sites are required to participate in the Department of Toxic Substances Control's (DTSC) school environmental review process. For further information regarding the DTSC environmental review process at proposed school sites, please contact: DTSC Schools Unit - Cypress Office at (714) 484-5368, or RCDEH-ECP at (951) 955-8980.

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 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

Tentative Tract Map 36722 is a proposal for a Schedule "A" residential subdivision of 40.6 acres in the French Valley area. The project site is located southeast corner of Keller Road and McColery Road, approximately 500 feet east of Highway 79/Winchester Road. Tentative Tract Map 36687 is proposed immediately south and downstream of this project.

The District's review indicates the site is impacted by a 100-year floodplain for Warm Springs Creek as delineated in the special study for Riverside County performed by the US Army Corps of Engineers dated February 2003 and Department of Water Resources (DWR) Awareness Maps. The developer proposes an earthen channel through the middle of the site

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

to collect and contain the 100-year storm flows and protect the future residents from this flood hazard. This channel serves as a regional drainage facility for conveying offsite and onsite drainage flows, therefore the District has an interest in providing maintenance. Therefore, the drainage facilities shall be designed to the District standards. It should be noted that a special study to revise the floodplain limits will be required to be submitted for review by the District during the improvement plan check phase of development. The study revising the floodplain limits through the site must be approved prior to recordation of the map or issuance of grading permits for this project.

In addition to the floodplain impacting the site, the exhibit shows that there is 188 cfs of tributary offsite stormwater runoff from the north that enters the project at the eastern terminus of "A" Street. The developer proposes to collect these flows with a perimeter v-ditch that will convey the flows to a double pipe system which discharges the offsite flows into the earthen channel. The District is not in favor of a double pipe system and suggests the use of a reinforced concrete box (RCB) with a height no less than 4 feet as an alternative. With the area to the north being undeveloped it has the potential for sediment to be deposited in the proposed storm drain facility. Therefore the proposed storm drain must be designed with bulked flows. Trash Racks shall be installed at all inlet structures that collect runoff from open areas with potential for large, floatable debris. This proposed drainage system must be contained within the public streets onsite with maintenance access to all inlets and outlets. The underground drainage design may pond water and adversely impact the northern property owner(s). Written permission from the affected property owner(s) would need to be obtained and submitted to the District prior to the issuance of permits for this project. Alternatively, the map can be redesigned to allow for collection/ponding and conveyance of these flows to occur onsite. Lot 7 and 9 shall be designed such that the pad elevation is at least 12-inches above the maximum emergency overflow water surface elevation based on an 'inlet plugged' condition.

A mitigation area is proposed in the low-flow portion of the channel bottom. The District will allow for up to 25% of the bottom width of the channel to be used as riparian

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.) (cont.)

RECOMMND

conservation provided the channel design is hydraulically modeled correctly (see 10.FLOOD RI.11 GREENBELT CH DGN CRITERIA for additional information about design). The intent of the channel is to safely collect and convey stormwater runoff through the site and provide flood protection for the current and future property owners and the District must be able to maintain the channel to provide continual conveyance. Additionally, Fish & Wildlife require a 100-foot setback for riparian areas upstream and downstream of drainage culverts to allow for maintenance activities for the culverts.

The proposed drainage concept combines offsite and mitigated onsite stormwater runoff and discharges the concentrated flows onto the downstream property owner(s). The developer shall obtain a written authorization letter and a drainage easement from the affected property owner(s) for the release of concentrated storm flows. A copy of the signed letter shall be submitted to the District for review prior to the issuance of permits for the project. Alternatively, the proposed ultimate channel shall be designed and fully constructed to an adequate outlet in Warm Springs Channel downstream. The development of this property shall be coordinated with the development of adjacent properties to ensure that surrounding and downstream properties are not adversely affected and that stormwater runoff is safely conveyed to an adequate outlet. This may require offsite construction and grading. The construction plans and recorded drainage easements shall be submitted to the District for review prior to the issuance of permits for the project.

The proposed design of the two water quality basins adjacent to the earthen channel shall have a bottom elevation to allow for positive drainage into the channel and the 2-year event of the channel will not have a back-water effect occurring in either of the two basins. No pumps or dead storage will be permitted. In sizing the mitigation basins, only the area tributary to each basin should be analyzed and compared to determine the effect of impervious area added to the site with this development. The area within the channel is not tributary to either basin and should not be included in the analysis for sizing of the basins as it is not an accurate model.

In the event a trail system is proposed on the access roads

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

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

for the channel: the District is open to a dual use for the access road as a trail provided there is a public entity secured to provide trail maintenance and to hold harmless and indemnify the District.

This project proposes a greenbelt channel and collection facility which will require maintenance by a public agency, or a guarantee of maintenance by a public agency in the event the responsible private party fails to meet its maintenance obligations. These types of flood control facilities are selected at the discretion of the applicant to complement the nature of the proposed development, and do not have a regional benefit commensurate with the maintenance costs which are anticipated to be excessively high. Therefore, to ensure the public is not unduly burdened for future costs, prior to final approval or recordation of the final map, the District will require an acceptable financial mechanism be implemented to provide for reimbursement of maintenance costs in perpetuity. The developer, in conjunction with Valley Wide Recreation and Park District, may propose to form a Landscape Maintenance District to fund the maintenance. If an acceptable maintenance mechanism cannot be developed, the project should be redesigned to eliminate all high maintenance cost features.

As required per the adopted Conditions of Approval for Specific Plan 286, this tract shall incorporate detention basins to attenuate post-development flowrates to predevelopment levels for the 2-year, 5-year, 10-year storm events for the 1-hour, 3-hour, 6-hour, and 24-hour storm durations. See 10.FLOOD RI.13 INCREASED RUNOFF CRITERIA for more details.

It should be noted that the site is located within the bounds of the Murrieta Creek/Warm Springs Valley 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 the issuance of permits for this project. Although the current fee for this ADP is \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

Tract Map (TR) 36722 is within the Special Flood Hazard Area delineated by the Warm Springs Creek flood study listed in Ordinance 458 Section 5.b and shown on the Public Flood Hazard Determination Interactive Map which can be found at <http://rcflood.org> , then select Divisions - Regulatory - Floodplain Management Information. Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading permits and recordation of the final map. This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

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

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

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

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

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

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN RECOMMND

Development of this property shall be coordinated with the development of adjacent properties to ensure that

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.FLOOD RI. 6 MAP COORDINATE DRAINAGE DESIGN (cont.) RECOMMND

surrounding and downstream properties are not adversely affected and that 100-year stormwater runoff is safely conveyed to an adequate outlet. This may require offsite construction and grading. All drainage facilities outside of the public road right-of-way shall be contained within a drainage easement. The developer shall obtain a written authorization letter and a drainage easement from the affected property owner(s) for the release of concentrated storm flows. A copy of the signed letter and the recorded drainage easement shall be submitted to the District for review prior to the issuance of permits for the project. Alternatively, the proposed ultimate channel for the 100-year storm event shall be designed and fully constructed from the project to an adequate outlet in Warm Springs Channel downstream. The construction plans and recorded drainage easements shall be submitted to the District for review and approval prior to the issuance of permits for the project or recordation of the final map.

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

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

10.FLOOD RI. 10 MAP GREENBELT FACILITY MAINT RECOMMND

The developer has proposed an onsite green belt channel to convey storm flows. This channel shall be designed to convey the approved tributary flowrate. The proposed greenbelt facilities would be an amenity serving the development. The District would be willing to maintain the lines and grade and structural aspects of the channel but can not be responsible for the landscaping. Maintenance expenses for the greenbelt park drainage system will be high. The District must ensure that the public is not unduly burdened for future costs. The District will require that prior to the issuance of any grading permit the developer along with a Parks District or alternate viable public maintenance entity shall enter into an agreement with the Riverside County Flood Control and Water Conservation District which guarantees the perpetual maintenance of the drainage facilities proposed by the

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.FLOOD RI. 10 MAP GREENBELT FACILITY MAINT (cont.) RECOMMND

developer. Said agreement shall be acceptable to both the District and County Counsel.

10.FLOOD RI. 11 MAP GREENBELT CH DGN CRITERIA RECOMMND

The developer has proposed incorporating a greenbelt or 'soft-bottom' channel into the project. The following criteria shall be used to design the channel:

If velocities are erosive (i.e. greater than 6 fps) revetment for side slopes shall be proposed and 15-foot maintenance roads shall be shown on both sides of the conveyance area. Where soft bottoms and revetted side slopes are proposed, provisions for maintenance of the buried portion of the revetment shall be incorporated into the channel design and also into any required environmental mitigation/conservation plan. The channel design shall be developed using hydraulic runs that consider both the maximum depth and the maximum velocity. The following criteria shall be used for selecting Manning's n value, unless substantiation for other values is submitted: When determining the maximum depth: for vegetated/habitat low flow channel n = 0.10, for non-mowed channel outside of low-flow section n = 0.04, for mowed non-irrigated channel outside of low-flow section n = 0.030. When determining the maximum velocity: for vegetated/habitat low flow channel n = 0.10, for the rest of the channel n = 0.025. If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

If flows are non-erosive (i.e. less than 6 fps) then the side slopes may be non-reveted if they are to be landscaped but shall be no steeper than 4H to 1V and 15-foot maintenance roads shall be provided on both sides of the conveyance area. The Manning's n values given above shall be used to show that these flows are non-erosive, and to determine the maximum depth of water.

10.FLOOD RI. 12 MAP INCREASED RUNOFF RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.FLOOD RI. 12 MAP INCREASED RUNOFF (cont.) RECOMMND

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 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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

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.

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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.FLOOD RI. 14 MAP WATERS OF THE US (NO FEMA) (cont.) RECOMMND

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. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

10.FLOOD RI. 17 MAP SUBMIT FINAL WQMP>PRELIM RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The 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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.FLOOD RI. 17

MAP SUBMIT FINAL WQMP>PRELIM (cont.)

RECOMMND

available on-line at:
www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is indicated as 'exhibit A' on the website above. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects that require a Project Specific WQMPs were required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package in the tentative phase of development in order to obtain recommended conditions of approval. The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP of addressing points a, b, and c above. It shall be noted that while the preliminary project specific WQMP was adequate at that stage, the preliminary WQMP report will need significant revisions at the improvement plan check phase of the development in order to meet the requirements of a final project specific WQMP - including detailed drawings for the BMPs along with all supporting calculations. It should also be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 19

MAP BMP MAINTENANCE & INSPECT

RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all 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.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.FLOOD RI. 20 MAP TRASH RACKS RECOMMND

Trash Racks shall be installed at all inlet structures that collect runoff from open areas with potential for large, floatable debris.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - LOW PALEO RECOMMND

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

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

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

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

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

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

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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.PLANNING. 1 MAP - LOW PALEO (cont.) RECOMMND

paleontologist called to the site immediately to recover the remains.

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

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

10.PLANNING. 2 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. 3 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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

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. 12 MAP - REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

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. 15 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. 17 MAP - PDA04885R1 RECOMMND

County Archaeological Report (PDA) No 4885r1, submitted for this project (TR36722) was prepared by Brad Comeau, of Dudek and is entitled: "Phase I Cultural Resources Survey Report for the Winchester 1800 Project, City of Temecula, Riverside County, California," dated November 2014. According to the study, no cultural resources were discovered. Therefore, there will be no impacts to "historical resources" or "unique archaeological resources" as defined by CEQA. Hence, there are no significant impacts to cultural resources per CEQA and no mitigation measures are required per CEQA. This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 18 MAP - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
Human remains require special handling, and must be treated with appropriate dignity. 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. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

- a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
- i)A County Official is contacted.
 - ii)The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
 - iii)The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b)The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c)The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98.
- d)Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
- i)The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
 - (1)The MLD identified fails to make a recommendation; or
 - (2)The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 19 MAP - UNANTICIPATED RESOURCES RECOMMND

- The developer/permit holder or any successor in interest shall comply with the following for the life of this project:
- 1)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.
 - a)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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

(or other appropriate ethic/cultural group representative), and the Planning Director to discuss the significance of the find.

b)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.

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

10.PLANNING. 20 MAP - GEO02393 RECOMMND

County Geologic Report (GEO) No. 2393, submitted for this project (TR36722) was prepared by John R. Byerly, Incorporated and is entitled: "Soils Report SABA Property APN Nos. 476-010-027 and 476-010-028 Menifee, California Van Daele Development Corporation", dated July 22, 2013. In addition, John R. Byerly, Incorporated submitted the following:

"Preliminary Geotechnical Investigation Tract No. 36722 SABA Property Menifee, California", dated December 11, 2014, and:

"Preliminary Geotechnical Investigation, John R. Byerly, Inc., Rpt. No. 2636, December 11, 2014" dated February 9, 2015.

This document is herein incorporated as a part of GEO02393.

GEO02393 concluded:

- 1.The site does not lie within or immediately adjacent to an Earthquake Fault Zone (formerly Special Studies Zone) as defined by the Alquist-Priolo Earthquake Fault Zoning Act.
- 2.No known faults cross the site and no indicators of fault movement on the site were observed.
- 3.No evidence of landsliding was observed on the site.
- 4.The potential for liquefaction after remedial grading is complete will be low.
- 5.Ground rupture on the site from surface faulting is not expected during the lifetime of the proposed residential development.
- 6.The site does not lie within a Seismic Hazard Zone.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - GEO02393 (cont.)

RECOMMND

7.Subsidence is not considered to be a potential hazard to the site.
8.Landsliding is not anticipated on the site.
9.Site has a low to medium expansion potential
GEO02393 recommended:
1.Vegetation and other deleterious materials should be removed from the areas to be graded.
2.Existing artificial fill encountered should be removed below all areas to receive improvements. This included below building, pavement, and hardscape areas.
3.Loose natural soil should be overexcavated until competent material is encountered.
4.Cut and fill slopes should be constructed no steeper than 2H: 1V. Fill slopes should be overfilled and then cut back to expose fully compacted soil.
5.Positive drainage of the site should be provided, and water should not be allowed to pond behind or flow over any natural, cut or fill slopes.
6.Shallow groundwater exists on the site and moisture sensitive structures should be protected.
GEO No. 2393 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes.
GEO No. 2393 is hereby accepted for planning purposes.
Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 21

MAP - IND HYGIENE CONDITIONS

RECOMMND

The following are a list of recommendations provided by the County of Riverside, Industrial Hygiene Program's letter dated November 5, 2014:

1. 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.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.PLANNING. 21 MAP - IND HYGIENE CONDITIONS (cont.) RECOMMND

2. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

3. 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 site.

4. In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.

5. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

6. If blasting is required, blasts should be restricted to the hours of 8 a.m. to 5 p.m.

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.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - 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 - R-O-W EXCEEDS/VACATION RECOMMND

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

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.TRANS. 6 MAP - OFF-SITE PHASE (cont.) RECOMMND

to County maintained roads as approved by the
Transportation Department.

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

10.TRANS. 8 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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

10. GENERAL CONDITIONS

10.TRANS. 8

MAP - TS/CONDITIONS (cont.)

RECOMMND

to traffic impacts.

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

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

Menifee Road (NS) at:
Scott Road (EW)

Briggs Road (NS) at:
Scott Road (EW)

Leon Road (NS) at:
Scott Road (EW)

Winchester Road (SR-79) (NS) at:
Scott Road/Washington Street (EW)
Pourroy Road/Abeliea Street (EW)

Washintong Street (NS) at:
Fields Drive (EW)

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

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

10.TRANS. 9

MAP - BRIDGE TYPE SELECTION

RECOMMND

The channel crossings on Fields Drive and Koon Street may require a Bridge Type Selection Process to be conducted. If the crossings meet the definition of a bridge as defined in Chapter 11 of the Caltrans Local Assistance Procedures Manual, the crossings will be treated as bridges and will undergo the Bridge Type Selection Process.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

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.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1

MAP - WATER IMPROVEMENT

NOTAPPLY

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

EPD DEPARTMENT

50.EPD. 1

MAP - DEED RESTRICTION

RECOMMND

The applicant must record a conservation easement or deed restriction which covers all onsite mitigation areas. The easement or deed restriction shall be recorded in favor of the Western Riverside County Regional Conservation Authority (RCA) or other conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD). The easement or deed restriction language must be approved by both EPD and the approved Conservation Entity.

50.EPD. 2

MAP - ECS CONDITION

RECOMMND

The constrained areas will conform to the drainage channel. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine Mitigation)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.EPD. 2

MAP - ECS CONDITION (cont.)

RECOMMND

"No disturbances may occur within the boundaries of the Delineated Constraint Area (Riparian/Riverine Mitigation)."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Delineated Constraint Area (Riparian/Riverine Mitigation).
"Night lighting shall be directed away from the Delineated Constraint Area (Riparian/Riverine Mitigation). Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

"The perimeter of the Delineated Constraint Area (Riparian/Riverine Mitigation) shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the Delineated Constraint Area (Riparian/Riverine Mitigation). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height.

50.EPD. 3

MAP - ECS

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

FIRE DEPARTMENT

50.FIRE. 1

MAP-#46-WATER PLANS

RECOMMND

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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.FIRE. 2 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. 1 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. 2 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

A portion of Tract Map (TR) 36722 is in a Special Flood Hazard Area for Warm Springs Creek as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

- a.A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.
- b.An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area
- c.A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.
- d.A certification from a licensed professional engineer that the flood study supports that the development of Tract Map (TR) 36722 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD (cont.) RECOMMND

project shall be redesigned to eliminate the adverse impact.

e.An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

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 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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.) RECOMMND

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. 8 MAP ADP FEES RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Murrieta Creek/Warm Springs Valley 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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8 MAP ADP FEES (cont.) RECOMMND

the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

50.FLOOD RI. 12 MAP ZONE 7 PRESENT WORTH MAINT RECOMMND

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

PLANNING DEPARTMENT

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

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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

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

he 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 5,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP zone, and with the Riverside County 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.
- 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 Specific Plan No. 286A6 and Change of Zone No. 7823 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zones ultimately applied to the property.

50.PLANNING. 7 MAP - ANNEX TO PARK DISTRICT RECOMMND

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-Wide Recreation and Parks District and County Service Area No. 103.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

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 Valley-Wide Recreation and Parks District and County Service Area No. 103 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. 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. 13 MAP - ECS NOTE RIGHT-TO-FARM RECOMMND

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

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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP - ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

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

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. 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 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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.PLANNING. 31

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

RECOMMND

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 the contrary, the following provisions shall apply:

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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

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."

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.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

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,

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:

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

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

RECOMMND

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

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

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

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

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

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

TRANS DEPARTMENT

50.TRANS. 1 MAP - ACCESS RESTRICTION/SUR RECOMMND

Lot access shall be restricted on Keller Road and McColery Road and so noted on the final map, with the exception of one 20' access easement in favor of APN: 472-110-025 and one 20' access easement in favor of APN: 472-110-031.

50.TRANS. 2 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. 3 MAP - VACATION/SUR RECOMMND

The applicant by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Keller Road (excluding one 20' access easement in favor of APN: 472-110-025 and one 20' access easement in favor of APN: 471-110-024). Accordingly, prior to the recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

The applicant by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along McColery Road (excluding one 20' access easement in favor of APN: 472-110-031). Accordingly, prior to the recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - VACATION/SUR (cont.) RECOMMND

vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

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 - ST DESIGN/IMPRV CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with TR36687.

50.TRANS. 6 MAP - SOILS 2 RECOMMND

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

50.TRANS. 7 MAP - CORNER CUT-BACK I/SUR RECOMMND

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

50.TRANS. 8 MAP - 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.

50.TRANS. 9 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an applicaton for

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.TRANS. 9

MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

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 Keller Road, McColery Road. and west side of Fields Drive from Koon Street to "I" Street.
- (2) Streetlights.
- (3) Traffic signals located on Washington Street at intersection of Fields Drive.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) 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, or other electric provider.

50.TRANS. 10

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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - UTILITY PLAN (cont.) RECOMMND

project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

50.TRANS. 11 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 Keller Road, McColery Road and west side of Fields Drive (from Koon Street to "I" Street).

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

50.TRANS. 12 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. 13 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.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - IMP PLANS (cont.) RECOMMND

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://rctlma.org/trans/General-Information/Pamphlets-Brochures>

50.TRANS. 14 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. 15 MAP - SIGNING & 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

or as approved by the Director of Transportation.

50.TRANS. 16 MAP - DEDICATIONS RECOMMND

Keller Road along project boundary is designated Secondary Highway and shall be improved with 64 foot full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalks within the 100' full-width dedicated right-of-way, with approved centerline and alignment study, in accordance with County Standard No. 94, Ordinance 461. (64'/100')

NOTE: A 5' sidewalk shall be constructed 9' from the curb line within 18' parkway.

An alignment study for Keller Road has been approved with the use of a 1,100-foot centerline radii. The project has incorporated this alignment study into its design.

McColery Road along project boundary (from the proposed intersection of Keller Road and McColery Road to 96' south) is designated Collector and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter within a 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A". (44'/74')

NOTE: A 5' sidewalk shall be constructed 3' from the

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.TRANS. 16

MAP - DEDICATIONS (cont.)

RECOMMND

right-of-way line within the 15' parkway.

Koon Street along project boundary (from McColery Road to 697' east of McColery Road) designated Local and shall be improved with 40' full-width AC pavement, full-width drainage facilities; 6" concrete curb and gutter and 5' sidewalk (project side) within the 60' full-width dedicated right-of-way in accordance with modified County Standard No. 105, Section "C", Ordinance 461. (40'/60') Modified to construct AC dike and no sidewalk (on the opposite side of the project).

NOTE: A 5' sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 10' parkway.

All other interior streets are designated Local and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

50.TRANS. 17

MAP - PART-WIDTH

RECOMMND

McColery Road along project boundary (from 96' south of proposed intersection of Keller Road and McColery Road to Koon Road) is designated Collector and shall be improved with 37' part-width AC pavement (22' on the project side and 15' on opposite side of the centerline), 6" concrete curb and gutter (project side), within a 67' part-width dedicated right-of-way (37' on the project side and 30' on the opposite side of the centerline) in accordance with County Standard No. 103, Section "A".

NOTE: A 5' sidewalk shall be constructed 3' from the right-of-way line (project side) within the 15' parkway.

Koon Street along project boundary (from 697' east of McColery Road to Fields Drive) designated Local and shall be improved with 32' part-width AC pavement (20' on the project side and 12' on the opposite side of the centerline); 6" concrete curb and gutter (project side),

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - PART-WIDTH (cont.) RECOMMND

match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C", Ordinance 461.

NOTE: A 5' sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 10' parkway.

50.TRANS. 18 MAP-LINE-OF-SIGHT EASEMENT/SUR RECOMMND

In order to secure adequate sight distance at the intersection of Fields Drive and "I" Street (lots 86 to 88) and at the intersection of Keller Road and "B" Street (lots 11 to 14) NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.

Note: The developer/owner of TR36722 has the responsibility to educate and display this condition of approval to the prospective home buyers of lots 11 to 14 and lots 86 to 88.

50.TRANS. 19 MAP - LC LNDSCP COMMON AREA MA RECOMMND

Project is a candidate for a County CFD administered by the Transportation Department. Request a meeting with Transportation Department's LMD/Landscape Staff to discuss options further. WQMP BMPs (basins, etc) shall be CFD maintained or other Transportation Department approved maintenance entity.

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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

50.TRANS. 20 MAP - TS/DESIGN/GEOMETRICS RECOMMND

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

None

50.TRANS. 21 MAP - BRIDGE TYPE SELECTION RECOMMND

The channel crossings on Fields Drive and Koon Street may require a Bridge Type Selection Process to be conducted. If the crossings meet the definition of a bridge as defined in Chapter 11 of the Caltrans Local Assistance Procedures Manual, the crossings will be treated as bridges and will undergo the Bridge Type Selection Process.

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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

60. PRIOR TO GRADING PRMT ISSUANCE

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

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 .

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.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

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. 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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 11 MAP - APPROVED WQMP (cont.) RECOMMND

Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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.

60.BS GRADE. 15 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

E HEALTH DEPARTMENT

60.E HEALTH. 1 ENVIRONMENTAL CLEANUP PROGRAM RECOMMND

A Phase I Environmental Site Assessment(ESA) is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

- FMMP

RECOMMND

Prior to the issuance of a grading permit the applicant shall submit a Final Mitigation Monitoring Plan (FMMP) to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. The FMMP shall be written consistent with the document titled "Tract Maps 36722 and 36687, Determination of Biologically Equivalent or Superior Preservation Report" (DBESP) prepared by HELIX Environmental Planning, Inc. and dated March 11, 2015. The proposed drainage improvement crosses three separate tract maps, TR36722, TR36687 and TR32151. The entire channel will be built at one time, initiated prior to the issuance of the first grading permit within one of the three tract maps. The owners of TR32151 did not wish for their project to be included in the above referenced DBESP. The FMMP must include mitigation as described in an approved DBESP for the portion of the project which crosses TR32151. The document must include time lines and success criteria, as well as describe the mechanism for protecting any on site mitigation. A conservation easement or deed restriction must be recorded over any portion of the site proposed for onsite mitigation. The FMMP shall also include an itemized cost estimate for full implementation of the mitigation plan. Once EPD has reviewed and approved the FMMP the applicant shall provide financial assurances in the form of a bond. If the FMMP proposes the purchase of fee credits, those credits must be acquired prior to permit issuance.

60.EPD. 2

- FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The entire length of the proposed channel; which crosses three separate tract maps, TR36722, TR36687 and TR32151; shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - FENCING PLAN (cont.)

RECOMMND

design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 3 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. 4 - NESTING BIRD

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 4 - NESTING BIRD (cont.) RECOMMND

nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

60.EPD. 5 - 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 applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 6 - CONSERVATION BOND RECOMMND

The applicant must provide financial assurances in the form of a bond, for the completion of all mitigation described in the approved Final Mitigation Monitoring Plan (FMMP). The bond shall not be prepared until the Riverside County Planning Department Environmental Programs Division (EPD) has review and approved the itemized cost estimate included in the FMMP.

60.EPD. 7 - LIGHTING PLAN RECOMMND

The applicant shall submit a lighting plan to the Riverside County Planning Department Environmental Programs Division

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7 - LIGHTING PLAN (cont.) RECOMMND

(EPD) for review and approval. The lighting plan must conform to section 6.1.4 of the MSHCP. 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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 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. 2 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

A portion of Tract Map (TR) 36722 is in a Special Flood Hazard Area for Warm Springs Creek as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

- a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.
- b. An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area
- c. A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.
- d. A certification from a licensed professional engineer that the flood study supports that the development of Tract Map (TR) 36722 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD (cont.) RECOMMND

proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.

e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

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. 7 MAP ADP FEES RECOMMND

Tract Map 36722 is located within the limits of the Murrieta Creek/Warm Springs Valley 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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP ADP FEES (cont.) RECOMMND

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. 8 MAP SUBMIT FINAL WQMP INEFFECT

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

PLANNING DEPARTMENT

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. 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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 MAP - SKR FEE CONDITION (cont.) RECOMMND

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 40.6 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer 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 County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW RECOMMND

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

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36")

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - SUBMIT GRADING PLAN (cont.) RECOMMND

shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

60.TRANS. 2 MAP - CREDIT/REIMBURSEMENT 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.

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.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2

MAP - ROUGH GRADE APPROVAL

RECOMMND

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

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

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

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

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

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

BS PLNCK DEPARTMENT

80.BS PLNCK. 1

USE - WASTE MNGEMNT PLAN

RECOMMND

GREEN BUILDING CODE WASTE REDUCTION (RESIDENTIAL):
Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that identifies the following:

1.Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse, on the project, or salvage for future use or sale.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS PLNCK. 1 USE - WASTE MNGEMNT PLAN (cont.) RECOMMND

2.Specify if construction and demolition waste materials will be sorted on-site (Source-separated) or bulk mixed (Single stream).

3.Identify diversion facilities where the construction and waste material will be taken.

4.Identify construction methods employed to reduce the amount of construction and demolition waste generated.

5.Specify that amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 955-486-3200.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 MAP SUBMIT PLANS (cont.) RECOMMND

must receive District approval prior to the issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract Map 36722 is located within the limits of the Murrieta Creek/Warm Springs Valley 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. 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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN (cont.) RECOMMND

the building plans submitted conform to the approved Final Plan of Development.

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the Hemet 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 approval.

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monuments and gates with landscaping.
2. A plot plan of the entry monuments 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).

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.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

80. PRIOR TO BLDG PRMT ISSUANCE

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 permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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

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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

80. PRIOR TO BLDG PRMT ISSUANCE

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.

Subdivision development shall conform to the approved plot plan and shall conform to Specific Plan No. 286A6.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases,

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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.

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.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18

MAP - Walls/Fencing Plans (cont.)

RECOMMND

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 with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height.

F. 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 or as outlined in the SPECIFIC PLAN.

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

H. 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.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 MAP - IND HYGIENE/BLOCK WALL

RECOMMND

The following are a list of recommendations provided by the County of Riverside, Industrial Hygiene Program's letter dated November 5, 2014:

Six foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the backyards of lots 8, 11 - 45 facing Keller Road.

These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the houses and the road.

80.PLANNING. 20 MAP - IND HYGIENE/REVIEW REPOR

RECOMMND

The following are a list of recommendations provided by the County of Riverside, Industrial Hygiene Program's letter dated November 5, 2014:

The office of Industrial Hygiene must receive, review and approve a final acoustical report addressing indoor noise impacts prior to pulling building permits. The exterior unmitigated impact (second stories) for Winchester Road is approximately 64 Ldn, and Keller Road is approximately 71 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Winchester Road and Keller Road.

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 along Keller Road, McColery Road and west side of Fields Drive (from Koon Street to "I" Street).

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (2) Streetlights.
- (3) Traffic signals located on Washington Street at intersection of Fields Drive.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section 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 approved phasing plan shall be submitted for reference.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

NOTE: When the Landscaping Plot Plan is located within a special district such as CFD/Valleywide (or other), the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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, Landscape Section 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, Landscape Section shall clear this condition.

80.TRANS. 3

MAP - LC LANDSCAPE SECURITY

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 Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section 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.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

MAP - LC LNDSCPNG PROJ SPECIFI

RECOMMND

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

1.Planting within sight distance lines / zones at major intersections cannot include trees, nor can these zones include shrubs/ground cover with a mature height in excess of 12-inches as measured from top of curb.

2.Slope areas in excess of 30 inches vertical height will require erosion control planting and irrigation per Ordinance 457 and water conservation Ordinance 859.2 The LCP indicates a grass-mix hydroseed for slopes at Flood Control Channel. Hydroseed only may not be considered adequate for larger and steeper slope areas- some container stock may be required in final design submittals.

3.Basin Plans on the LCP indicate large areas of side slopes to be planted with Artemisia dracunculus from 1-gallon containers. We do not consider this to be an appropriate application of this species of plant. Final design plans will need to include more woody spreading shrubs and groundcovers for large slope coverage. Artemisia dracunculus is OK in smaller masses mixed in among woody shrub or groundcover massings.

4.Basin Plans on the LCP indicate Iva hayesiana at 15 ft. on-center. This plant tends to spread only 4'-6'wide maximum, and should be shown with a tighter spacing on final design plans.

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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION (cont.) RECOMMND

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 - WQMP ANNUAL INSP FEE RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

90.BS GRADE. 6 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:

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S (cont.) RECOMMND

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 and Safety Department clearance.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

90. PRIOR TO BLDG FINAL INSPECTION

EPD DEPARTMENT

90.EPD. 1

MAP - FENCE INSTALL

RECOMMND

Prior to grading permit final, the fencing described in the approved fencing plan shall be installed. The entire length of the proposed channel; which crosses three separate tract maps, TR36722, TR36687 and TR32151; shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area.

Fencing shall be installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2

MAP BMP - EDUCATION

RECOMMND

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

The developer must provide to the District's PLAN CHECK 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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

(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 occupancy permits for any residential lot exceeding the 80% of the total recorded residential lots within the map or phase within the recorded map prior to the District's acceptance of the drainage system for operation and maintenance.

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - BLOCK WALL ANTIGRAFFITI RECOMMND

All required walls 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 - 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

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 MAP - QUIMBY FEES (2) (cont.) RECOMMND

Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley-Wide Recreation and Park District County of Riverside Economic Develoment Agency (EDA) for CSA No. 103.

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. 6 MAP - ROOF RUN-OFF DISCHARGE RECOMMND

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.6 cres (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.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP - STREET LIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 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 of those lots where the Developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

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

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

90.TRANS. 4 MAP - R & B B D RECOMMND

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "D" of the Southwest Road and Bridge Benefit District.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

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.
- 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.

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 MAP - 80% COMPLETION (cont.) RECOMMND

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. 6 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 Keller Road, McColery Road and west side of Fields Drive (from Koon Street to "I" Street).

90.TRANS. 7 MAP - LC LNDSCP INSPECT DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 8 MAP - LNDSCP INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever

TRACT MAP Tract #: TR36722

Parcel: 476-010-028

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - LNDSCP INSPECTION RQMT (cont.) RECOMMND

occurs first and comply with the Transportation Department 80,TRANS. _____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. _____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department 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 Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 9 MAP - LC COMPLY W/LNDSCP/IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

90.TRANS. 10 MAP - TS/INSTALLATION RECOMMND

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

None

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

DATE: April 18, 2014

TO

Riv. Co. Transportation Dept.	Riv. Co. Environmental Programs Dept.	Riverside County Recreation & Parks District
Riv. Co. Environmental Health Dept.	P.D. Geology Section-D. Jones	Supervisor Stone (3rd District)
Riv. Co. Flood Control District	P.D. Landscaping Section-Mark Hughes	Commissioner Petty (3rd District)
Riv. Co. Fire Dept.	P.D. Archaeology Section-Heather Thomson	EMWD
Riv. Co. Building & Safety – Grading	Riv. Co. Sheriff's Department	Southern California Edison Co.
Riv. Co. Building & Safety – Plan Check	Riv. Co. Waste Resources Management Dept.	Southern California Gas Co.
Riv. Co. Parks & Open Space District		

SPECIFIC PLAN AMENDMENT NO. 286A6, CHANGE OF ZONE NO. 7823, TENTATIVE TRACT MAP NO. 36722, Applicant: French Valley Acres, LLC — Third/Third Supervisorial District **Location:** Northerly of Koon Street, easterly of Winchester Road and westerly of Coventry Lane **REQUEST:** The **Specific Plan Amendment** proposes Amendment No. 6 to the Winchester 1800 Specific Plan to accommodate a proposed lower-density residential subdivision within Planning Area 1 (Very-High Density Residential), Planning Area 2A (Conservation/Drainage), Planning Area 3 (Park), and Planning Area 6 (School) and to modify the terminology for the Land Uses to match the General Plan. The **Change of Zone** proposes text changes to the Specific Plan Zoning Ordinance for the Winchester 1800 Specific Plan and to formalize all the Planning Area boundaries for Planning Area 1, Planning Area 2A, Planning Area 3, Planning Area 6, and Planning Area 52A & 52B needed for the Tentative Tract Map. The **Tentative Tract Map** proposes a Schedule A subdivision of 37.52 acres into 166 lots, 146 residential lots and the remainder as designated lots for a flood channel easement, drainage easements, public right-of-way easements and open space.

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC meeting on 5/22/14**. 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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 **Lisa Edwards**, Project Planner, at **(951) 955-1888** or email at ledwards@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.

LAND DEVELOPMENT COMMITTEE
2nd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: August 6, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
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 - Mark Hughes
Riverside County Recreation & Parks District

SPECIFIC PLAN AMENDMENT NO. 286A6, SCREEN CHECK NO. 1, CHANGE OF ZONE NO. 7823, and TENTATIVE TRACT MAP NO. 36722 Amended No. 1, Applicant: French Valley Acres, LLC — Third/Third Supervisorial District **Location:** Northerly of Koon Street, easterly of Winchester Road and westerly of Conventry Lane **REQUEST:** The **Specific Plan Amendment** proposes Amendment No. 6 to the Winchester 1800 Specific Plan to accommodate a proposed lower-density residential subdivision within Planning Area 1 (Very-High Density Residential), Planning Area 2A (Conservation/Drainage), Planning Area 3 (Park), and Planning Area 6 (School) and to modify the terminology for the Land Uses to match the General Plan. The **Change of Zone** proposes text changes to the Specific Plan Zoning Ordinance for the Winchester 1800 Specific Plan and to formalize all the Planning Area boundaries for Planning Area 1, Planning Area 2A, Planning Area 3, Planning Area 6, and Planning Area 52A & 52B needed for the Tentative Tract Map. The **Tentative Tract Map** proposes a Schedule A subdivision of 37.52 acres into 166 lots, 146 residential lots and the remainder as designated lots for a flood channel easement, drainage easements, public right-of-way easements and open space.

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on 8/28/14**. 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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 **Lisa Edwards**, Project Planner, at **(951) 955-1888** or email at ledwards@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.

LAND DEVELOPMENT COMMITTEE
3rd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 14, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
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-Mark Hughes
P.D. Archaeology Section-Heather Thomson

SPECIFIC PLAN NO. 286, AMENDMENT NO. 6, SCREEN CHECK NO. 2, CHANGE OF ZONE NO. 7823, TENTATIVE TRACT MAP NO. 36722, AMENDED NO. 2 – Applicant: French Valley Acres, LLC – Engineer/Representative: Hunsaker and Associates – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Very High Density Residential (CD: VHDR) (14-20 D.U./Ac.), Open Space: Conservation (OS:C), and Open Space: Recreation (OS:R) – Location: Northerly of Koon Street, southerly of Keller Road, easterly of Winchester Road, and westerly of Coventry Lane – 40.6 Gross Acres - Zoning: Specific Plan (SP No. 286 (Winchester 1800) – **REQUEST:** The **Specific Plan Amendment** proposes Amendment No. 6 to the Winchester 1800 Specific Plan to accommodate a proposed lower-density residential subdivision within Planning Area 1 (Very-High Density Residential), Planning Area 2A (Conservation/Drainage), Planning Area 3 (Park), and Planning Area 6 (School) and to modify the terminology for the Land Uses to match the General Plan. The **Change of Zone** proposes text changes to the Specific Plan Zoning Ordinance for the Winchester 1800 Specific Plan and to formalize all the Planning Area boundaries for Planning Area 1, Planning Area 2A, Planning Area 3, Planning Area 6, and Planning Area 52A & 52B needed for the Tentative Tract Map. The **Tentative Tract Map** is a Schedule A subdivision of 40.6 acres into 166 lots, 146 residential lots and the remainder as designated lots for a flood channel easement, drainage easements, public right-of-way easements and open space. –APN: 476-010-027 and 476-010-028

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on November 6, 2014.** 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. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

Transportation, Env. Health, Fire, Building & Safety Grading & Plan check, EPD, Geo., Archaeo., Landscape

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 **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at dabraham@rcplma.org / **MAILSTOP# 1070.**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

LAND DEVELOPMENT COMMITTEE
3rd CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: January 14, 2015

TO

Riv. Co. Transportation Dept.
Riv. Co. Flood Control

TENTATIVE TRACT MAP NO. 36722, AMENDED NO. 2 – Applicant: French Valley Acres, LLC – Engineer/Representative: Hunsaker and Associates – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.), Community Development: Very High Density Residential (CD: VHDR) (14-20 D.U./Ac.), Open Space: Conservation (OS:C), and Open Space: Recreation (OS:R) – Location: Northerly of Koon Street, southerly of Keller Road, easterly of Winchester Road, and westerly of Coventry Lane – 40.6 Gross Acres - Zoning: Specific Plan (SP No. 286 (Winchester 1800) – **REQUEST:** The **Tentative Tract Map** is a Schedule A subdivision of 40.6 acres into 166 lots, 146 residential lots and the remainder as designated lots for a flood channel easement, drainage easements, public right-of-way easements and open space. – APN: 476-010-027 and 476-010-028 – Concurrent Cases: SP00286A6 and CZ07823

Please review the attached map(s) and/or exhibit(s) for the above-described project. Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at **dabraham@rctlma.org / MAILSTOP# 1070**.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

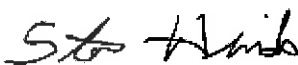
TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: November 5, 2014
To: Damaris Abraham
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502
Fax: (951) 955-8631

From: 
Steven D. Hinde, REHS, CIH
Senior Industrial Hygienist
Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Ste. 200
Riverside, California 92501
(951) 955-8980
Fax: (951) 955-8988



Project Reviewed: Tract Map No. 36722
Reference Number: SR 31170
Applicant: Van Daele Development Corp.
2900 Adams Street, Ste. C-25
Riverside, CA 92504
Noise Consultant Mastre Greve Associates
1970 Fairchild Road, Ste. 230
Irvine, CA 92612
Review Stage: First Review

Information Provided: "Noise Assessment for the Tract 36772, County of Riverside"
dated July 16, 2014 Project # 555901

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 32,700 assumed for Winchester Road (the County General Plan classifies Winchester Road an "Expressway". ADT design capacity of 20,700 assumes Keller Road Ave. (the County General Plan classifies Keller Road. as "secondary" roadways) quoted from the "Southwest Area Plan Circulation, Volume 1 - Figure 7, dated August 2003".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Expressway Highways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	92	69.5	12.9	9.6
Med. Truck	3	1.44	0.06	1.5
Heavy Truck	5	2.4	0.1	2.5

For Secondary 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.
4. The distance from the center of Winchester Road and Keller Road to the nearest building face is estimated to be over 390 feet and 70 feet respectively.
5. Modeling for Winchester Road was done using a "soft site" and Keller Road was done using "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:

With minor changes the consultant's report is adequate. Based on our calculations the wall heights recommended should provide sufficient attenuation to reduce exterior roadway noise levels to below 65 Ldn. The recommendations below should reduce the interior noise levels to at or 45 Ldn (CNEL).

Recommendations:

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

Six foot high (noise barriers) masonry block walls or combination berm and block wall shall be constructed along the backyards of lots 8, 11 - 45 facing **Keller Road**.

(Height taken from page 15 and Exhibit 7 of the Acoustical Report, see attachment)

These walls shall be erected so that the top of each wall extends at least 6 feet above the pad elevation of the shielded lot. In cases where the road is elevated above the pad, the wall shall extend at least 6 feet above the highest point between the houses and the road.

2. Our Department must receive, review and approve a final acoustical report addressing indoor noise impacts prior to pulling building permits. The exterior unmitigated impact (second stories) for Winchester Road is approximately 64 Ldn, and Keller Road is approximately 71 Ldn. Home design must be shown to reduce interior noise to at or below 45 Ldn for those homes along Winchester Road and Keller Road.

Construction –Related Mitigation Measures:

3. 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.

4 All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.

5. 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 site.

6. In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.

7. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.

8. If blasting is required, blasts should be restricted to the hours of 8 a.m. to 5 p.m.



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

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

July 8, 2014

Chairperson:
Germaine Arenas

Vice Chairperson:
Mary Bear Magee

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

Director:
Gary DuBois

Coordinator:
Paul Macarro

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Ms. Lisa Edwards
Project Planner
County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to SB 18 for the Specific Plan 286 Amendment No. 6

Dear Ms. Edwards:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government in response to the SB 18 notice provided by the County of Riverside, dated April 22, 2014, which was received in our office May 1, 2014. Please note that the law requires the lead agency to provide notice to Tribes whose aboriginal territory might be impacted by general or specific plans or the associated amendments, and requires a 90-day period for the Tribes to request consultation on the proposed project; not for completion of such consultation. (See Cal. Govt. C. §65352.3(a)(2).) The only way for a shorter time frame is if it is requested and the Tribe provides written approval of the request. Therefore, because no shortened timeframe has been requested, the Tribe is submitting these comments in a timely manner.

This letter serves as the Tribe's formal request for consultation under SB 18 for this Project. At this time, we do not have sufficient information to engage in meaningful consultation, as required by SB 18. As such, the Tribe hereby invokes its right to consult with County of Riverside under SB 18 and after reviewing the information requested below, we may request additional consultation, including a face-to-face meeting.

The Tribe formally requests, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélvál* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area. During our consultation we will provide more specific, confidential information on the resources located on and near this Project.


The Tribe has not received any environmental documents on this Project to date. Please provide us copies of the archaeological study, geotechnical report, the Initial Study, site plan for the proposed lower-density residential subdivision as soon as possible so that we may review them prior to our initial SB 18 meeting.

As you know, the SB 18 consultation process is ongoing and continues for the duration of the Project. As such, under both CEQA and SB 18 we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed. Further, we hope to assist the County of Riverside with ensuring that the Project is designed to avoid impacts to cultural resources, as mandated by CEQA, in addition to developing mitigation measures addressing the culturally appropriate and respectful treatment of human remains, cultural resources and inadvertent discoveries.

In addition to those rights granted to the Tribe under SB 18, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

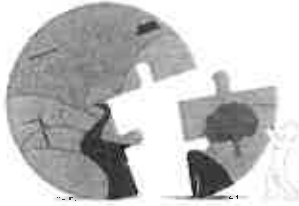
The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8113 or at eozdil@pechanga-nsn.gov once you have had a chance to review these comments to schedule our consultation meeting. Thank you.

Sincerely,



Tuba Ebru Ozdil
Planning Specialist

cc: Pechanga Office of the General Counsel



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00286A/C207823/TR36722 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: FRENCH VALLEY ACRES LLC
C/O VAN DAELE DEV CORP E-Mail: escheck@vandaele.com
ATTN: ERIC SCHECK

Mailing Address: 2900 ADAMS ST C-25
RIVERSIDE ^{Street} CA 92504
_{City} _{State} _{ZIP}

Daytime Phone No: (951) 354-2121 x129 Fax No: (951) 354-2996

Engineer/Representative's Name: HUNSAKER & ASSOC. E-Mail: bhay@hunsaker.com

Mailing Address: 2900 ADAMS ST A-15
RIVERSIDE ^{Street} CA 92504
_{City} _{State} _{ZIP}

Daytime Phone No: (951) 509-7023 Fax No: (951) 352-8269

Property Owner's Name: SABA & SHIRLEY SABA E-Mail: N/A

Mailing Address: 41309 AVENIDA BIONA
TEMECULA ^{Street} CA 92591
_{City} _{State} _{ZIP}

Daytime Phone No: (951) 676-1602 Fax No: (951) 699-7307

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

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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.

ERIC SCHECK

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.

SEE ATTACHED

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): 476-010-027 AND 476-010-028

Section: 28 Township: T6S Range: R2W

Approximate Gross Acreage: 37.52
~~40.00~~ AC



March 11, 2014

RE: Letter of Authorization
APN 476010028-4 & 476010027-3

To Whom It May Concern:

Please allow this letter to serve as written authorization for Eric Scheck, representative of Van Daele Development Corporation, to sign any documents on our behalf as well as act as applicant in regards to our building activities within the County of Riverside.

Thank you.

A handwritten signature in black ink, appearing to read 'Saba A. Saba', is written over a faint, illegible background.

Saba A. Saba
Owner

A handwritten signature in black ink, appearing to read 'Jeffrey M. Hack', is written over a faint, illegible background.

Jeffrey M. Hack
President

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside

Jerri Selway, Notary Public

On March 21, 2014 before me,

Here Insert Name and Title of the Officer

personally appeared

Saba A. Saba

Name(s) of Signer(s)

N/A

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Jerri Selway
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Typed Letter of Authorization

Document Date: 3/12/14 Number of Pages: 1

Signer(s) Other Than Named Above: n/a

Capacity(ies) Claimed by Signer(s)

Signer's Name: Saba A. Saba Signer's Name: _____

Corporate Officer --- Title(s): _____ Corporate Officer --- Title(s): _____

Individual Individual

Partner --- Limited General Partner --- Limited General

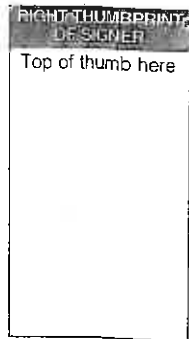
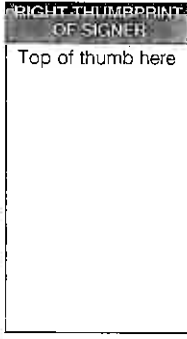
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____



APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of KOON ST, South of KELER RD, East of McCOLERY RD, West of COVENTRY LANE.

Thomas Brothers map, edition year, page number, and coordinates: 2014 899, E3 F3

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):

146 RESIDENTIAL LOTS AND 20 OPEN SPACE LOTS
DRAINAGE CHANNEL

Related cases filed in conjunction with this request:

TENTATIVE TRACT MAP
CHANGE OF ZONE
SPECIFIC PLAN AMENDMENT TO WINCHESTER 1800 (SP 286)

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

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

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: 334,140 cy

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 334,140 cy

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

Import _____ Export 106,410 cy Neither _____
OFFSITE GRADING

What is the anticipated source/destination of the import/export?
adjacent properties to drainage channel

What is the anticipated route of travel for transport of the soil material?
over property

How many anticipated truckloads? TBD truck loads.

What is the square footage of usable pad area? (area excluding all slopes) MIN 5,000 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

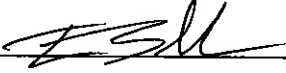
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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.

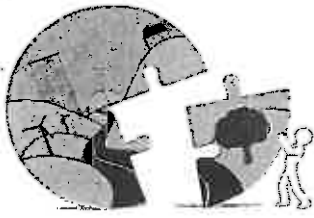
I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

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 3/25/14

Owner/Representative (2) _____ Date _____



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SPECIFIC PLAN LAND USE

CHECK ONE AS APPROPRIATE:

SPECIFIC PLAN

SPECIFIC PLAN AMENDMENT

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP00286A6

DATE SUBMITTED: 03.25.2014

APPLICATION INFORMATION

Applicant's Name: FRENCH VALLEY ACRES LLC
C/O VAN DAELE DEV CORP
ATTN: ERIC SCHECK

E-Mail: escheck@vandaele.com

Mailing Address: 2900 ADAMS ST C-25
RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 354-2121 x 129 Fax No: (951) 354-2996

Engineer/Representative's Name: HUNSAKER & ASSOC E-Mail: Bhay@hunsaker.com

Mailing Address: 2900 ADAMS ST A-15
RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 509-7023 Fax No: (951) 352-8269

Property Owner's Name: SABA & SHIRLEY SABA E-Mail: N/A

Mailing Address: 41309 AVENIDA BIONA
TEMECULLA CA 92591
City State ZIP

Daytime Phone No: (951) 676-1602 Fax No: (951) 699-7307

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

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

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

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APPLICATION FOR SPECIFIC PLAN LAND USE

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.

ERIC SCHECK [Signature]
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.

SEE ATTACHED [Signature]
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

[Signature] [Signature]
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): 476-010-027 AND 476-010-028
Section: 28 Township: T6S Range: R2W
Approximate Gross Acreage: 37.52
40.6 AC
General location (nearby or cross streets): North of KOON ST, South of KELLER RD, East of MCCOLERY RD, West of COVENTRY LANE.

APPLICATION FOR SPECIFIC PLAN LAND USE

3. An 8½" x 11" vicinity map showing the location and names of adjoining streets.
4. One (1) recent (less than one-year old) aerial photograph (minimum size 8½" x 11") of the entire Project Site with the boundary of the site delineated.
5. An 8½" x 11" topographic map (U.S. Geological Survey quadrangle map) with the site boundaries clearly delineated.
6. Three (3) copies of a Project Description.
7. Three (3) copies of an 8½" x 11" black and white Land Use Plan exhibit.
8. Three (3) copies of a Land Use Table delineating the proposed land uses.
9. The Project Description shall be provided in an electronic format (Microsoft Word.) Digital images of the aerial photograph and the U.S.G.S. quadrangle map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF.) The data shall be submitted on either compact disc (CD) or floppy disk(s).
10. Applicable deposit-based fees.

SPECIFIC PLAN AMENDMENT

In addition to the items describe above in the Specific Plan Filing package requirements, Specific Plan Amendment applications must clearly delineate and describe the extent of the proposed modifications to the adopted Specific Plan. An Amended Land Use Plan and Table shall be prepared, identifying all of the existing entitlements by Planning Area, together with the proposed amendment (expansion or reduction of the Specific Plan and/or Planning Areas, and/or the creation of new Planning Areas, or modifications to policies or development standards set forth in the adopted Specific Plan.

If, during the Preliminary Review of the Specific Plan project, in accordance with California Code of Regulations, Title 14, Chapter 3, Section 15060), or at the conclusion of an initial study [Environmental Assessment] (Sections 15063 and 15064) for the project, it is determined that the proposed Specific Plan has the potential to create a significant impact upon the environment; an Environmental Impact Report (EIR) shall be prepared (Section 15081 et seq.) In accordance with Riverside County Board of Supervisors policy, the applicant shall select an EIR Consultant from the County's List of Qualified EIR Consultants to prepare the EIR. The project applicant, the EIR Consultant, and the County shall enter into a Memorandum of Understanding (MOU) in regards to the preparation and handling of said EIR. The list of Qualified of Environmental Impact Report Consultants can be viewed and downloaded from the Planning Department's web page.

The EIR Consultant, in coordination with the Planning Department, shall then begin preparation of the CEQA document and a screen-check specific plan document, along with Technical Appendices, to be submitted to the Planning Department for review by the various County Departments and Agencies involved in the development review process.

CC JNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department

Ron Goldman - Planning 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: _____

DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: FRENCH VALLEY ACRES LLC
C/O VANDAELE DEV CORP
ATTN: ERIC SCHECK

E-Mail: escheck@vandaele.com

Mailing Address: 2900 ADAMS ST C-25

RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 354-2121 x129 Fax No: (951) 354-2996

Engineer/Representative's Name: HUNSAKER & ASSOC E-Mail: bhay@hunsaker.com

Mailing Address: 2900 ADAMS ST A-15

RIVERSIDE CA 92504
City State ZIP

Daytime Phone No: (951) 509-7023 Fax No: (951) 352-8269

Property Owner's Name: SABA & SHIRLEY SABA E-Mail: N/A

Mailing Address: 41309 AVENIDA BIONA

TEMECULA CA 92591
City State ZIP

Daytime Phone No: (951) 676-1602 Fax No: (951) 699-7307

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

Riverside Office · 4080 Lemon Street, 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

APPLICATION FOR CHANGE OF ZONE

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.

ERIC SCHECK [Signature]
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.

SEE ATTACHED _____
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.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 476-010-027 AND 476-010-028
Section: 28 Township: T6S Range: R2W
Approximate Gross Acreage: 37.52
~~40.16~~ AC
General location (nearby or cross streets): North of KOON ST, South of
KELLER ROAD, East of MCCOLERY RD, West of COVENTRY LANE.
Thomas Brothers map, edition year, page number, and coordinates: 2014 899, E3 F3

APPLICATION FOR CHANGE OF ZONE

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

CHANGE OF ZONE TO ALLOW FOR THE DEVELOPMENT OF MEDIUM HIGH
DENSITY RES. (MHDR) UTILIZING 5,000 SF LOTS WITHIN PLANNING
AREAS 1, 2A, 3, THE NORTHERN HALF OF 6 AND PART OF
7 OF THE WINCHESTER 1800 SPECIFIC PLAN

Related cases filed in conjunction with this request:

TENTATIVE TRACT MAP
CHANGE OF ZONE
SPECIFIC PLAN AMENDMENT TO WINCHESTER 1800 (SP 286)



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning 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.

SP00286A6/CZ07823/TR36722

Project Title/Case Numbers

Damaris Abraham
County Contact Person

(951) 955-5719
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

French Valley Acres, LLC
Project Applicant

2900 Adams St, C-25, Riverside, CA 92504
Address

The project is located northerly of Safflower Street, southerly of Keller Road, easterly of Highway 79, and westerly of Washington Street.

Project Location

SP00286A6 proposes to amend the Winchester 1800 Land Use Plan as it applies to approximately 105.5 acres of the project site. As part of the amendment, Planning Areas 1, 5A, 6, and 7 would be renumbered as Planning Areas 1, 3, 5A, 6, 7, 52A, and 52B. The amendment also proposes to realign a portion of Keller Road to provide a 90-degree intersection with Winchester Road along the westbound approach and accommodate a proposed lower-density residential subdivision. CZ07823 proposes text changes to the Specific Plan Zoning Ordinance and to formalize all the Planning Area boundaries for Planning Areas 1, 2A (portion), 3, 6, 52A, and 52B needed for the Tentative Tract Map. TR36722 is a Schedule "A" subdivision of 40.6 acres into 146 single-family residential lots, six (6) basin/drainage/water quality lots, two (2) flood control channel lots, 10 open space/landscape lots, three (3) open space/landscape/access lots, and on-site public roads.

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 have a significant effect on the environment.
2. An Addendum to Certified EIR No. 374 was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$50.00) and reflect the independent judgment of the Lead Agency.
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 adopted for EIR No. 439.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, 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: _____

DM/dm Revised 3/27/2015

Y:\Planning Case Files-Riverside office\SP00286A6\PC-BOS Hearings\PC\SP286A6.CZ7823.TR36722.NOD Form.docx

Please charge deposit fee case#: ZEA42681 ZCFG6063

FOR COUNTY CLERK'S USE ONLY

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

The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506

City of Temecula
ATTN: Gary Thornbill
43200 Business Park Dr.
P.O. Box 9033
Temecula, CA 92589-9033

Hemet Unified School District
2350 W. Latham Ave.
Hemet, CA 92545-3654

Eastern Municipal Water District
Attn: Elizabeth Lovsted
2270 Trumble Rd.
P.O. Box 8300
Perris, CA 92570

Pechanga Cultural Resources
Temecula Band of Luiseño Mission
Indians
P. O. Box 2183
Temecula, CA 92593

Applicant:
French Valley Acres, LLC
c/o Van Daele Development, Corp.
Attn: Eric Sheck
2900 Adams St, C-25
Riverside, CA 92504

Engineer:
Hunsker & Associates
2900 Adams St, A-15
Riverside, CA 92504

Owner:
Saba and Shirley Saba
41309 Avenida Biona
Temecula, CA 92591

Applicant:
French Valley Acres, LLC
c/o Van Daele Development, Corp.
Attn: Eric Sheck
2900 Adams St, C-25
Riverside, CA 92504

Engineer:
Hunsker & Associates
2900 Adams St, A-15
Riverside, CA 92504

Owner:
Saba and Shirley Saba
41309 Avenida Biona
Temecula, CA 92591

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1403023

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: FRENCH VALLEY ACRES LLC \$50.00
paid by: CK 1167
EA42681
paid towards: CFG06063 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 25, 2014 15:55
MGARDNER posting date Mar 25, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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