



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

SEPTEMBER 30, 2015

**PLANNING
COMMISSIONERS
2015**

1st District
Charissa Leach
Vice Chairman

2nd District
Aaron Hake

3rd District
Ruthanne Taylor
Berger

4th District
Bill Sanchez

5th District
Mickey Valdivia
Chairman

Planning Director
Steven Weiss, AICP

Legal Counsel
Michelle Clack
Deputy
County Counsel

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

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

Should an applicant or any interested party wish to present a PowerPoint presentation, or electronic or digital material, it must be provided by the Project Planner 48-hours in advance of the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)

1.1 **NONE**

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

2.1 **NONE**

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:**3.1 NONE****PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:****4.1 ITEM REMOVED FROM THE AGENDA**


4.2 CHANGE OF ZONE NO. 7843 AND TENTATIVE TRACT MAP NO. 36639 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kevin and Pauline Doan – Engineer/Representative: Adkan Engineers – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northeast corner of Nandina Avenue and Washington Street – 74.8 Gross Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – **REQUEST:** The Change of Zone proposes to change the zoning classification of the project site from Residential Agricultural – 1 Acre Minimum (R-A-1) to Residential Agricultural (R-A-1)– 1 Acre Minimum and Residential Agricultural – 10 Acre Minimum (R-A-10). The Tentative Tract Map is a schedule “B” subdivision of 74.8 acres into 52 residential lots. Lots 1 through 50 will have a minimum lot size of one acre and lots 51 and 52 will have a minimum lot size of 10 acres. In addition, the project scope involves an exception to Ordinance No. 460, Section 3.8.C (lot depth to width ratio) for lots 37, 38, 39, and 40 due to topographical constraints. Project Planner: Peter Lange at (951) 955-1417 or email plange@rctlma.org.

4.3 SPECIFIC PLAN NO. 286, SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 7829, AND TENTATIVE TRACT MAP NO. 36687 – Consider an Addendum to Certified EIR – Applicant: Keith Gardner – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Open Space: Conservation (OS:C) as reflected on the Specific Plan Land Use Plan of SP 286 – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of Winchester Road, and westerly of Woodshire Drive – 1,656 Gross Acres (20.3 Acres for the Tentative Tract Map) – Zoning: Specific Plan (SP No. 286 [Winchester 1800]) – **REQUEST:** Specific Plan No. 286, Substantial Conformance No. 3, proposes to reduce the amount of acres within Planning Area 7 from 21.1 acres to 15.4 acres by designating a larger area to Planning Area 2A (which is designated Open Space: Conservation Drainage). The land use designation for Planning Area 7 will remain as Medium Density Residential (MDR). The project also proposes to increase the acreage for Planning Area 8 from 29.1 to 32.7 (an increase of 3.6 acres) and proposes to reduce the acreage for Planning Area 9 from 29.7 to 19.9. As a result of these changes Planning Area 2A would increase from 15.6 acres to 27.4 acres. The total number of residential dwelling units within the Specific Plan will decrease from 4,720 to 4,710. Change of Zone No. 7829 proposes to modify the existing Specific Plan zoning ordinance text to allow for 71 units in Planning Area 7 with a minimum lot size of 5,000 sq. ft. The number of units previously allowed was 85 units and it is being reduced to 75. The change of zone will also formalize the Planning Area boundaries for the reconfigured Planning Areas 2A and 7. Tentative Tract Map No. 36687 is a Schedule A subdivision of 20.27 acres into 71 residential lots with a minimum lot size of 5,000 sq. ft. and 14 open space lots. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

5.0 WORKSHOPS:**6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA****7.0 DIRECTOR'S REPORT****8.0 COMMISSIONERS' COMMENTS**

Agenda Item No.: 4.2
Area Plan: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisorial District: First
Project Planner: Peter Lange
Planning Commission: September 30, 2015

CHANGE OF ZONE NO. 7843
TENTATIVE TRACT MAP NO. 36639
EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C
ENVIRONMENTAL ASSESSMENT NO. 42663
Applicant: Kevin and Pauline Doan
Engineer/Representative: Adkan Engineers


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7843 proposes to change the zoning classification of the project site from Residential Agricultural-1 Acre Minimum (R-A-1) to Residential Agricultural-1 Acre Minimum (R-A-1) and Residential Agricultural-10 Acre Minimum (R-A-10).

TENTATIVE TRACT MAP NO. 36639 is a schedule "B" subdivision of 74.8 acres into fifty two (52) residential lots. Lots 1 through 50 will have a minimum lot size of one acre and lots 51 and 52 will have a minimum lot size of 10 acres.

EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C requests an exception to the lot depth to width ratio of 1 to 4 for lots numbers 37, 38, 39, and 40 due to topographical constraints.

The proposed project is located in the Woodcrest community. More specifically, the project site is located easterly of Washington Street, southerly of Mariposa Avenue, northerly of Nadina Avenue, and westerly of Porter Avenue.

ISSUES OF POTENTIAL CONCERN:

Lot Dimension Consistency:

Outlined in Riverside County Ordinance No. 460, Section 3.8.C, the length of a residential lot cannot exceed four times the width. This standard is required for residential lots that are 18,000 square feet or greater. Residential lots 37 through 40 do not conform to this development standard due to the topographical constraint of large slopes at the rear of each lot. The length and width requirement will only be exceeded on one side of each lot and the useable pad to width ratio for each lot shall meet the minimum ratio requirements. As a result of the topographical constraint (steep slopes), the applicant has requested that lots 37 through 40 be exempt from the minimum depth to width ratio requirement.

SUMMARY OF FINDINGS:

- Existing General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC:VLDR)(1 acre minimum) and Rural-Rural Mountainous (R:RM)(10 acre minimum)
- Surrounding General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC:VLDR) to the north, south, east, and west.

3. Proposed Zoning (Ex. #2): Residential Agricultural-1 Acre Minimum (R-A-1) and Residential Agricultural-10 acre minimum (R-A-10)
4. Surrounding Zoning (Ex. #2): Residential Agricultural- 1 acre minimum (R-A-1) and Residential Agricultural- 30,000 square foot minimum (R-A-30000) to the west, Residential Agricultural- 30,000 square foot minimum (R-A-30000) and Residential Agricultural- 20,000 square foot minimum (R-A-20000) to the north, Light Agriculture- 10 acre minimum (A-1-10) and Light-Agriculture- 1 acre minimum (A-1-1) to the east, and Residential Agricultural- 1 acre minimum (R-A-1) to the south.
5. Existing Land Use (Ex. #1): Agriculture fields and vacant property.
6. Surrounding Land Use (Ex. #1): Single family residential and vacant property to the east and west and single family residential to the south and north.
7. Project Data:
Total Acreage: 74.8
Total Proposed Lots: 52
Proposed Min. Lot Size (Lot 1-50): 1 acre
Proposed Min. Lot Size (Lot 51-52): 10 acre
Schedule: B
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

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

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42663, 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. 7843 to change the zoning of the project site from Residential Agricultural 1 Acre Minimum (R-A-1) to Residential Agricultural 1 Acre Minimum (R-A-1) and Residential Agricultural 10 Acre Minimum (R-A-10) in accordance with Exhibit #3, subject to adoption of the zoning ordinance by the Board of Supervisors; and, ; and,

APPROVE THE EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C (lot depth to width ratio) for lots 37, 38, 39, and 40 based upon the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE TRACT MAP NO. 36639 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR)(1 acre minimum) and Rural: Rural Mountainous (R:RM)(10 acre minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The project is consistent with the current Land Use designation of Rural Community: Very Low Density Residential (RC:VLDR)(1acre minimum) and Rural: Rural Mountainous (R:R)(10 acre minimum). More specifically, lots 1 through 50 has a current land use designation of Rural Community: Very Low Density Residential (RC:VLDR). This land use designation is intended for detached single family residential dwellings on large parcels of 1 to 2 acres in size. With lots 1 through 50 intended for detached single family residential dwellings on a lots size of 1 acre minimum, the residential lots are consistent with the Very Low Density Residential (RC: VLDR) land use designation.

Lot 51 and 52 have a current land use designation of Rural: Rural Mountainous (R:RM). The current land use designation is intended for single-family residential uses with a minimum lot size of 10 acres. Lots 51 and 52 are intended for detached single-family residential dwellings with a minimum lot size of 10 acres and in result, residential lots 51 and 51 are consistent with the Rural: Rural Mountainous (R:RM) land use designation.

3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) to the north, south, east, and west.
4. The proposed zoning for residential lots 1 through 50 will be Residential Agricultural-1 Acre Minimum (R-A-1) and lot 51 and 52 will have a zoning classification of Residential Agricultural-10 Acre Minimum (R-A-10).
5. The project site is surrounded by properties which are zoned Residential Agricultural- 1 Acre Minimum (R-A-1) and Residential Agricultural- 30,000 square foot minimum (R-A-30000) to the west, Residential Agricultural- 30,000 square foot minimum (R-A-30000) and Residential Agricultural- 20,000 square foot minimum (R-A-20000) to the north, Light Agriculture- 10 Acre Minimum (A-1-10) and Light Agriculture- 1 Acre Minimum (A-1-1) to the east, and Residential Agricultural- 1 Acre Minimum (R-A-1) to the south.
6. The proposed residential lots complies with the development standards for the Residential Agricultural (R-A-1) and Residential Agricultural- 10 acre minimum (R-A-10) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. More specifically:

The development standards for Residential Agricultural (R-A) zoning classification require a minimum lot size of 20,000 square feet. Residential lots 1 through 50 shall have a minimum lot size of one (1) acre and lot 51 and 52 will have a minimum lot size of 10 acres. The proposed project complies with the minimum lot size requirement of the Residential Agricultural (R-A) zoning classification.

The development standards for the Residential Agriculture (R-A) zoning classification requires a minimum lot depth of 150 feet. The proposed project complies with the minimum lot depth requirement of the Residential Agricultural (R-A) zoning classification.

The development standards for the Residential Agricultural (R-A) zoning classification requires a minimum lot width of 100 feet. The proposed residential lots comply with the minimum width requirements of the Residential Agricultural (R-A) zoning classification because the minimum lot width for a residential lot is 100 feet.

7. Located within project vicinity are single family residential dwellings and vacant property to the east and west and single family residential to the south and north.
8. The proposed zoning classification for residential lot 1 through 50 shall be Residential Agricultural-1 acre minimum (R-A-1). The proposed zoning classification is highly consistent with the current land use designation of Rural Community: Very Low Density Residential (RC:VLDR). More specifically, lots which have a land use designation of Very Low Density Residential (VLDR) are required to have a one (1) acre minimum lot size. The proposed zoning classification (R-A-1) requires a one acre minimum lot size and in result, is consistent with the current land use designation.

The proposed zoning classification for residential lot 51 and 52 shall be Residential Agricultural-10 acre minimum (R-A-10). The proposed zoning classification is highly consistent with the current land use designation of Rural: Rural Mountainous (R:RM). More specifically, lots which have a land use designation of Rural Mountainous (RM) are required to have a ten (10) acre minimum lot size. The proposed zoning classification of Residential Agricultural-10 acre minimum (R-A-10) requires a ten (10) acre minimum lot size and in result, is consistent with the current land use designation of Rural: Rural Mountainous (R:RM).

9. As indicated in Environmental Assessment No. 42663, the proposed project is not located within a Criteria Cell of the Western Riverside County Multiple Species Conservation Plan (WRCMSHCP) and as such, is not required to dedicate a portion of the project site for dedication purposes.
10. Section 3.1.C of Ordinance No. 460 provides that exceptions from Ordinance No. 460 requirements related to design of the land division shall be granted only when it is determined that there are special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions, and that the granting of the modification will not be detrimental to the public health, safety, or welfare or be damaging to other property in the vicinity.

Staff reviewed the proposed map and found that lot 37 through 40 will exceed the lot width depth ratio of 4 to 1 listed in Section 3.8.C of Ordinance No. 460. The applicant submitted a request to allow for an exception to Section 3.8.C due to steep slopes located at the rear of each lot and further stated that the lot width to depth ratio will only be exceeded on one side of each lot. Staff had determined that the four (4) lots are topographically constrained due to the steep slopes located at the rear of each lot. In addition, it has been determined that the exception will not be detrimental to the public health, safety, or welfare. More specifically, the steep slopes (3:1) within the project site will be maintained by a Community Facilities District (CFD) rather than the homeowners themselves and development along the slopes will be strictly prohibited. As conditioned, staff found that all other aspects of the project are consistent with the requirements for a Schedule "B" subdivision as well as all other provisions of Ordinance No. 460.

11. The proposed project is located within the Sphere of Influence of Riverside and is required to conform to the County's Memorandum of Understanding (MOU) with that city. During the initial transmittal period dated January 29, 2014, the project was sent to the City of Riverside for comments. The County received comments from the City of Riverside Planning Department on March 5, 2014. In result, the project has complied with the Memorandum of Understanding (MOU) with the City of Riverside.
12. The project site is located within Zone E of the March Air Reserve Base/Inland Port Airport Influence (AIA) and as a result, required review from the Airport Land Use Commission (ALUC). ALUC staff has determined that the proposed Change of Zone application is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
13. The project is located within a State Responsibility Area.
14. This land subdivision has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
15. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
16. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes and green belts.
17. Environmental Assessment No. 42663 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Geology/Soils

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

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) and Rural: Rural Mountainous (R:RM) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Residential Agricultural-1 acre minimum (R-A-1) and Residential Agricultural- 10 acre minimum (R-A-10) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. Permitting an exception from Section 3.8.C of Ordinance 460 for lots 37, 38, 39, and 40 will not be detrimental to the public health, safety, or welfare and it would not be damaging to the other property in the vicinity. In all other aspects the Tentative Tract Map proposal is consistent with the Schedule "B" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. A High Fire Area;
 - c. An Agricultural Preserve;
 - d. Criteria Cell of the WRMSHCP;
 - e. Potential for liquefaction;
 - f. An subsidence area;
 - g. An area affected by soil subsidence;
 - h. An earthquake fault;
3. The project site is located within:
 - a. The City of Riverside Sphere of Influence;
 - b. Airport Influence Area for the March Air Reserve Base;
 - c. Stephens Kangaroo Rat Fee Area;
 - d. Riverside Unified School District;
 - e. Low Paleontological Sensitivity;
 - f. Riverside County Flood Control District;
 - g. A state responsibility area; and,
4. The subject site is currently designated as Assessor's Parcel Numbers 273-310-053 and 273-310-054.

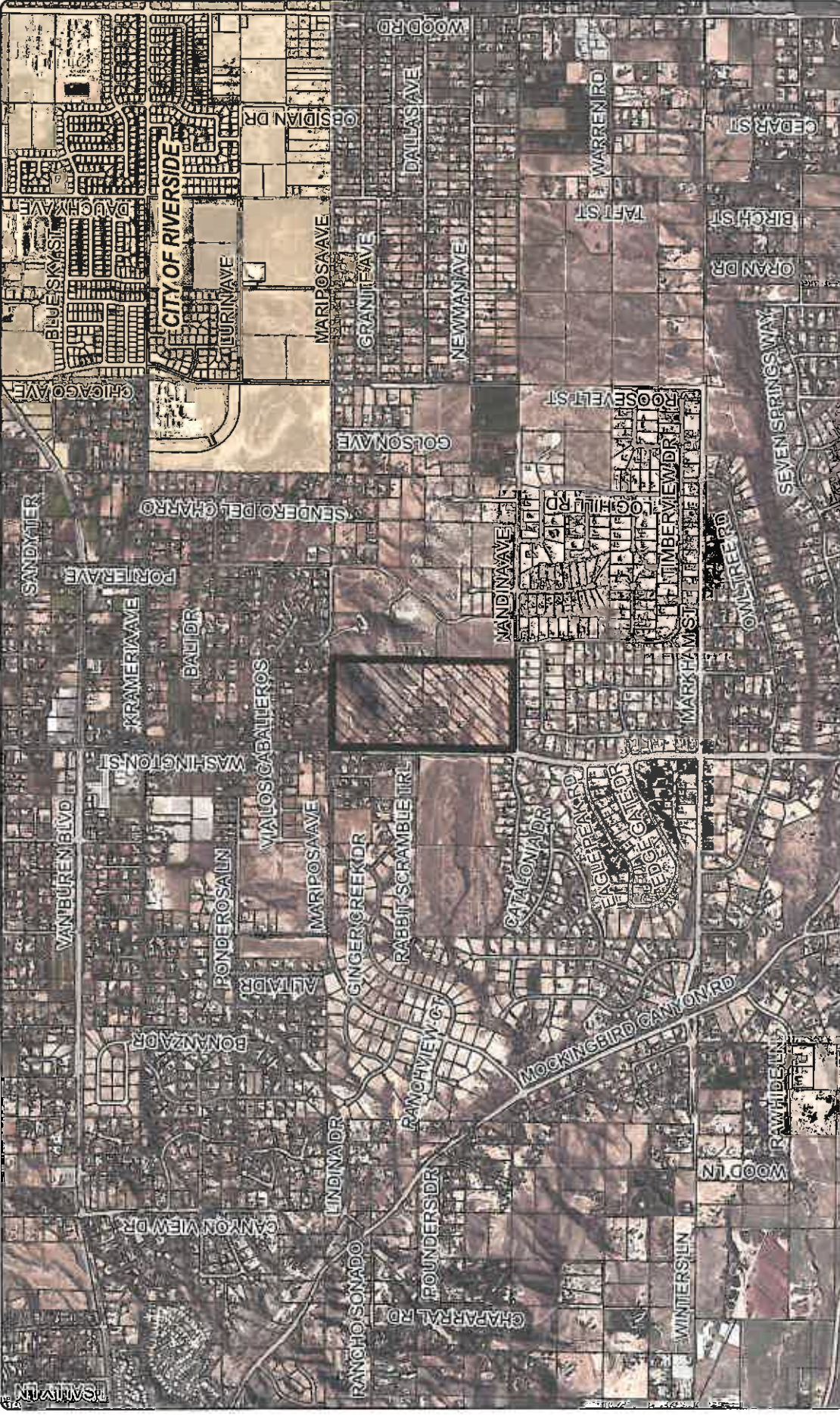
**CHANGE OF ZONE NO. 7843
TENTATIVE TRACT MAP NO. 36639
EXEPTION TO ORDINANCE NO. 460, SECTION 3.8.C
Planning Commission Staff Report: September 30, 2015
Page 7 of 7**

Date Prepared: 01/01/01
Date Revised: 08/27/15

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07843 TR36639
VICINITY/POLICY AREAS

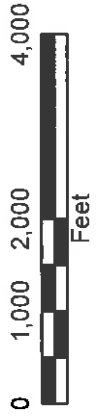
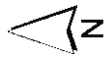
Supervisor Jeffries
 District 1

Date Drawn: 07/30/2015
 Vicinity Map



Zoning District: Woodcrest

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2014, the City of Riverside adopted a new General Plan. The new General Plan may contain different maps or data not provided in this vicinity map. For more information, please contact the Riverside County Planning Department at (951) 952-2400. Website: www.ci.riverside.ca.us

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07843 TR36639

Supervisor Jeffries
District 1

Date Drawn: 07/30/2015
Exhibit 3

PROPOSED ZONING



Zoning District: Woodcrest

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.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

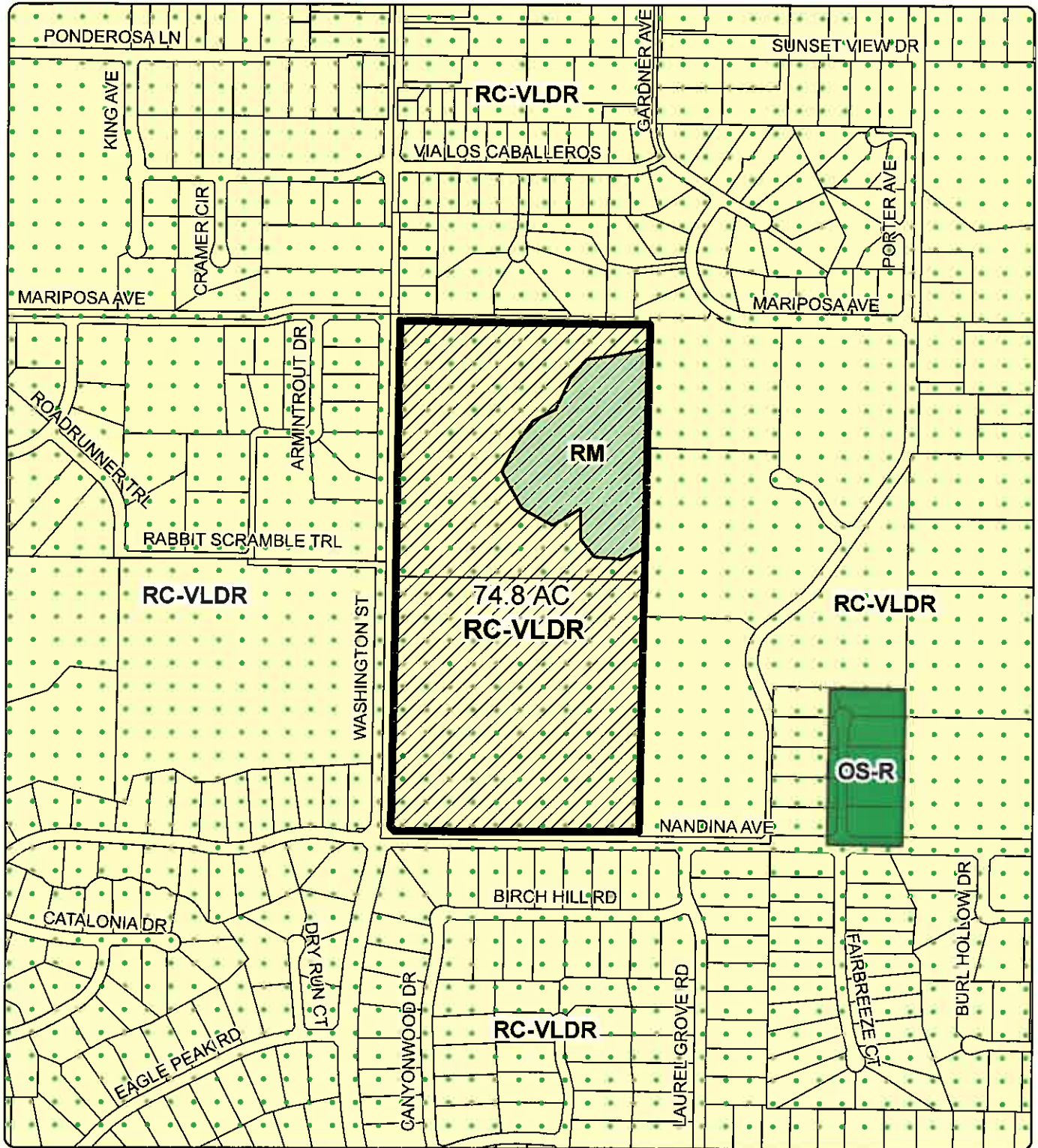
CZ07843 TR36639

EXISTING GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 07/30/2015

Exhibit 5



Zoning District: Woodcrest

Author: Vinnie Nguyen



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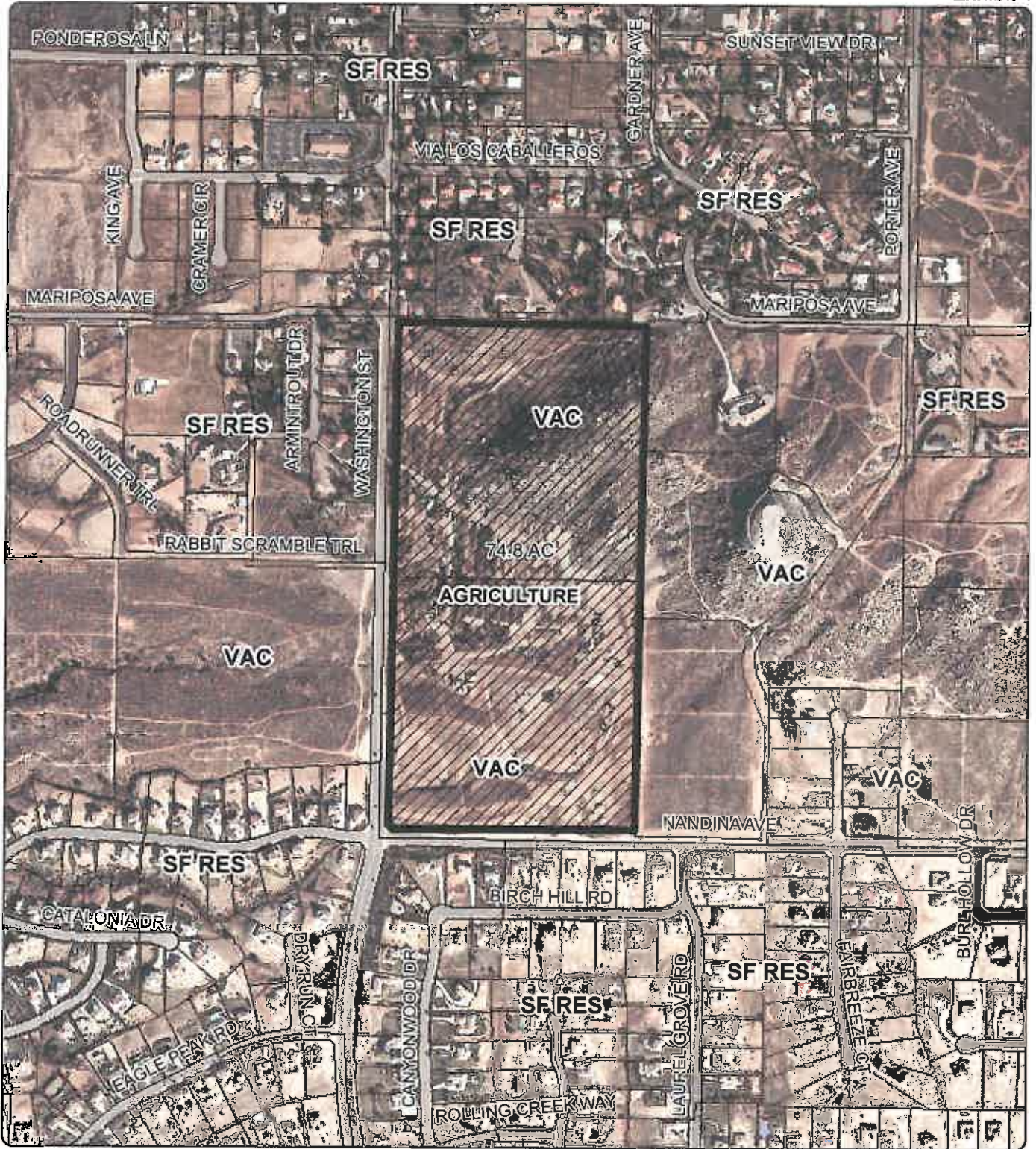
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07843 TR36639

Supervisor Jeffries
District 1

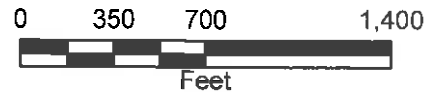
Date Drawn: 07/30/2015
Exhibit 1

LAND USE



Zoning District: Woodcrest

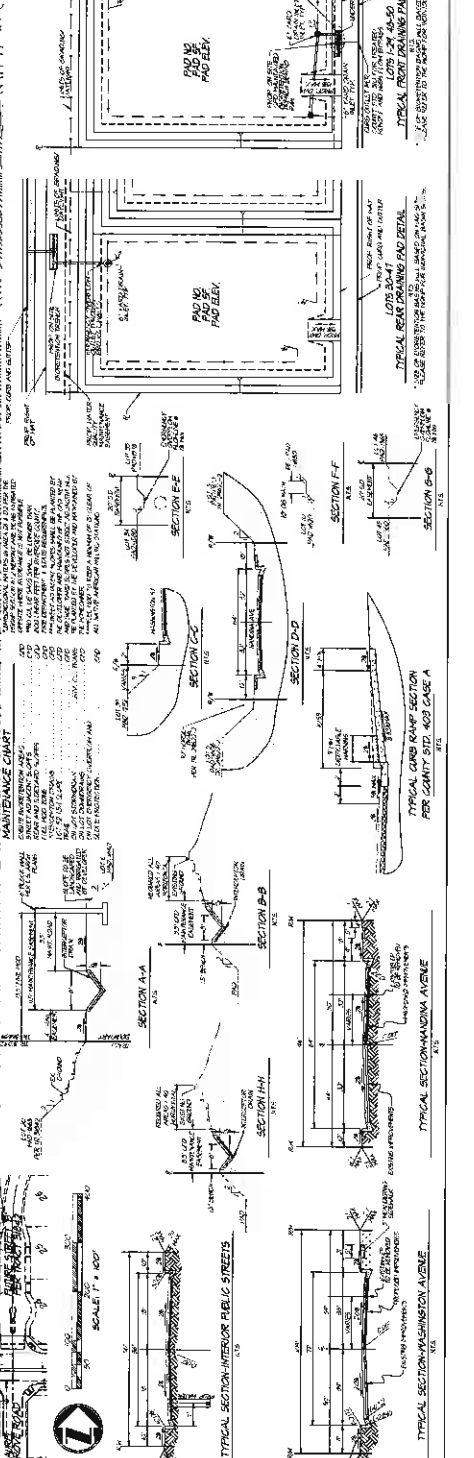
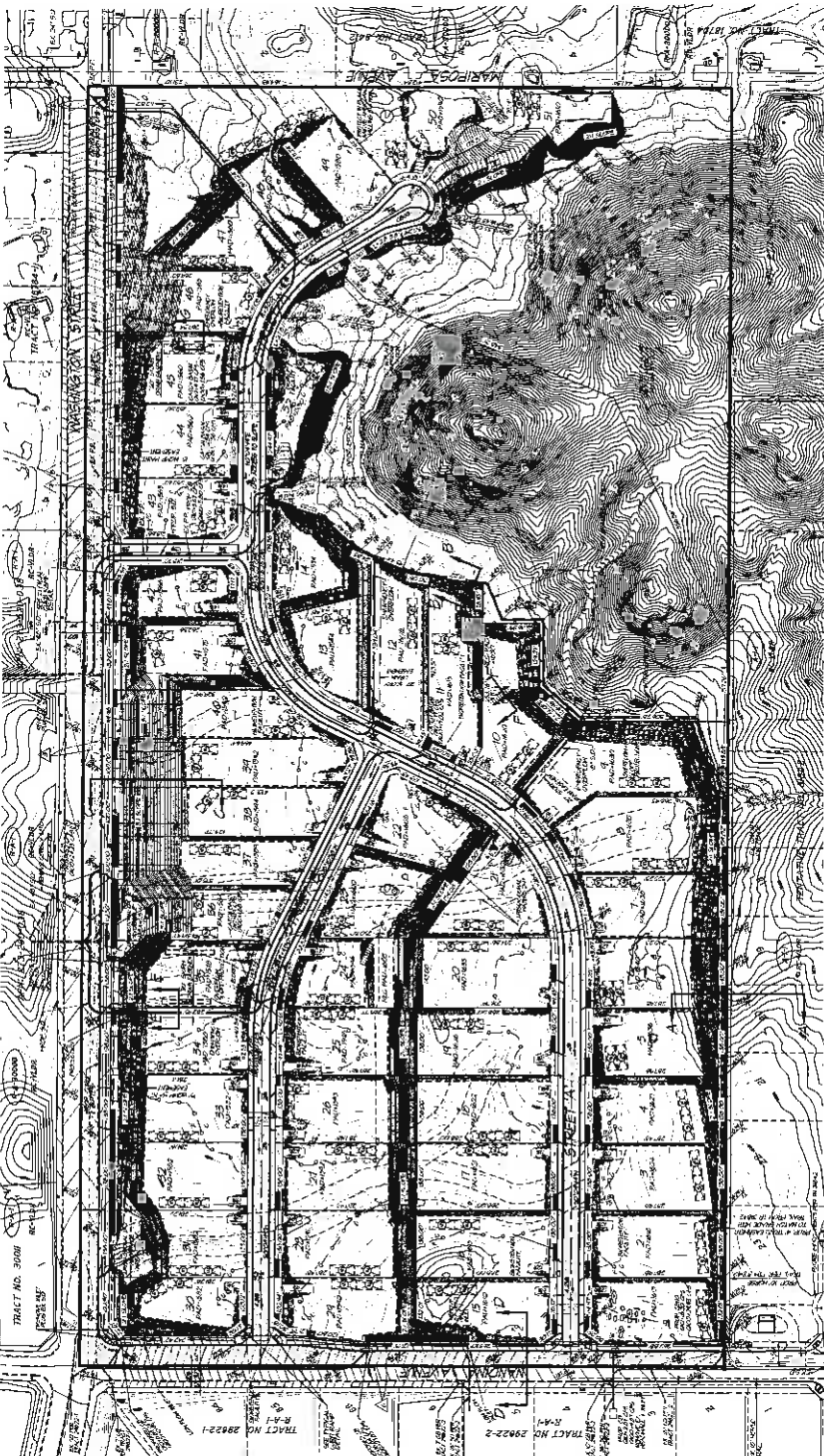
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IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 36639 - AMENDED NO. 3
 THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 12 WEST, COUNTY OF SAN BERNARDINO COUNTY, CALIFORNIA.
 DRAWING 36639-1, PLANS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

EXISTING EASEMENTS
 1. EASEMENTS FOR PUBLIC UTILITY AND SERVICES, EXISTING AND PROPOSED, ARE SHOWN IN BROWN.
 2. SEE PAGE 36639-2 FOR 10' BOUNDARY SETBACK FROM THE FRONT.
 3. ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN IN BROWN.
 4. ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN IN BROWN.
 5. ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN IN BROWN.
 6. ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN IN BROWN.
 7. ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN IN BROWN.
 8. ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN IN BROWN.
 9. ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN IN BROWN.
 10. ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN IN BROWN.



OWNER / APPLICANT
 KEVIN J. PALA LLOYD
 1400 W. 10TH STREET, SUITE 100
 ANAHEIM, CALIFORNIA 92801
 (714) 771-1111

ENGINEER
 JAMES W. HARRIS
 1400 W. 10TH STREET, SUITE 100
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ASSESSORS PARCEL NUMBERS
 20-300-001-001
 20-300-001-002
 20-300-001-003
 20-300-001-004
 20-300-001-005
 20-300-001-006
 20-300-001-007
 20-300-001-008
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 20-300-001-050
 20-300-001-051
 20-300-001-052

PROJECT DENSITY TABLE

PROJECT AREA	AREA (SQ. FT.)	DENSITY (UNITS/ACRE)	TOTAL UNITS
LOT 1	10,000	10	10
LOT 2	10,000	10	10
LOT 3	10,000	10	10
LOT 4	10,000	10	10
LOT 5	10,000	10	10
LOT 6	10,000	10	10
LOT 7	10,000	10	10
LOT 8	10,000	10	10
LOT 9	10,000	10	10
LOT 10	10,000	10	10
LOT 11	10,000	10	10
LOT 12	10,000	10	10
LOT 13	10,000	10	10
LOT 14	10,000	10	10
LOT 15	10,000	10	10
LOT 16	10,000	10	10
LOT 17	10,000	10	10
LOT 18	10,000	10	10
LOT 19	10,000	10	10
LOT 20	10,000	10	10
LOT 21	10,000	10	10
LOT 22	10,000	10	10
LOT 23	10,000	10	10
LOT 24	10,000	10	10
LOT 25	10,000	10	10
LOT 26	10,000	10	10
LOT 27	10,000	10	10
LOT 28	10,000	10	10
LOT 29	10,000	10	10
LOT 30	10,000	10	10
LOT 31	10,000	10	10
LOT 32	10,000	10	10
LOT 33	10,000	10	10
LOT 34	10,000	10	10
LOT 35	10,000	10	10
LOT 36	10,000	10	10
LOT 37	10,000	10	10
LOT 38	10,000	10	10
LOT 39	10,000	10	10
LOT 40	10,000	10	10
LOT 41	10,000	10	10
LOT 42	10,000	10	10
LOT 43	10,000	10	10
LOT 44	10,000	10	10
LOT 45	10,000	10	10
LOT 46	10,000	10	10
LOT 47	10,000	10	10
LOT 48	10,000	10	10
LOT 49	10,000	10	10
LOT 50	10,000	10	10
LOT 51	10,000	10	10
LOT 52	10,000	10	10

LEGEND

- 1. 1" = 10' SCALE
- 2. 1" = 20' SCALE
- 3. 1" = 40' SCALE
- 4. 1" = 80' SCALE
- 5. 1" = 160' SCALE
- 6. 1" = 320' SCALE
- 7. 1" = 640' SCALE
- 8. 1" = 1280' SCALE
- 9. 1" = 2560' SCALE
- 10. 1" = 5120' SCALE
- 11. 1" = 10240' SCALE
- 12. 1" = 20480' SCALE
- 13. 1" = 40960' SCALE
- 14. 1" = 81920' SCALE
- 15. 1" = 163840' SCALE
- 16. 1" = 327680' SCALE
- 17. 1" = 655360' SCALE
- 18. 1" = 1310720' SCALE
- 19. 1" = 2621440' SCALE
- 20. 1" = 5242880' SCALE
- 21. 1" = 10485760' SCALE
- 22. 1" = 20971520' SCALE
- 23. 1" = 41943040' SCALE
- 24. 1" = 83886080' SCALE
- 25. 1" = 167772160' SCALE
- 26. 1" = 335544320' SCALE
- 27. 1" = 671088640' SCALE
- 28. 1" = 1342177280' SCALE
- 29. 1" = 2684354560' SCALE
- 30. 1" = 5368709120' SCALE
- 31. 1" = 10737418240' SCALE
- 32. 1" = 21474836480' SCALE
- 33. 1" = 42949672960' SCALE
- 34. 1" = 85899345920' SCALE
- 35. 1" = 171798691840' SCALE
- 36. 1" = 343597383680' SCALE
- 37. 1" = 687194767360' SCALE
- 38. 1" = 1374389534720' SCALE
- 39. 1" = 2748779069440' SCALE
- 40. 1" = 5497558138880' SCALE
- 41. 1" = 10995116277760' SCALE
- 42. 1" = 21990232555520' SCALE
- 43. 1" = 43980465111040' SCALE
- 44. 1" = 87960930222080' SCALE
- 45. 1" = 175921860444160' SCALE
- 46. 1" = 351843720888320' SCALE
- 47. 1" = 703687441776640' SCALE
- 48. 1" = 1407374883553280' SCALE
- 49. 1" = 2814749767106560' SCALE
- 50. 1" = 5629499534213120' SCALE
- 51. 1" = 11258999068426240' SCALE
- 52. 1" = 22517998136852480' SCALE
- 53. 1" = 45035996273704960' SCALE
- 54. 1" = 90071992547409920' SCALE
- 55. 1" = 180143985094819840' SCALE
- 56. 1" = 360287970189639680' SCALE
- 57. 1" = 720575940379279360' SCALE
- 58. 1" = 1441151880758558720' SCALE
- 59. 1" = 2882303761517117440' SCALE
- 60. 1" = 5764607523034234880' SCALE
- 61. 1" = 11529215046068469760' SCALE
- 62. 1" = 23058430092136939520' SCALE
- 63. 1" = 46116860184273879040' SCALE
- 64. 1" = 92233720368547758080' SCALE
- 65. 1" = 184467440737095516160' SCALE
- 66. 1" = 368934881474191032320' SCALE
- 67. 1" = 737869762948382064640' SCALE
- 68. 1" = 1475739525896764129280' SCALE
- 69. 1" = 2951479051793528258560' SCALE
- 70. 1" = 5902958103587056517120' SCALE
- 71. 1" = 11805916207174113034240' SCALE
- 72. 1" = 23611832414348226068480' SCALE
- 73. 1" = 47223664828696452136960' SCALE
- 74. 1" = 94447329657392904273920' SCALE
- 75. 1" = 188894659314785808547840' SCALE
- 76. 1" = 377789318629571617095680' SCALE
- 77. 1" = 755578637259143234191360' SCALE
- 78. 1" = 1511157274518286468382720' SCALE
- 79. 1" = 3022314549036572936765440' SCALE
- 80. 1" = 6044629098073145873530880' SCALE
- 81. 1" = 12089258196146291747061760' SCALE
- 82. 1" = 24178516392292583494123520' SCALE
- 83. 1" = 48357032784585166988247040' SCALE
- 84. 1" = 96714065569170333976494080' SCALE
- 85. 1" = 193428131138340667952988160' SCALE
- 86. 1" = 386856262276681335905976320' SCALE
- 87. 1" = 773712524553362671811952640' SCALE
- 88. 1" = 1547425049106725343623905280' SCALE
- 89. 1" = 3094850098213450687247810560' SCALE
- 90. 1" = 6189700196426901374495621120' SCALE
- 91. 1" = 12379400392853802748991242240' SCALE
- 92. 1" = 24758800785707605497982484480' SCALE
- 93. 1" = 49517601571415210995964968960' SCALE
- 94. 1" = 99035203142830421991929937920' SCALE
- 95. 1" = 198070406285660843983859875840' SCALE
- 96. 1" = 396140812571321687967719751680' SCALE
- 97. 1" = 792281625142643375935439503360' SCALE
- 98. 1" = 1584563250285286751870879

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42663

Project Case Type (s) and Number(s): Change of Zone No. 7843 and Tentative Tract Map No. 36639

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Peter Lange, Contract Planner

Telephone Number: 951-955-1417

Applicant's Name: Kevin and Pauline Doan

Applicant's Address: 3593 Arlington Avenue, Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description: The proposed project is located in the Woodcrest community at the northeast corner of Nandina Avenue and Washington Street and has a current zoning designation of Residential Agricultural-1 acre minimum (R-A-1). The Tentative Tract Map proposes a Schedule B subdivision to create 52 single-family residential lots. The Change of Zone proposes a change from Residential Agricultural-1 acre minimum to Residential Agricultural-1 acre minimum and Residential Agricultural-10 acre minimum. Lots 1-50 will be one acre minimum and lots 51 and 52 will be 10 acre minimum. In addition, the project scope involves an exception to Ordinance No. 460, Section 3.8.C (lot depth to width ratio) for lot number 37, 38, 39, and 40 due to topographical constraints.

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

B. Total Project Area: 74.8 net acres

Residential Acres:	74	Lots: 52	Units:	Projected No. of Residents:
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 Acres:	N/A	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:

C. Assessor's Parcel No(s): 273-310-053, -054

D. Street References: Northeast corner of Nandina Avenue and Washington Street

E. Section, Township & Range Description or reference/attach a Legal Description: Section 36, Township 3 South, Range 5 West (San Bernardino Base Line and Meridian)

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in western Riverside County on approximately 74.81 acres. The project site is currently vacant and the only existing on-site structure is a mobile home. The northeast portion of the site consists of rocky hills. Elevations at the project site range from approximately 1,776 feet in the northeast corner to approximately 1,512 feet in the southwest corner. The project site is bounded by rural residential uses to the north, vacant land to the east, single-family homes to the south, and vacant land, and rural residential uses to the west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the Residential Agricultural land use designation 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:** 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):** Lake Matthews / Woodcrest Area Plan
- C. Foundation Component(s):** Rural Community and Rural
- D. Land Use Designation(s):** Very Low Density Residential (VLDR) & Rural Mountainous (RM)
- E. Overlay(s), if any:** Not Applicable
- F. Policy Area(s), if any:** Not Applicable
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** Lake Matthews/Woodcrest
 2. **Foundation Component(s):** Rural Community
 3. **Land Use Designation(s):** Very Low Density Residential (VLDR)
 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-1 acre minimum (R-A-1)**
- J. Proposed Zoning, if any:** Residential Agricultural-1 acre minimum (R-A-1) and Residential Agricultural-10 acre minimum (R-A-10)

K. Adjacent and Surrounding Zoning: North: Residential Agricultural-30,000 square foot lot minimum (R-A-30000) and Residential Agricultural-20,000 square foot lot minimum (R-A-20000), South: Residential Agricultural-1 acre minimum (R-A-1); East: Light Agriculture-1 acre minimum (A-1-1) and Light Agriculture-10 acre minimum (A-1-10); West: Residential Agricultural-1 acre minimum (R-A-1).

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 type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <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

Date

Peter Lange, Contract Planner

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, 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, Lake Matthews/Woodcrest Area Plan Figure 9 Scenic Highways, Caltrans, Scenic Highway Mapping System, Riverside County

Findings of Fact:

a) The project is not located on any or within the viewshed of any County eligible, State eligible, or State designated scenic highway. No impact will occur.

b) The northeast portion of the project site consists of hills and rock outcroppings. The northeast portion of the project site will remain undeveloped thus preserving the hills and rock outcroppings. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: GIS Database; 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 45 miles from the Mt. Palomar Observatory; which is within Zone B of the 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, impacts 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

a-b) The proposed project will result in a new source of light and glare from the addition of security lighting, street lights, as well as vehicular lighting from cars traveling on adjacent roadways. In order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly from adjoining properties or public right-of-ways. This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA. In result, this project will be designed to be consistent with existing neighboring residential developments.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009

Findings of Fact:

a) Outlined in RCLIS (GIS Database), the project site is identified as farmland of local importance, statewide importance, and unique farmland. As part of the project scope, the zoning classification of the project site will change from Residential Agricultural 1 acre minimum to Residential Agricultural 1 acre minimum (R-A-1) and Residential Agricultural 10 acre minimum (R-A-10). Intended uses for the Residential Agricultural zoning classification consist of one family dwellings, field crops and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture. The project will be compatible with surrounding zoning classifications which consist primarily of residential agricultural classifications. In addition, the project can be still utilized for agricultural purposes as previously addressed. The impact will be less than significant.

b) According to the County GIS database and the 2008-2009 Williamson Act Program Map, 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) Located to the east and northwest are properties which a zoning classification of Light Agriculture 1 and a half acre minimum (A-1-1/2). In result, the Project is required to comply with Riverside County Ordinance No. 625.1 (Riverside County Right-to-Farm Ordinance). As outlined in Ordinance 625.1, a Notice to Buyers of Land included on an Environmental Constraints Sheet for any proposed tentative tract map that lies partly or wholly within, or within 300 feet of any land zoned for agricultural purposes is required. The Notice to Buyers of Land requires a notification to future homeowners that agricultural operations are on-going in the project vicinity and that such uses may not be subject to nuisance complaints(COA 50.PLANNING.36). The project site is not surrounded by existing agricultural production facilities and in result, the impact will be less than significant.

d) The project does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. Therefore, there will be 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
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, Lake Matthews/Woodcrest Area Plan

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 Lake Matthews/Woodcrest Area 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	<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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook.

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 is not anticipated to result in short-term construction and long-term pollutant emissions that are in excess of CEQA significance emissions thresholds established by the SCAQMD. The project proposes a 52-lot residential subdivision that is not anticipated to 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. Thus, less than significant impacts are anticipated to occur.

(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 is not considered a *significant project*.

Based on the consistency analysis presented above, the proposed project is not anticipated to conflict with the AQMP. No impact will occur.

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 particulate matter standards, and federal and state particulate matter standards. The project proposes a 52-lot residential subdivision that involves earth moving activities and construction of new facilities. The proposed project is not anticipated to exceed federal, state, or regional standards or thresholds or substantially contribute to existing or project air quality violations. Impacts are anticipated to be less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and/or odors are of particular concern. High levels of CO are associated with major traffic sources, such as

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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freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and industrial 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. The project does not include any activities that could expose sensitive receptors to substantial carbon monoxide concentrations, toxic air contaminants, or odors. No impacts will occur.

e) The proposed project is the construction of a 52-lot residential subdivision. This project will not be located within within one mile of an existing substantial point source emitter. No impacts will occur.

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 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 project does not include any of the above uses. No impact will occur.

e) The proposed project is the construction of a 52-lot residential subdivision. This project will not be located within within one mile of an existing substantial point source emitter. No impacts will occur.

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 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 project does not include any of the above uses. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<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, Riverside County Transportation and Land Management Agency (TLMA), USFWS Critical Habitat Mapper, WRMSHCP

Findings of Fact:

a) The project site is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Area but not within a designated Criteria Cell. According to the Riverside County TLMA database, per the WRMSHCP, the project site will require a habitat assessment for burrowing owls (*Athene cunicularia*) and if there is the potential for burrowing owls habitats to be located on the property, focused surveys may be required during the appropriate season (60.EPD.1). Through the incorporation of mitigation measures, the impact will be less than significant.

b-c) The project site is not located in Critical Habitat for any threatened or endangered species as mapped by the US Fish and Wildlife Service. A brief review of the California Natural Diversity Database (CNDDDB) was conducted to determine the presence of sensitive wildlife species including insect species, amphibians, reptiles, birds, and mammals. According to the CNDDDB, the following sensitive and special status species have been recorded within the project vicinity (within 1 mile of the project site): Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*), coast horned lizard (*Phrynosoma blainvillii*), orangethroat whiptail (*Aspidoscelis hyperythra*), red-diamond rattlesnake (*Crotalus ruber*), San Diego desert woodrat (*Neotoma lepida intermedia*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), least Bell's vireo (*Vireo bellii pusillus*), and Stephens' kangaroo rat (*Dipodomys stephensi*).

According to the Riverside County Conditions of Approval for Tract Map 36639 (60.EPD.1), pre-construction presence/absence surveys for burrowing owls must be conducted within 30 days of the issuance of grading permits. In addition, according to the Migratory Bird Treaty Act (MBTA) Condition of Approval (COA 60.EPD.2), since the project site 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. However, if habitat must be cleared during nesting season, a preconstruction nesting bird survey shall be conducted no more than 30 days prior to any ground disturbance. The project site is located within the Stephen's Kangaroo Rat Habitat Conservation Plan Fee Assessment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Area and according to COA 60.PLANNING.20, the appropriate fees must be paid prior to the issuance of the grading permit per Ordinance No. 663. Finally, per COA 60.EPD.3, biological monitoring will be performed at the project site during grading and construction activities in order to minimize impacts to sensitive species and habitats. In addition, sections of the project site shall not be disturbed and will be fenced off during grading and construction activities (COA 60.EPD.4). Through the implementation of mitigation measures, the impact will be less than significant.

d) According to the WRMSHCP Figure 3-2 Schematic Cores and Linkages Map, the proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impact will occur.

e-f) The project site does not contain riverine/riparian areas or wetlands. 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:

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.

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

BIO-3 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 biological monitor that should include but not be limited to Best Management Practices (BMP), fencing of sensitive areas and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion(60.EPD.3).

BIO-4 Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in section 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation." Dated: October 15, 2014, revised December 4, 2014 and prepared by Gonzales Environmental Consulting, LLC.

In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management(60.EPD.4).

BIO-5 The areas mapped as "Avoided D-1/D-2 Areas On Site" and are outside of the mapped project footprint on Figure 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation." Dated: October 15, 2014, revised December 4, 2014 and prepared by Gonzales Environmental Consulting, LLC will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicated that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature. The only areas of the jurisdictional feature that will not be fenced are those that have been proposed and accounted for in section 4.1 for the document entitled "Determination of Biologically Equivalent or Superior Preservation" dated: October 15, 2014, revised December 4, 2014. The document must be prepared by a biologist who has an MOU with the County of Riverside. In EPD may also inspect the site prior to grading permit issuance (60.EPD.5).

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process.

CULTURAL RESOURCES Would the project

8. 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	<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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significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: Riverside County General Plan, Multipurpose Open Space Element and Phase I Cultural Resources Assessment prepared by Brian S. White of Archeological Associates dated July 2014 (PDA04865).

Findings of Fact:

a). As addressed in the Phase I Cultural Resources Assessment prepared by Brian White of Archeological Associates dated July 2014, identified four (4) prehistoric sites identified during the Phase I survey. These sites were evaluated and were determined to be culturally significant within the meaning of CEQA and therefore were not eligible for inclusion in the California Register of Historic Resources (CRHR).

b). As previously addressed, although the Phase I survey identified four (4) prehistoric sites within the project radius, these sites were not considered to be culturally significant and would not be eligible for inclusion in the California Register of Historic Resources (CRHR). The impact will be less than significant.

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

Source: Riverside County General Plan, Multipurpose Open Space Element and Phase I Cultural Resources Assessment prepared by Brian S. White of Archeological Associates dated July 2014 (PDA04865).

Findings of Fact:

a-b) According to the Riverside County General Plan Figure OS-6 *Relative Archaeological Sensitivity of Diverse Landscapes*, there are no recorded *archaeological* resources located on the project site. However, as stated in Condition of Approval 10.Planning.3, a Phase I Cultural Resources Assessment was submitted by Robert S. White of Archaeological Associates in July 2014. The report concluded that four prehistoric sites were identified during the Phase I field survey and evaluated for significance. It was determined that the sites are not considered significant under CEQA and are therefore not eligible for inclusion in the California Register of Historic Resources (CRHR). According to the assessment, the four sites (CA-RIV-11763, 11764, 11765, and 11766) will be preserved by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project design. COA 10.PLANNING.3 requires that any future earth-disturbing activities connected with development of the property be monitored by a professional archaeologist. *Environmentally Sensitive Area* fencing will be placed around sites CA-RIV-11764, 11765, and 11766. If the host boulder at RIV-2091 is relocated during future earth-disturbing activities, the boulder should be relocated to an area of the property where it will remain undisturbed. Through the incorporation of mitigation measures, the impact will be less than significant.

c) The proposed project shall comply with the State Health and Safety Code Section 7050.5 requirements if human remains are encountered. The requirements are listed as COA 10.PLANNING.4. As a result, compliance with Conditions of Approval will reduce the potential impacts to less than significant.

d) The project will not restrict any known religious or sacred uses within the area. Impacts will be less than significant.

Mitigation:

CUL 1 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, not 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:

- 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) The Commission is unable to identify the 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.

CUL. 2 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 Archeologist (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 for 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(COA 60.PLANNING.1).

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.

CUL 3 Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who, at the tribe's discretion, shall be on-site during ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and County Archaeologist. The Native American Monitor(s) shall the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitory is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor.

2. Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3. The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4. Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report(60.PLANNING.2).

CUL 4 Prior to the issuance of grading permits, the Project Developer and the appropriate Tribe shall prepare a Preservation Plan for the long term care and maintenance of the cultural features preserved at these sites (CA-RIV-11763, 11764, 11765, and 11766). The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative deterrence, etc.), the entity responsible for the long term maintenance, the funding source, and the monitoring/maintenance schedule parameters. The developer/permit holder shall submit a fully executed copy of the Preservation Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval(60.PLANNING.3).

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, and 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, Multipurpose Open Space Element

Findings of Fact:

a) According to Figure OS-8 *Paleontological Sensitivity*, the project site is located in an area of low paleontological sensitivity. However, should fossil remains be encountered during site development the proposed project shall comply with measures listed in COA 10.PLANNING.1. These are standard Conditions of Approval and are not considered mitigation pursuant to CEQA. As a result, compliance with Conditions of Approval will reduce the potential impacts to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Aragon Geotechnical, Inc. on January 14, 2014; Project review by the County Geologist, Project review by County Geologist.

Findings of Fact:

a) According to the County Geologic Report No. 2358 submitted for this project (TR36639) prepared by Aragon Geotechnical, Inc dated January 2014, the closest known active regional fault traces are associated with the Elsinore Fault where it passes southeast of Corona into Temescal Valley, about 9.7 miles from the project site. Chances for direct surface fault rupture affecting the project site are extremely remote. 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 new development and construction 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. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

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

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" and Preliminary Geotechnical Investigation prepared by Aragon Geotechnical, Inc. on January 14, 2014; Project review by the County Geologist, Project review by County Geologist.

Findings of Fact:

a) According to the County Geologic Report No. 2358 submitted for this project (TR36639) prepared by Aragon Geotechnical, Inc dated January 2014, the site lacks liquefaction susceptibility and is not at

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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risk based on the presence of crystalline bedrock. In addition, Riverside County General Plan Figure S-3 *Generalized Liquefaction*, indicates that the project site is located within an area of low liquefaction potential. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk); Riverside County TLMA GIS.

Findings of Fact:

a) The principal seismic hazard that could affect the project site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault (Elsinore Fault) located 9.7 miles away at the base of the Santa Ana Mountains. All southern California construction is considered to be at risk of experiencing strong ground motion during a structure's design life. California Building Code (CBC) requirements pertaining to future development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

Source: Riverside County TLMA GIS, California Department of Conservation Regulatory Maps and Preliminary Geotechnical Investigation prepared by Aragon Geotechnical, Inc. on January 14, 2014; Project review by the County Geologist, Project review by County Geologist.

Findings of Fact:

a) The project site is not located in an area of required investigation for landslides. In addition, the County Geologic Report No. 2358 submitted for this project (TR36639) prepared by Aragon Geotechnical, Inc dated January 2014, indicates that the hills located on the project site appear to make deep seated landslide potential low. Potential for lateral spreading and collapse hazards are also low. However, there is the potential for rockfall hazards at the project site. The northern portion of the project site contains rocky hills. COA 50.PLANNING.1 outlines the requirements for the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site concerning rockfall hazards. Areas of potential rockfall shall be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading.. As a result, the impact will be less than significant with mitigation incorporated.

Mitigation:

GEO 1 An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicated the area of the project site that is subject to potential rockfall hazards. In addition, a note shall be placed on the ECS as follows:

“Portions of the this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2358, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading.”

Monitoring: Monitoring shall be provided by the Riverside County Building and Safety Department-Grading Division

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 TLMA GIS, Riverside County General Plan Safety Element

Findings of Fact:

a) According to Riverside General Plan Figure S-7 *Documented Subsidence Areas*, the project is not located in an area of susceptibility for subsidence. Impacts will 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, Figure 12 “Flood Hazards”; Riverside County General Plan Safety Element, Figure S-10, “Dam Failure Inundation Zones”.

Findings of Fact:

a) According to the County Geologic Report No. 2358 submitted for this project (TR36639) prepared by Aragon Geotechnical, Inc dated January 2014, no hazards are imposed by tsunami, seiching, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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failures of tanks or dams. In addition, the project site is not located near any large bodies of water or in a known volcanic area. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Tentative Tract Map No. 36639 (Amended No. 3)

Findings of Fact:

a) The project will require 373,883 cubic yards of cut and 377,440 cubic yards of fill. The proposed project will be constructed around the rocky hills located in the northeast portion of the site. Impacts to the project site's topography and ground surface relief will be less than significant.

b) As depicted on the proposed tentative tract map exhibit, the project site will have slopes which range from 2:1 and 3:1 ratio. Development will not occur along these slopes and the slopes will be maintained by the proposed developments homeowner association (HOA). Due to the avoidance of developing along the proposed slopes, the impact will be less than significant.

c) Grading will not affect or negate subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: N/A.

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

a) The proposed project is required to obtain a National Pollutant Discharge Elimination System (NPDES) 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 site will also require a Best Management Practices (BMP) Permit for the monitoring of the erosion and sediment control BMPs proposed for the site (COA 60.BSGRADE.14). These are standard Conditions of Approval and are not considered mitigation pursuant to CEQA. As a result, compliance with Conditions of Approval will reduce the potential impacts to less than significant.

b) According to the General Plan, expansive testing and mitigation are required by current grading and building codes. Compliance with the CBC requirements pertaining to any 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. Impacts will be less than significant.

c) The soil type on the project site will support the use of septic tanks. The proposed project site will utilize septic systems. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: N/A.

Findings of Fact:

a) Implementation of the proposed project will involve grading activities. Standard grading 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 grading permit, will minimize potential for erosion during grading activities. 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 the grading 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.

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

Findings of Fact:

a) The site is located in an area of moderate susceptibility for wind erosion. However, erosion control measures and dust control measures are listed in COAs 10.BSGRADE.7 (Erosion Control Protect) and 10.BS Grade.8. (Dust Control). These are standard Conditions of Approval and are not considered mitigation pursuant to CEQA. As a result, compliance with Conditions of Approval will reduce the potential impacts to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Greenhouse Gas Emissions and Global Climate Change Impact Analysis, Tentative Tract No. 36639, County of Riverside, Prepared by Vista Environmental, June 2014

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 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 and commercial projects. The proposed project will emit 173.95 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
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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"/>
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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"/>
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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"/>
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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"/>
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Source: Riverside County General Plan, Lake Matthews/Woodcrest Area Plan, Hazards Section.

Findings of Fact:

a) The proposed project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. The project proposes residential construction of 52 lots; the project will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts 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 as mentioned in section 22a, the project does not engage in activities with risk of upset. 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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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 Impacts will occur.

d) The proposed project is not located within one quarter mile of an existing or proposed school. The nearest school to the project site is Woodcrest Elementary, located at 16940 Krameria in Riverside, and is approximately 0.8 miles northeast. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<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 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 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, Lake Matthews/Woodcrest Area Plan; GIS database, and ALUC Staff review.

a-b) The proposed project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Airport Influence Area (AIA) and proposes to change the zoning classification of the project site and in result, required review from the Airport Land Use Commission (ALUC). ALUC staff had determined that the proposed Change of Zone (CZ7843) application is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. In result, the project will not result in any inconsistency with an Airport Master Plan and the project will have no impact.

c-d) As previously addressed, the project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Airport Influence Area (AIA) and required review from the Airport Land Use Commission (ALUC). As indicated through the utilization of GIS, the closest airport to the project site is the March Air Reserve Base which is located approximately 6.15 miles to the east and in result, is not located within 2 miles of an existing public airport or private airstrip and will not result in a safety hazard for people residing or working in the project area.

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.

24. Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Lake Matthews/Woodcrest Area Plan, "Wildland Fire Hazard"; GIS database.

Findings of Fact:

a) According to the Area Plan, the proposed project site is located in an area designated as no potential 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. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC guidelines, 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

25. Water Quality Impacts

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

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

Source: Riverside County General Plan, Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas

Findings of Fact:

a) The project site lies along the western edge of the Three Sisters ridge and receives little tributary offsite stormwater runoff from the east. The entire site and the tributary offsite flows drain to Mockingbird Canyon. Onsite and offsite storm flows travel in an east to westerly direction with 4 discharge locations to existing storm drains or culverts. The northern portion of the site has no tributary offsite while the onsite flows naturally drain from the east of the northwest corner and collected by an existing 24-inch storm drain in Mariposa Avenue. The middle portion receives flows from a tributary offsite drainage area of approximately 13 acres to the east. These flows naturally drain to the west and where they are collected by an existing 42-inch culvert under Washington Street (constructed by Tract Map 29622/IPO2015). The southeast corner of the site receives flows from a tributary offsite drainage area of approximately 8 acres. These flows are proposed to be collected in a concrete-lined v-ditch behind the lots. The ditch conveys these offsite flows south to an existing culvert under Nandina Avenue. The street flows in Nandina Avenue and onsite flows are collected by an existing catch basin for an existing storm drain at the intersection with Washington Street (southwest corner of the site) and conveyed south.

The development of this site would generate increase peak flow rates and adversely impact the downstream property owners. Additionally, the grading design for the development proposes a diversion of onsite drainage areas to the existing facilities. In order to offset the impacts upon drainage facilities cause by the proposed development, the developer has agreed to pay a fixed amount per residential lot to mitigate the effect the impact upon drainage facilities caused by this development.

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 the potential for downstream pollutant loading. Impacts will be less than significant.

c) The project consists of the construction of a 52-lot residential subdivision. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Impacts will be less than significant.

d) This project is located within the Mockingbird Canyon watershed which lacks adequate drainage infrastructure. The cumulative effect of ongoing development will cause increased storm runoff, which will have a significant adverse impact on downstream properties. A Special Drainage Facility Agreement for the payment of "fees" to mitigate flood problems by the development was offered by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the developer to the County. A Special Drainage Facility Agreement was submitted to the County. In result of the Drainage Facility Agreement, the 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 project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. No impacts will occur.

h) The project will include new stormwater Treatment Control Best Management Practices (BMPs) such as bioretention facilitates and catch basins; however, the operation of the BMPs will not result in significant environmental effects like increased vectors or odors. Impacts will be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Source: Riverside County General Plan, Lake Matthews/Woodcrest Area Plan, Figure 10 "Flood Hazards".

Findings of Fact:

The project is located in an unincorporated area of Riverside County. Currently, one mobile home unit exists on the site. The project consists of the construction of a 52-lot residential subdivision. The project site contains two wash areas. According to the Flood Hazard Report prepared for the project site (COA 10.FLOODRI.1), development of the project site would increase peak flow rates and adversely impact the downstream property owners. Therefore, per COA 10.FLOODRI.2, the project proponent is required to pay \$500.00 per lot in order to mitigate the effect of the proposed project on drainage facilities. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. 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) 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 located in an unincorporated area of Riverside County. 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. No impact will occur.

d) The project will not cause changes 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?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: Riverside County General Plan, Lake Matthews/Woodcrest Area Plan; Riverside County Land Information System.

Findings of Fact:

a) The project includes a zoning change from Residential Agricultural-1 acre minimum (R-A-1) to Residential Agricultural (R-A-1) and Residential Agricultural-10 acre minimum(R-A-10). The area to the north is zoned Residential Agricultural-30,000 square foot lot minimum (R-A-30000) and Residential Agricultural-20,000 square foot lot minimum (R-A-20000). The area to the south is zoned Residential Agricultural-1 acre minimum (R-A-1). The area to the east is zoned Light Agriculture-1 acre minimum (A-1-1) and Light Agriculture-10 acre minimum (A-1-10). The area to the west is zoned R-A-1. The proposed project will be consistent with the surrounding zoning classifications of Residential Agricultural of various lot sizes and the impacts will be less than significant.

b) The project site is located in the unincorporated Riverside County and is located within the unincorporated sphere of influence of the City of Riverside. The project is consistent with surrounding land uses. Therefore, the project will not affect land uses within a city sphere of influence or within adjacent city or county boundaries; no impacts 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Lake Matthews/Woodcrest Area Plan.

Findings of Fact:

a-b) The project is currently zoned Residential Agricultural (R-A-1), which requires a minimum size lot of 1 acre. The proposed project includes a change the current zoning designation to Residential Agricultural 1 acre minimum (R-A-1) and Residential Agricultural-10 acre minimum (R-A-10). The area to the north is zoned Residential Agricultural 30,000 square foot lot minimum (R-A-30000) and Residential Agricultural 20,000 square foot lot minimum (R-A-20000). The area to the south is zoned Residential Agricultural 1 acre minimum (R-A-1). The area to the east is zoned Light Agriculture 1 acre minimum (A-1-1) and Light Agriculture 10 acre minimum (A-1-10). The area to the west is zoned R-A-1. Therefore the proposed project is consistent and compatible with the site's proposed zoning; no impact will occur.

c) The project is currently zoned as Residential Agriculture 1 acre minimum (R-A-1). The project includes the construction of a 52-lot residential subdivision. Surrounding land uses are also similar to the proposed project's land use. No impact will occur.

d) The proposed project is consistent with the Riverside County General Plan. More specifically, The project is consistent with the current Land Use designation of Rural Community: Very Low Density Residential (RC:VLDR)(1acre minimum) and Rural: Rural Mountainous (R:R)(10 acre minimum). More specifically, lots 1 through 50 have a current land use designation of Rural Community: Very Low Density Residential (RC:VLDR). This land use designation is intended for detached single family residential dwellings on large parcels of 1 to 2 acres in size. With lot 1 through 50 intended for detached single family residential dwellings on a lot size of 1 acre, the residential lots are consistent with the Very Low Density Residential land use designation.

Lot 51 and 52 have a current land use designation of Rural: Rural Mountainous (R:RM). The current land use designation is intended for single-family residential uses with a minimum lot size of 10 acres. Lot 51 and 52 are intended for detached single-family residential dwellings with a minimum lot size of 10 acres and in result, the project is consistent with the Rural: Rural Mountainous (R:RM) land use designation.

The project will have no impact.

e) The project is surrounded by rural residential land uses and vacant land. Therefore the project will not disrupt or divide any existing community and no impacts 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.

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 Open Space Element, Figure OS-5 Mineral Resources

Findings of Fact:

a-d) According to Figure OS-5 *Mineral Resources*, the project site is categorized as MRZ-3, areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. There are no mining operations within vicinity of the project site. In addition, the land uses in the vicinity are all residential and would not accommodate mining operations. The project includes no component that would result in mining operations or use of any existing or abandoned 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the	<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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project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan, Lake Matthews/Woodcrest Area Plan and ALUC Review

Findings of Fact:

a-b) The project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Airport Influence Area (AIA) and required review from the Airport Land Use Commission (ALUC). As indicated through the utilization of GIS, the closest airport to the project site is the March Air Reserve Base which is located approximately 6.15 miles to the east and in result, is not located within 2 miles of an existing public airport or private airstrip and will not result in a safety hazard for people residing or working in the project area and will not result in excessive noise levels. As part of the required Environmental Constraints Sheet, a note will be added which identifies that "This land division is affected by aircraft noise from Air Force operations as defined by the March Air Force Base Air Installation Compatible Use Zone (AICUZ) report." (COA. 50.PLANNING.21). As previously addressed, the project site is located 6.15 miles to the east of the March Air Base and the impact will be less than significant.

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, Lake Matthews/Woodcrest Area Plan

Findings of Fact:

There are no railroad tracks in the vicinity of this project site. The project has no impact.

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. There will be no significant impact.

Mitigation: No mitigation measures are required.

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

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. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

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

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

Source: Noise Element, Vista Environmental Noise Impact Analysis for Tentative Tract Map No. 36639, January 2014

Findings of Fact:

a) Potential noise impacts associated with the operations of the proposed project will be from project-generated vehicular traffic on the project vicinity roadways. In order for project generated vehicular traffic to increase the noise levels of nearby roadways by 3 dB, the roadway traffic would have to double. For the roadway noise levels to increase by 1.5 dB, the roadway traffic would have to increase by 50 percent. According to the Noise Impact Analysis, since the proposed project would only result in a maximum 2.3 percent increase in traffic volumes on nearby roadways, the project-related roadway noise increase is anticipated to be negligible. Therefore, the proposed project would not result in a substantial permanent increase in ambient noise levels. Less than significant impacts will occur.

b) According to the Noise Impact Analysis, the greatest temporary noise impacts would occur during the site preparation and grading phases of construction. Chapter 9.5.020 of the County's Municipal

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. Adherence to Chapter 9.5.020 and General Plan Noise Element policies, construction-related noise levels will not exceed standards and will be less than significant.

c) The County's General Plan requires that the interior noise levels in new residential dwellings shall not exceed 45 dB Ldn and that the exterior outdoor living area noise levels shall not exceed 65 Ldn. Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. The proposed project will not expose people to noise levels in excess of the standards established in the General Plan or Municipal Code. Impacts will be less than significant.

d) According to the Noise Impact Analysis, the on-going operation of the proposed project would not include the operation of any known vibration sources. Therefore, less than significant impacts are anticipated from the operation of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

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

Source: Southern California Association of Governments (SCAG) 2012-2035 Regional Transportation Plan (RTP)

Findings of Fact:

a & c) The project site is currently vacant with the exception of one mobile home unit. The project proposes to construct a 52-lot residential subdivision. Therefore, the proposed project will not displace

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a substantial amount of housing or people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

b) The project proposes to construct a 52-lot residential subdivision. 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 will have no significant impact.

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

e-f) According to SCAG's 2012-2035 RTP, Riverside County's population is projected to increase by 277,000 from 2008 to 2020 and by 155,000 from 2020 to 2025. The population growth generated by the proposed project is well within the growth forecasts developed for the RTP. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The 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. 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. 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

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

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

Findings of Fact:

The project site is located within the Riverside Unified School District (RUSD). The nearest school to the project site is Woodcrest Elementary, located at 16940 Krameria in Riverside, and is approximately 0.8 miles northwest. 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The closest library to the project site is the Woodcrest Library, a Riverside County library, located at 16625 Krameria in the City of Riverside, approximately 0.9 miles to the northwest of the site. 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. 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.

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

Monitoring: No monitoring measures are required.

40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The closest health center to the project site is Kaiser Permanente Riverside Medical Center, located 10800 Magnolia Avenue in the City of Riverside, approximately 6.6 miles northwest of the 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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Multipurpose Open Space Element

Findings of Fact:

a-c) According to COA 50.PLANNING.9, the project proponent is required to pay park and recreation fees and/or dedicate land in accordance with Section 10.35 of County Ordinance 460 (Quimby Fees). 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.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Multipurpose Open Space Element; Riverside County General Plan, Lake Matthews/Woodcrest Area Plan

Findings of Fact: According to Figure 8 Trails and Bikeway System within the Lake Matthews/Woodcrest Area Plan, several regional trails are located in the vicinity of the project site. COA 10.PARKS.1 states that the project proponent shall dedicate four additional feet on the east property line adjacent to Tract No. 31842 to make the trail a total of 14 feet. In addition, COA 50.PARKS.2 requires the project proponent to enter into a trail maintenance agreement with the Regional Park and Open-Space District or annex into a County managed Landscape Lighting Management District accepting trail maintenance as approved by the Riverside County Planning Department for the maintenance of all the community trails identified on the project site. 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 mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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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h) Result in inadequate emergency access or access to

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Lake Matthews/Woodcrest Area Plan

Findings of Fact:

a) According to COA 10.TRANS.3, the County Transportation Department did not require a traffic study for the proposed project. The project consists of the construction of a 52-lot residential subdivision. The Traffic Department determined that the proposed project is exempt from the traffic study requirements. The project will not result in a substantial increase in traffic and will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Impacts will be less than significant.

b) As discussed in 43a, the project will not result in a substantial increase of traffic. 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, rail, or air traffic. The project will have no impact.

e-f) The proposed roads and driveways will be designed and constructed 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) The project does not include any activities that would interfere with traffic on the local circulation system during the project's construction. No impact will occur

h) The project will not cause inadequate emergency access or access to nearby uses. The project site will include fire department turn around areas that will provide adequate emergency access for the 52-lot residential subdivision. No impact will occur.

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. No impact will occur.

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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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: N/A

Findings of Fact:

The proposed project does not conflict with use of any bike trail or require expansion of any bike trail. No impact will occur.

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: Riverside County Land Information System; Project Application Materials

Findings of Fact:

a) Water service will be provided by Western Municipal Water District. The proposed project consists of a 52-lot residential subdivision and will not 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) According to the WMWD Urban Water Management Plan, sufficient water supplies are available to serve the proposed project during normal years, single-dry years, and multiple-dry years. Less than significant impacts will occur.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Project Application Materials

Findings of Fact:

a) The proposed 52-lot subdivision is located in a rural area and the lots will range in size from one acre to 10 acres. Each lot will be served by individual septic systems. The approximate septic drip field locations for each lot are depicted on the Tentative Tract Map No. 36639 (Amended No. 3). Approximate septic drip field expansion areas are also depicted. The construction of the septic systems will comply with all existing regulations and will not cause significant environmental effects. In addition, each residential lot shall also require a renewable annual operating permit issued by the Department of Environmental Health (COA: 60.E HEALTH.1). Impacts will be less than significant.

b) As mentioned in 46.a) the project site will be served by individual septic systems. Thus, no impacts to wastewater treatment providers will occur.

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 El Sobrante Landfill, which accepts up to 16,054 tons per day of solid waste and is anticipated to close in 2045. In 2013, unincorporated Riverside County had an annual disposal rate of 5.2 pounds per person per day. Less than significant impacts will occur.

b) The proposed project 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. 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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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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan,

Findings of Fact:

a-b) Electricity and gas service will be provided by Southern California Edison. The project will not require the expansion or construction of new power or natural gas facilities, thus causing significant environmental effects. No impacts will occur.

c) Telephone service will be provided by SBC and cable service will be provided by Charter Cable. The project will not require the construction of new communications systems, thus causing significant environmental effects. No impacts will occur.

d) Per COA 60.FLOODRI.2, the project proponent has agreed to pay fees to mitigate the effect of the impact upon drainage facilities caused by the proposed development. An agreement between the County and the project proponent has been executed. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

e) According to COA 50.TRANS.6, a separate street lighting plan is required for this project. The street lighting plan will be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found within Ordinance 461. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. No impacts will occur.

f-g) Washington Street and Nandina Avenue along the project boundary is a paved County maintained road designated as a Major Highway and shall be improved per COA 50.TRANS.10. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. No impacts will occur. No impacts to other governmental services will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

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 not located within an area with potential natural habitats. 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. 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.

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:

Cumulative impacts can result from the interactions of environmental changes resulting from the 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 construction of a 52-unit residential subdivision within unincorporated Riverside County. However, the proposed project will not generate residents in excess of SCAG's RTP projections. 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 4 (Agricultural Resources), 5 (Forest), 29 (Mineral Resources), and 43 (Transportation/Traffic) found that no individual impacts will occur; therefore, the project could not contribute considerably to agricultural, forestry, mineral resource, and traffic impacts. The analysis provided in sections related to air quality, cultural resources, wildlife and vegetation, hazards and hazardous materials, hydrology, land use, noise, 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 localized cumulative impacts, the project contribution will not be considerable.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 4 (Agricultural Resources), 5 (Forest), 29 (Mineral Resources), and 43 (Transportation) found that no individual impacts will occur; therefore, the project could not contribute considerably to agricultural, forestry, mineral resources, and transportation impacts. The analysis provided in sections related to air quality, cultural resources, and wildlife and vegetation, hazards and hazardous materials, hydrology, land use and planning, noise, public services, 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.

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.

52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff Review, Project Application

Findings of Fact: 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. Less than significant long-term effects will include air quality, public services, 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.

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:

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

File: Admin Draft EA42499 (2)

Revised: 8/27/2015 9:38 AM

TRACT MAP Tract #: TR36639

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a Schedule "B" subdivision to create 52 single family residential lots. Lots 1 through 50 will have a minimum lot size of one (1) acre and Lot 51 and 52 will have a minimum lot size of 10 acres.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36639 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36639, Amended No. 3, dated 7/2/15.

CHANGE OF ZONE = Change of Zone No. 7843, dated 7/2/15.

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by 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.

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10. GENERAL CONDITIONS

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 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Vista Environmental
1021 Didrikson Way
Laguna Beach, CA 92651

Noise Study: "Noise Impact Analysis Tentative
Tract Map No. 36639, County of Riverside"
dated January 27, 2014. Project No.13096

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR 36639 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated February 6, 2014 c/o Steve Hinde (RivCo Industrial Hygienist).

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

10.E HEALTH. 2 TR 36639 - SAN53 COMMENTS RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Advanced Treatment Unit (ATU) for each lot based on Aragon Geotechnical, Inc. Soils Percolation Report Project No. 4189-P dated December 2, 2013. Additional requirements may apply if the parameters set forth in said report cannot be met.

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10. GENERAL CONDITIONS

10.E HEALTH. 3 WMWD POTABLE WATER SERVICE RECOMMND

Tract Map 36639 is proposing to receive potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies. Any existing well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 4 ATU - MAINTAIN SETBACKS RECOMMND

Each lot shall maintain all required setbacks associated with the use of an Advanced Treatment Unit (ATU). No part of the proposed ATU shall be located in Environmental Constraint Areas including specified "Do Not Disturbed" areas without written consent from the appropriate regulatory agency.

10.E HEALTH. 5 DEH SITE EVALUATION RECOMMND

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, a site evaluation shall be conducted by the Department of Environmental Health (DEH) staff. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN as well as ensure that all property corners are clearly staked or marked.

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 "B" fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street

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10. GENERAL CONDITIONS

10.FIRE. 2 MAP-#16-HYDRANT/SPACING (cont.) RECOMMND

intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI.

Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract Map 36639 is a proposal to subdivide a 74.8-acre site for residential use in the Mockingbird Canyon area. The site is located at the northeast corner of Nandina Avenue and Washington Street. Change of Zone 7843, which is a proposal to change the current zoning of Residential Agricultural 1-Acre Minimum (R-A-1) to Residential Agricultural 1-Acre Minimum (R-A-1) and Residential Agricultural 10-Acre Minimum (R-A-10) for the, is being processed concurrently.

The site lies along the western edge of the Three Sisters ridge and receives little tributary offsite stormwater runoff from the east. The entire site and the tributary offsite flows drain to Mockingbird Canyon. Onsite and offsite storm flows travel in an east to westerly direction with 4 discharge locations to existing storm drains or culverts. The northern portion of the site has no tributary offsite while the onsite flows naturally drain from the east to the northwest corner and collected by an existing 24-inch storm drain in Mariposa Avenue. The middle portion receives flows from a tributary offsite drainage area of approximately 13 acres to the east. These flows naturally drain to the west and where they are collected by an existing 42-inch culvert under Washington Street (constructed by Tract Map 29622/IP02015). The southeast corner of the site receives flows from a tributary offsite drainage area of approximately 8 acres. These flows are proposed to be collected in a concrete-lined v-ditch behind the lots. The ditch conveys these offsite flows south to an existing culvert under Nandina Avenue. The street flows in Nandina Avenue and onsite flows are collected by an existing catch basin for an existing storm drain at the intersection with Washington Street (southwest corner of the site) and conveyed south.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

The development of this site would generate increase peak flow rates and adversely impact the downstream property owners. Additionally, the grading design for the development proposes a diversion of onsite drainage areas to the existing facilities. Mitigation shall be required to offset any impacts. This development proposes a series of onsite storm drains contained within the public road right-of-way or drainage easements (minimum of 20-feet) as well as small bioretention basins in each individual lot for water quality mitigation. The drainage plan and preliminary design of the water quality mitigation plan (WQMP) have been reviewed and approved by the Transportation Department. The Transportation Department will review the final design of the water quality and hydrologic conditions of concern mitigation as well as the onsite drainage facilities at the improvement plan stage of this development prior to the issuance of permits.

This project is located within the Mockingbird Canyon watershed which lacks adequate drainage infrastructure, therefore the District is concerned about development occurring in this watershed. The cumulative effect of ongoing development will cause increased storm runoff, which will have a significant adverse impact on downstream properties. A practical and equitable mitigation measure for such an impact is the adoption and implementation of an Area Drainage Plan for Mockingbird Canyon. In view of the serious flooding problems, it is recommended that no development be permitted in the Mockingbird Canyon area until such time that the Board of Supervisors adopts the Mockingbird Canyon Area Drainage Plan. Alternatively, a Special Drainage Facility Agreement for the payment of "fees" to mitigate flood problems caused by the development could be offered by the developer to the County. The developer has written a letter to the Board requesting that a condition of approval be added to the project covering a Special Drainage Facility Agreement. The letter and the signed agreement have been submitted to the District for execution.

10.FLOOD RI. 2

MAP MOCKINGBIRD FEE

RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP MOCKINGBIRD FEE (cont.) RECOMMND

facilities caused by this development. An agreement between the Developer and the County to this effect has been executed. Payment of this amount can be made at the time of recordation or may be deferred to the time of issuance of grading or building permits on the individual lots. The developer may elect to defer payment to the grading and building permit stage.

PARKS DEPARTMENT

10.PARKS. 1 MAP - TRAIL DEDICATION RECOMMND

The applicant or land owner shall dedicate four (4) additional feet on the east property line adjacent to Tract No. 31842 to make the trail a total of fourteen (14) feet. This trail shall follow the Park standard (PARKS-4001).

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.

TRACT MAP Tract #: TR36639

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10. GENERAL CONDITIONS

10.PLANNING. 1

MAP - LOW PALEO (cont.)

RECOMMND

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 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.

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10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - GEO02358

RECOMMND

County Geologic Report (GEO) No. 2358, submitted for this project (TR36639) was prepared by Aragon Geotechnical, Inc. and is entitled: "Preliminary Geotechnical Investigation, Tentative Tract Map No. 36639, Northeast of Washington Street at Nandina Avenue, Woodcrest, California", dated January 14, 2014.

GEO02358 concluded:

- 1.The closest known active regional fault traces are associated with the Elsinore Fault where it passes southeast of Corona into Temescal Valley, about 9.7 miles away.
- 2.Chances for direct surface fault rupture affecting the project are extremely remote.
- 3.All Southern California construction is considered to be at risk of experiencing strong ground motion during a structure's design life.
- 4.The site lacks liquefaction susceptibility and is not at risk, based on the presence of crystalline bedrock.
- 5.Granitic bedrock is also considered to have zero potential for strain settlement.
- 6.The hills appear to make deep seated landslide potential virtually nil.
- 7.Manufactured cut and fill slopes at the preliminary design heights and inclinations shown on the Geotechnical Map should perform satisfactorily if properly constructed.
- 8.Rockfall potential was identified.
- 9.No hazards are imposed by tsunami, seiching, or failures of tanks or dam embankments.
- 10.Based on data and field outcrop interpretations, grading per the tentative map will encounter non-rippable materials in several locations. Blasting may be required.
- 11.Oversize rock is anticipated.

GEO02358 recommended:

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10. GENERAL CONDITIONS

10.PLANNING. 2

MAP - GEO02358 (cont.)

RECOMMND

1.All existing fill, colluvium, alluvium, and in-place residual soil should be removed to competent bedrock in engineered fill areas, or shallow cut areas where said materials have not been completely stripped before achieving grade.

2.Civil design to minimize pad cut depths could be considered to reduce costly rock excavation volumes.

3.Physical removal of precarious rocks from step slopes above the tract.

4.Rocks should not be intentionally dislodged and allowed to roll.

5.Oversize material must be segregated during removal operations and retained separately for special placement if it is to be incorporated into compacted fill (disposal methods prescribed in the Aragon report).

6.Subsurface drainage devises such as canyon subdrains and slope keyway heel drains are recommended to mitigate potential rising water conditions.

GEO No. 2358 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2358 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.

An environmental constraints sheet (ECS) shall be created relative to the rockfall potential at this site, as described elsewhere in this conditions set.

10.PLANNING. 3

MAP - PDA04865

RECOMMND

County Archaeological Report (PDA) No 4865, submitted for this project (TR36639) was prepared by Robert S. White, of Archaeological Associates and is entitled: "A Phase I Cultural Resources Assessment of a 74.81-Acre Parcel as

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10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - PDA04865 (cont.)

RECOMMND

Shown on TTM 36639, Located Immediately Northeast of the Intersection of Washington Street and Nandina Avenue, Woodcrest, Riverside County," dated July 2014.

(PDA) No 4865 concludes:

"Four prehistoric sites identified during Phase I survey and evaluated for significance are not considered significant within the meaning of CEQA and therefore not eligible for inclusion in the California Register of Historic Resources (CRHR).

"One previously recorded site was not relocated.

"The four new sites, CA-RIV-11763, 11764, 11765 and 11766 will be preserved by project design.

(PDA) No 4865 recommends:

"That any future earth-disturbing activities connected with development of the property be monitored by a professional archaeologist.

"Environmentally Sensitive Area (ESA) fencing be placed around sites CA-RIV-11764, 11765 and 11766.

"If the host boulder at RIV-2091 is relocated during future earth disturbing activities, the boulder should be relocated to an area of the property where it will remain undisturbed.

This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 4

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:

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

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10. GENERAL CONDITIONS

10.PLANNING. 4 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 5 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 (or other appropriate ethnic/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

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10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

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

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. 6 MAP- MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 7 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 11 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. 12 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

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10. GENERAL CONDITIONS

10. PLANNING. 13 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-A-1 and R-A-10 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. 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.
- e. The minimum average width of each lot is 100 feet.
- f. The maximum height of any building is 40 feet.
- g. The minimum lot size is 1 acre.
- h. 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. 14 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

shall be required.

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

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

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

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

10.PLANNING. 16 MAP- REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.]
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP- REQUIRED MINOR PLANS (cont.) RECOMMND

the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.]

5. Wall and Fencing Plan for the entire tract.

6. Entry monument and gate entry plan.

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

10.PLANNING. 17 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 19 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. 20 MAP - OUTDOOR LIGHTING RECOMMND

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

10.PLANNING. 22 MAP - ALUC PROHIBITED USE RECOMMND

The following uses/activities are not included in the project shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:

a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an

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10. GENERAL CONDITIONS

10.PLANNING. 22 MAP - ALUC PROHIBITED USE (cont.) RECOMMND

airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

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

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

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

10.PLANNING. 23 MAP-NOTICE OF AIRPORT VICINITY RECOMMND

The attached disclosure notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.

10.PLANNING. 24 MAP-ALUC DETENTION BASIN RECOMMND

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

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

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

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.

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

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10. GENERAL CONDITIONS

10.TRANS. 9 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

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,

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. 10 MAP - 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)

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10. GENERAL CONDITIONS

10.TRANS. 10 MAP - SUBMIT FINAL WQMP (cont.) RECOMMND

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 WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared 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 impact mitigation measures.

10.TRANS. 11 MAP - WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

10.TRANS. 12 MAP - BMP MAINT AND INSPECTION RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the

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10. GENERAL CONDITIONS

10.TRANS. 12 MAP - BMP MAINT AND INSPECTION (cont.) RECOMMND

project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control 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.

10.TRANS. 13 MAP - 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. R8-2013-0024, 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 WQMP (see Flood

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10. GENERAL CONDITIONS

10.TRANS. 13 MAP - SUBMIT FINAL WQMP (cont.) RECOMMND

Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared 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 impact mitigation measures.

10.TRANS. 14 MAP - WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

10.TRANS. 15 MAP - BMP MAINT AND INSPECTION RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control 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

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10. GENERAL CONDITIONS

10.TRANS. 15 MAP - BMP MAINT AND INSPECTION (cont.) RECOMMND

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

10.TRANS. 16 MAP - 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.

10.TRANS. 17 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 Transportation Department for review.

10.TRANS. 18 MAP - OWNER MAINT NOTICE RECOMMND

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

10.TRANS. 19 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 drainage facilities in the site design. Although final design of the drainage facilities 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 configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

The final design of the drainage facilities will conform to the increased runoff criteria of the Plan Check Policies and Guidelines and Flood Control Manual.

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10. GENERAL CONDITIONS

10.TRANS. 19 MAP - INCREASED RUNOFF (cont.) RECOMMND

As a condition of approval of the P-Hydrology Report, the following must be addressed in the F-Hydrology Report:

1. The interceptor drains proposed for the project will need to be 6 foot wide rectangular channels and of sufficient depth to provide freeboard. Specifically, the interceptor drains behind lots 8-12 will be designed to carry flows in excess of the normal limit of 10 cfs before a storm drain extension is required. Alternatively, the storm drain may be extended and appropriate inlets provided.
2. The several Bioretention Facilities throughout the proposed project shall be carefully reviewed to assure that tributary flows can enter and exit the facilities and that runoff from all new streets constructed for the project are receiving stormwater quality treatment.
3. The final report shall investigate whether the existing storm drain in Washington Street, south of Nandina Avenue has the capacity to accept the flows from the proposed connections.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

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40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

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

RECOMMND

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - ALL LOTS REQUIRE ATUs

RECOMMND

PRIOR TO MAP RECORDATION, a copy of the Final Survey Map and Environmental Constraint Sheet shall be provided to the Department of Environmental Health with the following notation:

All lots under Tract Map 36639 shall require an Advanced Treatment Unit (ATU) with pressurized drip disperal. Each lot shall also require a renewable annual operating permit issued by the Department of Environmental Health.

50.E HEALTH. 2 SARWQCB FINAL CLEARANCE LTR

RECOMMND

PRIOR TO MAP RECORDATION, a final clearance letter from the Santa Ana Regional Water Quality Control Board (SARWQCB) shall be required. Per SARWQCB letter dated May 28, 2014, the following must be submitted:

1. A County approved soils percolation report that addresses each of the proposed 50 lots;
2. A discussion of the proposed maintenance/oversight of the alternative disposal systems (i.e. homeowners association, County assessment district, etc);
3. A contingency plan that will be implemented should the use of alternative disposal systems not be protective of water quality and/or public health;
4. The cost of sewerling the proposed tract;
5. Form 200 (enclosed) and \$1,772 fee; and
6. CEQA documentation

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50. PRIOR TO MAP RECORDATION

50.E HEALTH. 2 SARWQCB FINAL CLEARANCE LTR (cont.) RECOMMND

For further information, please contact SARWQCB at (951)
782-4902.

EPD DEPARTMENT

50.EPD. 1 MAP - ECS RECOMMND

Prior to the recordation of any maps an Environmental Constraints Sheet (ECS) must be prepared for the project. The constrained areas will conform to the areas mapped as "Avoided D-1/D-2 Areas On Site," and are outside the mapped "Project Footprint" on Figure 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation" Dated October 15, 2014 revised December 4, 2014. The ECS map must be stamped by the Riverside County Surveyor with the following notes:
"No disturbances may occur within the boundaries of the of the constraint areas."

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

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to

"The constraint areas shall be permanently fenced. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the constraint area. The fence shall have a minimum height of three 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 three inches cannot pass through the plane of the fence at any point below the minimum height."

FIRE DEPARTMENT

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide

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

and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2013 CFC, and will have a vertical clearance of 13'6". Access will be designed to withstand the weight of 70 thousand pounds. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

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.

LOTS 1 THROUGH 9 SHALL HAVE A MINIMUM 6' BLOCK WALL IN ADDITION TO THE FUEL MODIFICATION

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50. PRIOR TO MAP RECORDATION

50.FIRE. 4 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP MOCKINGBIRD FEE RECOMMND

A copy of the executed agreement between the Developer and the County and a separate instrument, that gives notice that the Developer has elected to defer payment of the drainage fee to the time of issuance of a grading or building permit, shall both be recorded at the time of filing for record of the final map or parcel map or the certificate of compliance evidencing the waiver of the parcel map. The separate instrument shall give specific notice that the fee is required to be paid by the owners of each created parcel to the Flood Control District prior to issuance of a grading or building permit for each parcel. Upon payment of any deferred land division drainage fees, the Flood Control District shall record a Notice in the Office of the County Recorder of Riverside County, that the land division drainage fees have been paid, stating the amount and date of payment.

PARKS DEPARTMENT

50.PARKS. 1 MAP - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Community Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

50.PARKS. 2 MAP - TRAIL MAINTENANCE COMMUN RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or form or annex into a County managed Landscape lighting

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50. PRIOR TO MAP RECORDATION

50.PARKS. 2 MAP - TRAIL MAINTENANCE COMMUN (cont.) RECOMMND

Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all community trail(s) identified on this project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - ECS ROCKFALL RECOMMND

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

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2358, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading."

50.PLANNING. 2 MAP - PREPARE A FINAL MAP RECOMMND

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

50.PLANNING. 3 MAP - FINAL MAP PREPARER RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 4 MAP- SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A 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 area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

50.PLANNING. 5 MAP- REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7841 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 8 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 a County Service Area or provide evidence that the CSA does not desire an annexation.

50.PLANNING. 9 MAP- QUIMBY FEES (1) RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 9 MAP- QUIMBY FEES (1) (cont.) RECOMMND

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. The TENTATIVE MAP is located in an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees.

50.PLANNING. 13 MAP - ECS SHALL BE PREPARED RECOMMND

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

50.PLANNING. 15 MAP- ECS NOTE ARCHAEOLOGICAL RECOMMND

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

"County Archaeological Report no. PD-A-4865 was prepared for this property on July, 2014 by Robert S. White and is on file at the County of Riverside Planning Department. The property is not subject to surface alteration restrictions based on the results of the report."

50.PLANNING. 21 MAP - ECS NOTE MAFB NOISE RECOMMND

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

"This land division is affected by aircraft noise from Air Force operations as defined by the March Air Force Base Air Installation Compatible Use Zone (AICUZ) report."

50.PLANNING. 29 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.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

MAP- CC&R RES CSA COM. AREA

RECOMMND

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

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

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

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

RECOMMND

individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

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

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

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 33

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

RECOMMND

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:

"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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 36 MAP- ECS NOTE RIGHT-TO-FARM (cont.) RECOMMND

unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

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

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 Washington Street and Nandina Avenue and so noted on the final map.

50.TRANS. 3 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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - SIGNING & STRIPING PLAN (cont.) RECOMMND

or as approved by the Director of Transportation.

50.TRANS. 4 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 5 MAP - 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. 6 MAP - CORNER CUT-BACK I/SUR RECOMMND

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

50.TRANS. 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, Community Facilities District, or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Washington Street, Nandina Avenue, and street between lots 42 & 43.

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50.TRANS. 8 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (2) Streetlights (all streets).
- (3) Graffiti abatement of walls and other permanent structures.
- (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 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 - DEDICATIONS RECOMMND

Interior streets shall be improved with 36 foot full-width AC pavement and 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section A. (36' /56') Modified for no sidewalks.

NOTE: Adequate sight distance shall be provided for Lots 13, 14, and 21 shown on the approved tentative map.

50.TRANS. 10 MAP - EXISTING MAINTAINED RECOMMND

Washington Street along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter, located 38-43 feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the

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50.TRANS. 10 MAP - EXISTING MAINTAINED (cont.) RECOMMND

59-64 foot half-width publicly dedicated right-of-way in accordance with County Standard No. 93, (38-43'/59-64') (Per sheets 1 and 2 of Standard No. 93.)

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

Nandina Avenue along project boundary is a paved County maintained road designated as a Secondary Highway and shall be improved with 6" concrete curb and gutter, located 32-44 feet from centerline and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 50-62 foot half-width publicly dedicated right-of-way in accordance with County Standard No. 94, (32-44'/50-62') (Per sheets 1 and 2 of Standard No. 94.)

NOTE: A 5' sidewalk shall be constructed 9' from curb line within the 18' parkway."

50.TRANS. 11 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. 12 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 12 USE - TUMF CREDIT AGREEMENT (cont.) RECOMMND

first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

50.TRANS. 13 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. 14 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. 15 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. 16 MAP - LC LNDSCP COMMON AREA MA RECOMMND

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

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

1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any

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50.TRANS. 16 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

50.TRANS. 17 MAP - WQMP REQMT ON FINAL MAP RECOMMND

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 18 MAP - SUBMIT PLANS RECOMMND

The project specific Final WQMP, improvement 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 recordation. All submittals shall be date stamped by a registered engineer.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - 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.

50.TRANS. 20 MAP - WQMP REQMT ON FINAL MAP RECOMMND

A notice of the WQMP requirements shall be placed on the final map under the surveyor notes. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

50.TRANS. 21 MAP - SUBMIT PLANS RECOMMND

The project specific Final WQMP, improvement 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 recordation. All submittals shall be date stamped by a registered engineer.

The following conditions are required to be satisfied prior to the County's approval of the P-WQMP:

1. In the first submittal of the F-WQMP, the Applicant shall update the existing site impervious area located in Section A, to be consistent with the entire planned project, including street improvement areas.
2. In the first submittal of the F-WQMP, the Applicant shall amend the drainage areas in Table D.2 of
2. In the first submittal of the F-WQMP, the Applicant shall amend the drainage areas in Table D.2 of the document to be consistent with proposed drainage areas.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 22 MAP - 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.

50.TRANS. 23 MAP - ONSITE ESMNT FINAL MAP RECOMMND

Onsite drainage facilities located outside the 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.TRANS. 24 MAP - OFFSITE ESMNT 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 Transportation Department 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.TRANS. 25 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 Transportation Department for review and approval.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB).

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60. PRIOR TO GRADING PRMT ISSUANCE

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

The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

60.BS GRADE. 5 MAP - SLOPE STABIL'TY ANLY RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

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

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

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 9 MAP - RECORDED ESMT REQ'D RECOMMND

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 ENV SITE ASSESSMENT PHASE 2 RECOMMND

A Phase II Environmental Site Assessment shall be required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by the Environmental Cleanup Programs (ECP) to verify that the levels are below hazardous waste criteria. For any questions, please contact ECP at (951) 955-8980.

EPD DEPARTMENT

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

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 EPD - 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.

60.EPD. 3 EPD - BIO MONITOR PLAN

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 biological monitor that should include but not be limited to Best Management Practices (BMP), fencing of sensitive areas and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion.

60.EPD. 4 EPD - MITIGATION CREDITS

RECOMMND

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in section 5.1 of the document entitled

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60.EPD. 4 EPD - MITIGATION CREDITS (cont.) RECOMMND

"Determination of Biologically Equivalent or Superior Preservation." Dated: October 15, 2014, revised December 4, 2014 and prepared by Gonzales Environmental Consulting, LLC.

In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not be limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

60.EPD. 5 EPD - TEMPORARY FENCING RECOMMND

The areas mapped as "Avoided D-1/D-2 Areas On Site" and are outside of the mapped project footprint on Figure 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation." Dated: October 15, 2014, revised December 4, 2014 and prepared by Gonzales Environmental Consulting, LLC. will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicated that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature. The only areas of the jurisdictional feature that will not be fenced are those that have been proposed and accounted for in section 4.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation" dated: October 15, 2014, revised December 4, 2014. The document must be prepared by a biologist who has an MOU with the County of Riverside. In EPD may also inspect the site prior to grading permit issuance.

60.EPD. 6 EPD - FENCE PLAN RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "Avoided D-1/D-2 Areas On Site," and are outside of the "Project Footprint" on Figure 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation." Dated: October 15, 2014, revised December 4, 2014 and prepared by Gonzales Environmental Consulting, LLC. shall be permanently fenced for protection

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60.EPD. 6

EPD - FENCE PLAN (cont.)

RECOMMND

as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the delineated riparian area. The fence shall have a minimum height of three 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 three inches cannot pass through the plane of the fence at any point below the minimum height. 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.

FIRE DEPARTMENT

60.FIRE. 1

MAP-#004 FUEL MODIFICATION

RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

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

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

LOTS 1 THROUGH 9 SHALL HAVE A 6' BLOCK WALL IN ADDITION TO THE FUEL MODIFICATION

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FLOOD RI DEPARTMENT

60.FLOOD RI. 2

MAP MOCKINGBIRD FEE

RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed.

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.

PARKS DEPARTMENT

60.PARKS. 1

MAP - TRAIL PLAN APPROVED COMM

RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

PLANNING DEPARTMENT

60.PLANNING. 1

MAP - CULTURAL RESOURCE PROF

RECOMMND

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 MAP - CULTURAL RESOURCE PROF (cont.) RECOMMND

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. 2 MAP - NATIVE MONITOR REQ RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who, at the tribe's discretion, shall be on-site during ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor.

2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring

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60.PLANNING. 2 MAP - NATIVE MONITOR REQ (cont.) RECOMMND

of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4) Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

60.PLANNING. 3 MAP - PRESERVATION PLAN RECOMMND

Prior to the issuance of grading permits, the Project Developer and the appropriate Tribe shall prepare a Preservation Plan for the long term care and maintenance of the cultural features preserved at these sites (CA-RIV-11763, 11764, 11765 and 11766). The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative deterrence, etc.), the entity responsible for the long term maintenance, the funding source, and the monitoring/maintenance schedule parameters. The developer/permit holder shall submit a fully executed copy of the Preservation Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval.

60.PLANNING. 4 MAP - CULTURAL SENS. TRAINING RECOMMND

Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet

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60.PLANNING. 4 MAP - CULTURAL SENS. TRAINING (cont.) RECOMMND

signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report.

60.PLANNING. 5 MAP - TEMPORARY FENCING RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of archaeological site(s) CA-RIV-11764, 11765 and 11766 during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist. The fenced area shall include a buffer sufficient to protect the archaeological site(s). The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed. The temporary fencing plan shall include the following requirements:

- 1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:
 - a. In the event that construction activities are to take place within 100 feet of archaeological site(s) _____ (insert site number(s)), the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist that consists of the following:
 - b. The project archaeologist shall identify the site boundaries.
 - c. The project archaeologist shall determine an adequate buffer for the protection of the site(s) in consultation with the County archaeologist.
 - d. Upon approval of buffers, install fencing under the supervision of the project archaeologist.
 - e. Submit to the Planning Department for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the archaeological site(s), _____ (insert site number(s)).
 - f. Fencing may be removed after the conclusion of construction activities.

60.PLANNING. 7 MAP- COMMUNITY TRAIL ESMNT RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot numbers 1 and 2

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 7 MAP- COMMUNITY TRAIL ESMNT (cont.) RECOMMND

as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

60.PLANNING. 10 MAP - BUILDING PAD GRADING RECOMMND

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

60.PLANNING. 11 MAP - HILLSIDE DEV. STANDARDS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

60.PLANNING. 12 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

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60.PLANNING. 13 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. 14 MAP- POST & BEAM FOUNDATIONS RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which reflect the utilization of post and beam foundations or the appropriate combination of split-level pads and post and beam foundations] when development is proposed on natural slopes of fifteen (15%) percent or greater measured over a horizontal distance of thirty (30) feet.

60.PLANNING. 16 MAP- AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated February 10, 2014, summarized as follows:

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:

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.

With mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass. i.e., leaving the grass clippings on the lawn. or sending seperated green waste to a composting facility.

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60.PLANNING. 17 MAP - SECTION 1601/1603 PERMIT RECOMMND

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

60.PLANNING. 18 MAP - SECTION 404 PERMIT RECOMMND

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

60.PLANNING. 20 MAP- SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 74.81 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 20 MAP- SKR FEE CONDITION (cont.) RECOMMND

fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 21 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 25 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7843 has been approved and adopted by the Board of Supervisors and has been made effective.

60.PLANNING. 27 MAP- AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated February 10, 2014, generally summarized as follows:

In order to mitigate the project's potential solid waste impacts and help the County comply with AB 939 (Integrated Waste Management Act), AB 3127 (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:

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify 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.

Prior to issuance of an occupancy permit, evidence (i.e.,

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60.PLANNING. 27 MAP- AGENCY CLEARANCE (cont.)

RECOMMND

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.

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.

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the laws, or sending separated green waste to a composting facility.

TRANS DEPARTMENT

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

RECOMMND

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

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

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

60.TRANS. 2 MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 2 MAP - SUBMIT GRADING PLAN (cont.) RECOMMND

the condition of approval prior to the issuance of a grading permit.

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

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

Standard plan check turnaround time is 10 working days.

60.TRANS. 3 MAP - SUBMIT FINAL WQMP RECOMMND

A copy of the approved project specific WQMP shall be submitted to the Transportation Department along with the grading plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation with supporting hydrologic and hydraulic calculations to the Transportation Department for review and approval. The BMPs identified in the approved project specific WQMP shall be shown on the grading plans, where applicable.

60.TRANS. 4 MAP - PHASING RECOMMND

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

70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

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70. PRIOR TO GRADING FINAL INSPECT

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PHASE IV MONITOR REPORT RECOMMND

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition.

70.PLANNING. 2 MAP - CURATION OF COLLECTIONS RECOMMND

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

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

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

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

E HEALTH DEPARTMENT

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP MOCKINGBIRD FEE RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed.

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.

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 MAP- SCHOOL MITIGATION RECOMMND

Impacts to the Riverside 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 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 and GATES PLAN condition of approval shall be cleared individually.

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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 permaantent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
7. Provide a Model Home Complex landscape and irrigation plan.

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

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.

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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 the Design and Landscape Guidelines for the 1st District.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

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.

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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. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

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

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

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

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

tubular steel.

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

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, Community Facilities District, 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 Washington Street, Nandina Avenue, and, street between lots 42 & 43.
- (2) Streetlights (all streets).
- (3) Graffiti abatement of walls and other permanent structures.
- (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:

- 1) Landscape and irrigation working drawings "stamped" by a

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 LMD 89-1-C, County CFD 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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3

MAP - LC LANDSCAPE SECURITIES (cont.)

RECOMMND

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.

80.TRANS. 4

MAP - IMPLEMENT WQMP

RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 MAP - ESTABLISH MAINT ENTITY RECOMMND

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

80.TRANS. 6 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. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
2. Project shall prepare water use calculations as outlined in Ord 589.3.
3. Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document.
4. Trees shall be hydrozoned separately.
5. Project shall use County standard details for which the application is available in County Standard Detail Format.
6. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
7. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
8. Purple pipe shall be used in all common space areas and irrigation systems maintained by a maintenance district.
9. Hydroseeding is not be permitted in stormwater BMP areas, container stock will be required.
10. Water Quality swales must comply with the following: Irrigation and planting must be zoned to reflect grading. Zones shall be Upper / Slope areas and Lower / Bottom areas (front yard swales).
11. Water Quality swales must comply with the following: Irrigation valves and mainlines shall be located on street side of easement (front yard swales).
12. Water Quality swales must comply with the following: Valves shall incorporate multiple lots as feasible based on flow rates (front yard swales).
13. Water Quality swales must comply with the following: Maintenance easement shall not bisect slopes (front yard swales).
14. Water Quality swales must comply with the following: A

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 MAP - LC LNDSCPNG PROJ SPECIFI (cont.) RECOMMND

minimum 6"-12" maintenance bench must be provided at the tops and bottoms of slopes within the maintenance easement (front yard swales).

15. Water Quality swales must comply with the following: A mow curb shall be provided at the outer edge (perimeter) of the easement to delineate the area (front yard swales).

16. Water Quality swales must comply with the following: Plant material: 4" Carex may be used for the swale bottom if spaced no further apart than 12" on center (front yard swales).

80.TRANS. 7 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.

80.TRANS. 8 MAP - ESTABLISH MAINT ENTITY RECOMMND

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

WASTE DEPARTMENT

80.WASTE. 1 MAP - WASTE RECYCLE PLAN (WRP) RECOMMND

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 1 MAP - WASTE RECYCLE PLAN (WRP) (cont.) RECOMMND

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

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

90.BS GRADE. 3 MAP - BMP GPS COORDINATES RECOMMND

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

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4 MAP - WQMP BMP REGISTRATION (cont.) RECOMMND
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:

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

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90. PRIOR TO BLDG FINAL INSPECTION

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

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.

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 3 USE-ALT SYSTEM DEED RECORD RECOMMND

The existance of an alternative system on this property must be recorded on the deed and proof provided to the Department of Environmental Health prior to final.

90.E HEALTH. 4 USE-RENEWABLE OPERATING PERMIT RECOMMND

A renewal operating permit must be obtained from Environmental Health Department prior to final approval.

90.E HEALTH. 5 USE-QUALIFIED SERVICE PROVIDER RECOMMND

An annual contract with a qualified service provider for the advanced treatment system is required prior to final approval.

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90. PRIOR TO BLDG FINAL INSPECTION

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 25 occupancy permit, the applicant shall complete construction of the trail(s) with all requirements of the trail exhibit/plan being met. The applicant will coordinate a final inspection with the Regional Park and Open-Space District or its representative.

90.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 25 occupancy permit, the applicant shall provide written documentation to the Riverside County Planning Department and Regional Park and Open-Space District that the trail maintenance mechanism is in place.

PLANNING DEPARTMENT

90.PLANNING. 3 MAP- QUIMBY FEES (2) RECOMMND

The TENTATIVE MAP is not located within a CSA. If a CSA is formed prior to ISSUANCE OF BUILDING PERMIT INSPECTION the TENTATIVE MAP must join and pay applicable QUIMBY Fees.

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. 9 MAP- AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated February 10, 2014, summarized as follows:

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

TRACT MAP Tract #: TR36639

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 9 MAP- AGENCY CLEARANCE (cont.)

RECOMMND

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:

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify 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.

Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending seperated green waste to a composting facility.

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 74.81 acres (gross) in accordance with TENTATIVE MAP. If the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 10 MAP- SKR FEE CONDITION (cont.) RECOMMND

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. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 MAP- AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions stated in their letter dated February 10, 2014, summarized as follows:

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:

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Waste Management Department for approval. At a minimum, the WRP must identify 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.

Prior to issuance of an occupancy permit, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP- AGENCY CLEARANCE (cont.) RECOMMND

by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

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.

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the laws, or sending separated green waste to a composting facility.

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

TRACT MAP Tract #: TR36639

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - UTILITY INSTALL (cont.) RECOMMND

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 - 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

TRACT MAP Tract #: TR36639

Parcel: 273-310-054

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4 MAP - 80% COMPLETION (cont.) RECOMMND

improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

90.TRANS. 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 Washington Street and Nandina Avenue.

90.TRANS. 6 MAP - LC LNDSKP INSPCT 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 - LNDSKPE 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

TRACT MAP Tract #: TR36639

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - LNDSCP E INSPCTN RQRMENTS (cont.) RECOMMND

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 "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.

90.TRANS. 9 MAP - BMP EDUCATION RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public

TRACT MAP Tract #: TR36639

Parcel: 273-310-054

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 MAP - BMP EDUCATION (cont.) RECOMMND

Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. 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 Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 10 MAP - BMP MAINT AND INSPECTION RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all 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 Transportation Department for review and approval.

-OR

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.

90.TRANS. 11 MAP - BMP EDUCATION RECOMMND

The Applicant shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The Applicant may obtain NPDES Public Educational Program materials from the Transportation Department's NPDES Section via website: www.rcflood.org/npdes. 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 Applicant must provide to the

TRACT MAP Tract #: TR36639

Parcel: 273-310-054

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11 MAP - BMP EDUCATION (cont.) RECOMMND

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

90.TRANS. 12 MAP - BMP MAINT AND INSPECTION RECOMMND

Unless an alternate viable maintenance entity is established, the CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all 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 Transportation Department for review and approval.

-OR

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.

90.TRANS. 13 MAP - 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.

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

DATE: January 29, 2014

TO:

Riv. Co. Transportation Dept.	Riv.Co. Landscaping Section-M.Hughes	Western Municipal Water Dist.
Riv. Co. Flood Control District	Riv.Co. Park Department	SBC
Riv. Co. Environmental Health Dept.	P.D. Archaeology Section-D. Jones	Charter Cable
Riv. Co. Public Health – Industrial Hygiene	*Riverside Transit Agency	City of Riverside
Riv. Co. Public Health Dept-M.Osur	Riv. Co. Waste Management Dept.	Southern California Edison
Riv. Co. Fire Department	Riv. Co. Survey	Southern California Gas Co.
Riv. Co. Building & Safety – Grading	1st District Supervisor	
Riv. Co. Building & Safety – Plan Check	1st District Planning Commissioner	
Riv. Co. Environmental Programs Dept.	*Riverside Unified School District	
P.D. Geology Section-D. Jones	Woodcrest MAC	

TENTATIVE TRACT MAP NO. 36639 – EA42663 - Applicant: Kevin and Pauline Doan – Engineer/Representative: Adkan Engineers - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) and Rural: Rural Mountainous (R: RM) (10 acre minimum) – Location: Northeast corner of Nandina Avenue and Washington Street – 74.8 gross acres - Zoning: Residential Agricultural-1 (1 acre minimum) (R-A-1) - **REQUEST: Schedule B subdivision to create 50 single family residential lots with a minimum lot size of 1 acre on 74.8 gross acres. - APNs: 273-310-053 and 273-310-054**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on February 27, 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.

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.

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

DATE: July 9, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Flood Control District
Riv. Co Environmental Health
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading

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

1st District Supervisor
1st District Planning Commissioner

CHANGE OF ZONE NO. 7843 – EA42663 - Applicant: Kevin and Pauline Doan – Engineer/Representative: Adkan Engineers - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) and Rural: Rural Mountainous (R: RM) (10 acre minimum) – Location: Northeast corner of Nandina Avenue and Washington Street – 74.8 gross acres - Zoning: Residential Agricultural-1 (1 acre minimum) (R-A-1) - **REQUEST:** Change of zone from Residential Agricultural-1 acre minimum to Residential Agricultural-1 acre minimum and Residential Agricultural-10 acre minimum on 74.8 gross acres. - APNs: 273-310-053 and 273-310-054 (**associated with TENTATIVE TRACT MAP NO. 36639**)

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 **LDC comments on July 31, 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, Environmental Programs Division, Geology, Archaeology, Landscaping, Transportation, Flood, Fire, Building & Safety: Grading, Parks

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 Manager, 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.

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: July 9, 2014

TO

Riv. Co. Transportation Dept.
Riv. Co. Flood Control District
Riv. Co Environmental Health
Riv. Co. Fire Dept.
Riv. Co. Building & Safety – Grading

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

1st District Supervisor
1st District Planning Commissioner

CHANGE OF ZONE NO. 7843 – EA42663 - Applicant: Kevin and Pauline Doan - Engineer/Representative: Adkan Engineers - First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) and Rural: Rural Mountainous (R: RM) (10 acre minimum) – Location: Northeast corner of Nandina Avenue and Washington Street – 74.8 gross acres - Zoning: Residential Agricultural-1 (1 acre minimum) (R-A-1) - **REQUEST:** Change of zone from Residential Agricultural-1 acre minimum to Residential Agricultural-1 acre minimum and Residential Agricultural-10 acre minimum on 74.8 gross acres. - APNs: 273-310-053 and 273-310-054 (**associated with TENTATIVE TRACT MAP NO. 36639**)

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 **LDC comments on July 31, 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, Environmental Programs Division, Geology, Archaeology, Landscaping, Transportation, Flood, Fire, Building & Safety: Grading, Parks

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 Manager, at (951) 955-0972 or email at prull@rcplma.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

August 14, 2015

CHAIR
Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Glen Holmes
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Steve Manos
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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. Peter Lange, Contract Planner
Riverside County Planning Department
4080 Lemon Street, Twelfth Floor
Riverside, CA 92501

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1140MA15
Related File No.: CZ07843 (Change of Zone) [associated with TR36639
(Tentative Tract Map)]
APN: 273-310-033; 273-310-034

Dear Mr. Lange:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No. 2015-01 (as adopted on August 13, 2015), staff reviewed Change of Zone Case No. 7843 (CZ07843), a proposal to change the zoning of 74.81 acres located easterly of Washington Street, northerly of Nandina Avenue, and southerly of a straight-line easterly or westerly extension of Mariposa Avenue in the unincorporated community of Woodcrest from R-A-1 (Residential Agricultural, one acre minimum lot size) to R-A-1 and R-A-10 (Residential Agricultural, 10 acre minimum lot size). This change of zone is being considered in conjunction with Tentative Tract Map No. 36639, a proposal to divide the property into 52 single-family residential lots with a minimum gross lot size of one acre. Approximately 21.38 acres of the property would be changed from R-A-1 to R-A-10 zoning, with the remainder of the property remaining in the R-A-1 zone.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E, residential density is not restricted.

The elevation of Runway 14-32 at its northerly terminus is approximately 1,535 feet above mean sea level (1535 feet AMSL). The proposed maximum pad elevation is 1,640 feet AMSL. The R-A zone allows a maximum building height of 40 feet for single-family residences, for a total maximum elevation of 1,680 feet AMSL. However, the site is located beyond the 20,000 foot radius from the runway at March Air Reserve Base/Inland Port Airport. Therefore, Federal Aviation Administration (FAA) obstruction evaluation review for height/elevation reasons would not be required.

As ALUC Director, I hereby find the above-referenced Change of Zone **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed zone change. As the site is located within Airport Compatibility Zone E, both the existing and the proposed zoning are consistent with the March ALUCP.

While the change of zone is not subject to conditions, we would further recommend that the following conditions be applied to the Tentative Tract Map:

CONDITIONS (recommended for the proposed Tentative Tract Map):

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.
4. Any new aboveground detention or bioretention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

AIRPORT LAND USE COMMISSION

August 14, 2015

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

If you have any questions, please contact John Guerin, Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Edward C. Cooper, Director

Attachments: Notice of Airport in Vicinity

cc: Kevin and Pauline Doan (applicant/owner/payee)
Adkan Engineers – Attn.: Michael Brendecke (project representative)
Sexton Real Estate – Attn.: Leroy Nichols (project representative)
Charissa Leach, Adkan Engineers
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonia Pierce, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1140MA15\ZAP1140MA15.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)



Community Development
Department
Planning Division

City of Arts & Innovation



March 5, 2014

Paul Rull, Project Planner
County of Riverside Planning Department
County of Riverside Permit Assistance Center
4080 Lemon Street, 9th Floor
Riverside CA, 92501

SUBJECT: TENTATIVE TRACT MAP NO. 36639

Dear Mr. Rull:

Thank you for the opportunity to comment on the above-noted project - a proposed Schedule B subdivision to create 50 single family residential lots with a minimum lot size of 1 acre on 74.8 gross acres located at the northeast corner of Nandina Avenue and Washington Street. City staff has reviewed the proposed subdivision and offers the following comments:

- **General Plan Land Use Consistency** - The proposed subdivision is not located in an active annexation area; however, it is within the City's southern sphere of influence. The City's General Plan 2025 land use designation for the project site is A – Agricultural.

The developable portion of the subdivision where residential lots are proposed appears to be consistent with the existing County General Plan land use designation of the Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum) and the County's Residential Agricultural-1 (1 acre minimum) R-A-1 Zone. The pattern and density of development northerly and southerly of the project site is similar to the approximately 1 unit per acre density proposed.

While the subdivision may be consistent with the County General Plan land use designation and zoning, it is inconsistent with the City's General Plan 2025 Agricultural land use designation for the area. The City's Agricultural land use designation is intended for agricultural production with incidental residential uses at density of 0.20 dwelling units per acre – one dwelling unit per five acres.

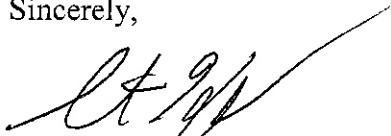
Additionally, portions of the project site where single-family lots are proposed are identified by the County and in the City's Open Space and Conservation Element as Farmland of Statewide Importance, Unique Farmland and Farmland of Local Importance.

With regard to General Plan consistency, adoption of the proposed subdivision can individually or cumulatively create impacts that are not mitigated or anticipated by the City's current adopted long range planning documents. In an effort to achieve consistency between the County and City General Plan, and to jointly plan development in unincorporated areas adjacent to cities, City staff requests that as a condition of approval the applicant file a General Plan Amendment with the City to change the City land use designation from A -Agricultural to Very Low Density Residential. Please note that the filing of a General Plan Amendment application with the City does not guarantee or otherwise secure the City's approval of a General Plan Amendment.

- **Circulation and Traffic** - The proposed map shows right-of-way width of 100 feet for Washington Street, 88 feet for Nandina Avenue and no right-of-way for Mariposa Avenue. The Circulation Element of the City of Riverside's General Plan 2025 Master Plan of Roadways identifies Washington Street as 110-foot wide, 4-lane Arterial, Nandina Avenue as 100-foot wide, four-lane Arterial and Mariposa Avenue as a 66-foot wide, 2-lane Collector extending eastward from Washington Street to Porter Avenue. Further, the Circulation Element of the County General Plan identifies Washington Street as 118-foot-wide Major Arterial and Nandina Avenue as a 100-foot-wide Secondary Arterial. The proposed subdivision map needs to be revised to show that streets will be built and improved consistent with the City's and County's General Plans.

We look forward to continue working with you. Please send us copies of all revised plans, staff reports, and environmental reviews as it pertains to this project. Should you have any questions regarding this letter, please contact Doug Darnell, Senior Planner, at (951) 826-5219 or by e-mail at ddarnell@riversideca.gov.

Sincerely,



Steve Hayes, AICP
City Planner

- c: Rusty Bailey, Mayor
Riverside City Council Members
Scott Barber, City Manager
Deanna Lorson, Assistant City Manager
Al Zelinka, Community Development Director
Emilio Ramirez, Deputy Community Development Director
Tom Boyd, Deputy Public Works Director/City Engineer
Kevin Jeffries, Supervisor District 1, 4080 Lemon Street, 5th Floor, Riverside CA, 92501
Juan C. Perez, Interim Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Kevin and Paulene Doan, Adkan Engineers 6879 Airport Drive, Riverside, CA 92504

March 27, 2015

Riverside County Planning Department
4080 Lemon St
Riverside, CA 92502
Attn: **Paul Rull**

Re: Tentative Tract No. 36639

Subject: Justification for noncompliance with Riverside County Ordinance No. 460.

Dear Whom it may concern:

Ordinance No. 460 regulates the division of land of the county of Riverside. Section 3.8 subsection C states "when lots greater than 18,000 sq. ft. are proposed, the depth shall not exceed 4 times the width."

Tentative Tract 36639 proposes 4 lots, lot numbers 37 through 40 which do not meet this requirement. Due to topographical constraints, lots 37-40 exceed the 4:1 lot depth to width ratio. Lots 37 and 40 have an average depth to width ratio of 4:1, and only exceed this on one side. All four of these lots are constrained by streets on both sides and have large slopes at the rear of the lots. The usable pad to width ratio for lots 37-40 meet the minimum ratio requirements. This requirement was written with smaller lots in mind to ensure homeowners have usable width. These lots are 1-acre minimum with plenty of area for a future homeowner to choose the placement of their house and any onsite amenities.

As a result of this justification, it is requested that lots 37-40 of Tentative Tract 36639 be exempt from the minimum depth to width ratio requirement.

Sincerely,

adkan
ENGINEERS

Michael Brendecke, P.E.
Project Engineer



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

February 10, 2014

Paul Rull, Project Planner
Riverside County Planning Department
P. O. Box No. 1409
Riverside, CA 92502-1409

RECEIVED
FEB 13 2014

ADMINISTRATION
RIVERSIDE COUNTY
PLANNING DEPARTMENT

RE: Tentative Tract Map (TR) No. 36639

Proposal: The TR proposes a schedule B subdivision to create 50 single family residential lots with a minimum lot size of 1 acre on 74.8 gross acres.

APNs: 273-310-053; -054

Dear Mr. Rull:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located on the northeast corner of Nandina Avenue and Washington Street, in the Lake Mathews/Woodcrest 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, and AB 341 (Mandatory Commercial 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**, 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.
2. **Prior to issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

162617

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

July 17, 2014

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Paul Rull, Project Planner

Dear Mr. Rull:

Re: Change of Zone 07843
Area: Woodcrest

Change of Zone 7843 is a proposal to change the current zoning of Residential Agricultural 1-acre minimum to Residential Agricultural 1-acre minimum and Residential Agricultural 10-acre minimum on a 74.8-acre site in the Woodcrest/Mockingbird Canyon area. This project is being processed concurrently with Tract Map (TR) 36639.

The District has reviewed this case and has 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 Michele Martin of this office at 951.955.2511.

Very truly yours,


HENRY OLIVO
Engineering Project Manager

c: TR 36639

MMM:blj

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

159118

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

February 26, 2014



Mr. & Mrs. Kevin T. Doan
c/o Leroy Nichols - Sexton Real Estate
3593 Arlington Avenue
Riverside, CA 92506

Dear Mr. & Mrs. Doan:

Re: Tract Map No. 36639

This project is located within the Mockingbird Canyon watershed. The District is concerned about development occurring in this watershed. The cumulative effect of development will cause increased storm runoff and without adequate drainage facilities in the area, will have a significant adverse impact on downstream properties. A practical and equitable mitigation measure for such an impact is the adoption and implementation of an Area Drainage Plan for Mockingbird Canyon.

In view of the serious flooding problems, it is recommended that no development be permitted in the Mockingbird Canyon area until such time that the Board of Supervisors adopts the Mockingbird Canyon Area Drainage Plan. Alternatively, a Special Drainage Facility Agreement for the payment of "fees" to mitigate flood problems caused by the development should be offered by the developer to the County. The developer should write a letter to the Board requesting that a condition of approval be added to the project covering a Special Drainage Facility Agreement.

A sample letter to the Board and Agreement are enclosed for your use. The letter and the signed Agreement should be submitted to the District and upon receipt; the District will continue processing your project.

Should you have any questions regarding this project, please call Michele Martin at 951.955.2511 or me at 951.955.1214.

Very truly yours,


HENRY OLIVO, P.E.
Engineering Project Manager

Enclosures

c: Riverside County TLMA
Attn: Paul Rull, Project Planner
Adkan Engineers

MMM:blj



John V. Rossi
General Manager

Securing Your Water Supply

Charles D. Field
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5

February 19, 2014

Paul Rull, Project Planner
City of Riverside
Planning Division
3900 Main St., 3rd Floor
Riverside, CA 92522



CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP 36639 – EA42663

In response to your letter received on January 29, 2014, Western Municipal Water District's (Western) Conditions of Approval for the above referenced project are as follows:

1. Compliance with water efficient landscape requirements per the City of Riverside's Ordinance.
2. Western as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Guideline requirements for water use efficiency.
3. Developer's landscape architect is required to consult with Western's water efficiency specialist to review Western's landscape and irrigation requirements.
4. Developer to submit a 24" x 36" preliminary onsite and/or offsite plan of water layout to Western before formal submittal of Water Improvement Plans.
5. Preliminary water plans shall show the following items:
 - a. Delineate all proposed water facilities within project boundaries. Include pipeline diameters and type of material.
 - b. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, water meters, air/vac, blow-off, fire hydrants, valves, electrical vaults, etc.) within project boundaries.
 - c. Delineate all easements within project boundaries.
 - d. Delineate all proposed and existing lots, streets, and storm drains.
6. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water Improvement Plans.

7. Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Commercial Plan Check Package for submittal formats and requirements online at <http://wmwd.com/devservices/standardspec.htm>.
8. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated are at Developers expense.
9. Developer to pay all cost associated with preliminary review by Western at the time of review.
10. Water Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
11. Contact Western's Development Services Department at (951) 571-7100 for further information.

Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.



TAMMY MARTIN
Engineering Technician II

TM:sc

Enclosure(s): Transmittal (copy)

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER :
Kevin and Pauline Doan
PO Box 7398
Riverside, CA 92506

With a copy to:
Adkan Engineers
6879 Airport Drive
Riverside, CA 92504

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

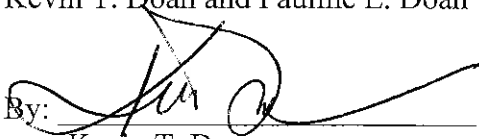
COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Weiss
Riverside County Planning Director

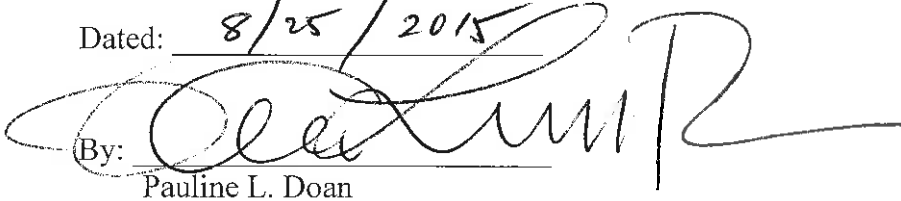
FORM APPROVED COUNTY COUNSEL
BY:  8/27/15
MELISSA R. CUSHMAN DATE

Dated: 8/27/15

PROPERTY OWNER:
Kevin T. Doan and Pauline L. Doan

By: 
Kevin T. Doan

Dated: 8/25/2015

By: 
Pauline L. Doan

Dated: 8/25/15

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Riverside)

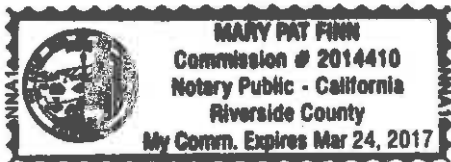
On 8/25/2015 before me, Mary Pat Finn, Notary Public.
Date Here Insert Name and Title of the Officer

personally appeared Kevin T. Doan + Pauline L. Doan
Name(s) of Signer(s)

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 Mary Pat Finn
Signature of Notary Public

Re: Indemnification Agreement



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207843 DATE SUBMITTED: 7/2/14

APPLICATION INFORMATION

Applicant's Name: Kevin T. & Pauline L. Doan E-Mail: c/o: leroynichols@ca.rr.com

Mailing Address: c/o Leroy Nichols 3593 Arlington Ave.
Riverside ^{Street} CA 92506
_{City} _{State} _{ZIP}

Daytime Phone No: (951) 686-7300 Fax No: ()

Engineer/Representative's Name: adkan Engineers E-Mail: mbrendecke@adkan.com

Mailing Address: 6879 Airport Drive
Riverside ^{Street} CA 92504
_{City} _{State} _{ZIP}

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner's Name: Kevin & Pauline Doan E-Mail: c/o: leroynichols@ca.rr.com

Mailing Address: c/o Leroy Nichols 3593 Arlington Ave
Riverside ^{Street} CA 92506
_{City} _{State} _{ZIP}

Daytime Phone No: (951) 686-7300 Fax No: ()

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

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

"Planning Our Future... Preserving Our Past"

Form 295-1071 (08/08/12)

APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Kevin Doan

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.

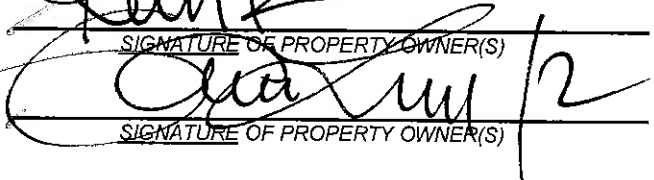
Kevin Doan

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Pauline Doan

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): 273-310-053, 273-310-054

Section: 36 Township: 3S Range: 4W

Approximate Gross Acreage: 78

General location (nearby or cross streets): North of Nandina Ave, South of Mariposa Ave, East of Washington St, West of Porter Ave

APPLICATION FOR CHANGE OF ZONE

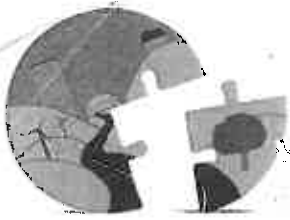
Thomas Brothers map, edition year, page number, and coordinates: 2003- page 746, grid A-5

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

Change the existing zoning to match the existing and proposed land use as required per comments from
Land Development Committee for Tentative map 36639. Currently the site is all zoned R-A-1. We are
proposing to change the zoning to ~~R1D~~ for two lots on the tentative to make them in accordance with their
land use designations.

Related cases filed in conjunction with this request:

Tentative Tract Map No. 36639



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36639 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Kevin T. & Pauline L. Doan E-Mail: c/o leroynichols@ca.rr.com

Mailing Address: c/o Leroy Nichols 3593 Arlington Ave

<u>Riverside</u>	<u>Street</u> <u>CA</u>	<u>92506</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 686-7300 Fax No: (_____) _____

Engineer/Representative's Name: Adkan Engineers E-Mail: madkison@adkan.com

Mailing Address: 6879 Airport Drive

<u>Riverside</u>	<u>Street</u> <u>CA</u>	<u>92504</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 688-0241 Fax No: (951) 688-0599

Property Owner's Name: Kevin and Pauline Doan E-Mail: _____

Mailing Address: PO Box 7398

<u>Riverside</u>	<u>Street</u> <u>CA</u>	<u>92513</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 275 2431 Fax No: (951) 352 9536

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 • 77-588 El Duna Court, Suite H
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.

Leroy Nichols

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.

Kevin T. Doan

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Pauline L. Doan

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): 273-310-053, 273-310-054

Section: 36 Township: 03S Range: 05W

Approximate Gross Acreage: 74.8 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Nandina Ave, South of Mariposa Ave, East of Washington St, West of Porter Ave

Thomas Brothers map, edition year, page number, and coordinates: Page 745, Grid J5, J6

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):

Subdivide 78 +/- acres of property into 50 residential lots. The property is zoned R-A-1 and the current Landuse is VLDR and RM. No Zone Change or General Plan Amendment is proposed.

Related cases filed in conjunction with this request:

None

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: Biology, Archeology, & 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) _____

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: 375,000 C.Y.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 375,000 C.Y.

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

Import _____ Export _____ Neither x

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

No off site import/ export

What is the anticipated route of travel for transport of the soil material?

N/A

How many anticipated truckloads? 0 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 1,392,100 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 Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, **“Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region”** on the following pages.

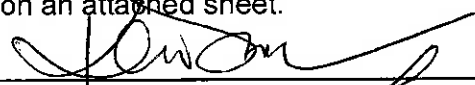
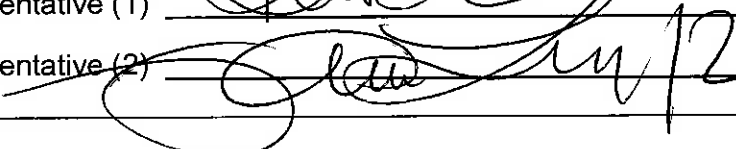
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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	<u>1/9/14</u>
Owner/Representative (2)		Date	<u>1/9/14</u>

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:	Tentative Tract No. 36639	
Project Location:	Section 36, Township 3 South, Range 5 West of El Sobrante De San Jacinto	
Project Description:	Development of 50 lot housing tract on previously undeveloped land	
Applicant Contact Information:	Leroy Nichois- 3593 Arlington Ave, Riverside Ca 92506, 951-686-7300	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .		
DETERMINATION: Circle appropriate determination.		
If any question answered "YES" Project requires a project-specific WQMP.		
If all questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.		

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:

CHANGE OF ZONE NO. 7843 AND TENTATIVE TRACT MAP NO. 36639 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kevin and Pauline Doan – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Easterly of Washington Street, southerly of Mariposa Avenue, northerly of Nadina Avenue, and westerly of Porter Avenue – 74.8 Gross Acres – Zoning: Residential Agricultural – 1 acre minimum (R-A-1) – **REQUEST:** The Change of Zone proposes to change the zoning classification of the project site from Residential Agricultural – 1 Acre Minimum (R-A-1) to Residential Agricultural – 1 Acre Minimum and Residential Agricultural – 10 Acre Minimum. The Tentative Tract Map is a schedule “B” subdivision of 74.8 acres into fifty two (52) residential lots. Lots 1 through 50 will have a minimum lot size of one acre and lots 51 and 52 will have a minimum lot size of 10 acres. In addition, the project scope involves an exception to Ordinance No. 460, Section 3.8.C (lot depth to width ratio) for lots 37, 38, 39, and 40 due to topographical constraints.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
SEPTEMBER 30, 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, Peter Lange, at 951-955-1417 or email plange@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: Peter Lange
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/23/2015,

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

APN (s) or case numbers CZ07843 / TR 36639 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

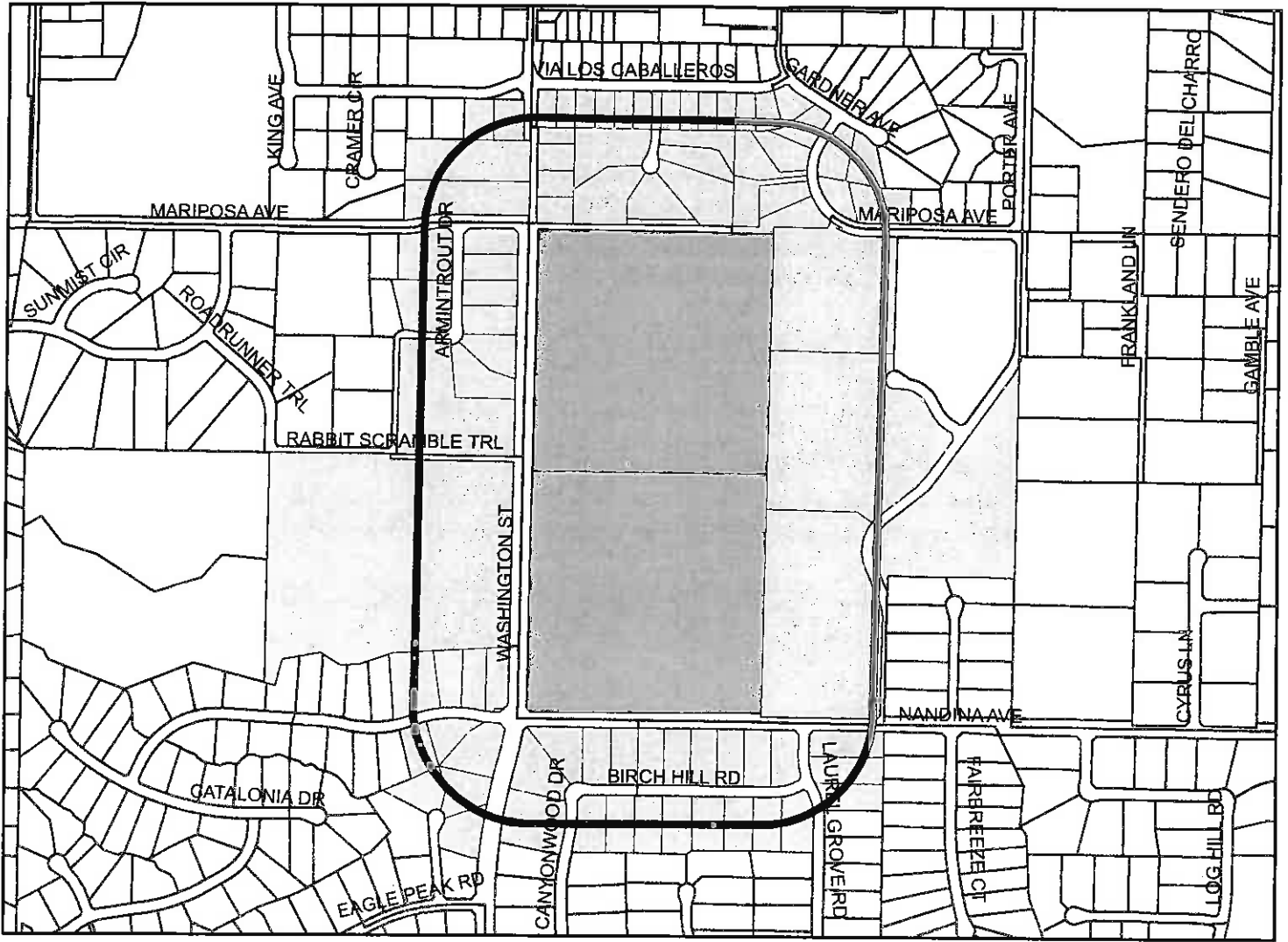
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07843 / TR36639 (600 feet buffer)



Selected Parcels

273-621-006	273-310-052	274-230-017	273-610-043	274-240-010	274-240-020	273-520-028	274-182-002	273-622-007	274-182-010
274-182-011	273-290-038	274-230-004	274-230-005	273-200-010	274-240-014	273-610-017	273-610-061	274-182-014	273-610-005
273-620-005	274-182-008	274-240-021	274-240-011	273-622-009	274-230-016	273-620-006	274-230-015	274-182-007	273-520-032
274-230-011	273-610-020	273-520-026	274-240-035	274-240-015	273-520-023	273-610-044	274-182-005	273-520-031	273-621-003
273-621-004	273-520-029	273-610-008	273-610-045	273-610-041	274-240-012	273-310-053	273-310-054	273-621-001	273-520-038
273-620-002	273-200-014	274-240-013	273-610-022	273-200-022	273-610-019	273-610-046	274-182-013	273-621-005	273-610-060
273-621-002	273-610-007	273-620-001	273-610-021	274-182-004	273-610-018	273-200-015	274-182-009	273-610-042	273-520-027
274-230-009	273-620-004	274-240-017	274-182-015	274-230-001	273-610-006	274-230-010	274-182-012	273-620-003	273-610-023
273-520-024	273-520-030	273-610-016	273-310-046	273-310-048	273-310-049	274-182-003	273-520-025	273-622-008	274-240-033
274-240-016	274-240-019	274-230-014							



825 412.5 0 825 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 273200010, APN: 273200010
CHARLOTTE GUYAUX
16955 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 273310054, APN: 273310054
PAULINE DOAN, ETAL
P O BOX 7398
RIVERSIDE CA 92513

ASMT: 273200014, APN: 273200014
DERMOT SHIELS, ETAL
16961 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 273520023, APN: 273520023
LAURIE BROWER, ETAL
17277 ARMINTROUT DR
RIVERSIDE, CA. 92504

ASMT: 273200015, APN: 273200015
RANDAL COLBERT
16869 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 273520024, APN: 273520024
TED SMITH, ETAL
17265 ARMINTROUT DR
RIVERSIDE, CA. 92504

ASMT: 273200022, APN: 273200022
LUIS SORIA
7144 DINWIDDI ST
DOWNEY CA 90241

ASMT: 273520025, APN: 273520025
ANNETTE MILLER, ETAL
17272 ARMINTROUT DR
RIVERSIDE, CA. 92504

ASMT: 273290038, APN: 273290038
BRIDGEWALK 64
556 S FAIR OAKS STE 337
PASADENA CA 91105

ASMT: 273520026, APN: 273520026
ELVIA SAGHBINI, ETAL
17260 ARMINTROUT DR
RIVERSIDE, CA. 92504

ASMT: 273310049, APN: 273310049
TABLETOP MOUNTAIN PARTNERS
7181 MIRACLE MILE
RIVERSIDE CA 92506

ASMT: 273520027, APN: 273520027
RICHARD ARMSTRONG
17200 ARMINTROUT DR
RIVERSIDE, CA. 92504

ASMT: 273310052, APN: 273310052
ARCHANA SHETH, ETAL
4017 10TH ST
RIVERSIDE CA 92501

ASMT: 273520028, APN: 273520028
ANTONIO MALLARE
C/O MARITA INDIRA D JURADO
17150 ARMINTROUT DR
RIVERSIDE, CA. 92504



ASMT: 273520029, APN: 273520029
GLORIA FELIX, ETAL
17100 ARMINTROUT DR
RIVERSIDE, CA. 92504

ASMT: 273610007, APN: 273610007
SHANNON MCGINNIS BROWN, ETAL
17530 DRY RUN CT
RIVERSIDE, CA. 92504

ASMT: 273520030, APN: 273520030
LORRIE RIVERA, ETAL
16925 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 273610008, APN: 273610008
GLORIA OCHOA, ETAL
17558 DRY RUN CT
RIVERSIDE, CA. 92504

ASMT: 273520031, APN: 273520031
JOHN SCHUMAKER
17055 ARMINTROUT DR
RIVERSIDE CA 92504

ASMT: 273610016, APN: 273610016
LESTER DOUTY, ETAL
17573 CANYONWOOD DR
RIVERSIDE, CA. 92504

ASMT: 273520032, APN: 273520032
CANDACE THOMAS, ETAL
16891 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 273610017, APN: 273610017
CLAUDIA VARGAS
17545 CANYONWOOD DR
RIVERSIDE, CA. 92504

ASMT: 273520038, APN: 273520038
LINDA MAUZEY, ETAL
1095 S BURLWOOD DR
ANAHEIM CA 92807

ASMT: 273610018, APN: 273610018
MARIA DIAZ, ETAL
17517 CANYONWOOD DR
RIVERSIDE, CA. 92504

ASMT: 273610005, APN: 273610005
STACEY HESTON, ETAL
17523 DRY RUN CT
RIVERSIDE, CA. 92504

ASMT: 273610019, APN: 273610019
MACK MARTIN
17008 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273610006, APN: 273610006
JILL STEVENS, ETAL
16991 NADINA AVE
RIVERSIDE, CA. 92504

ASMT: 273610020, APN: 273610020
KATHLEEN CHAVEZ, ETAL
17036 BIRCH HILL RD
RIVERSIDE, CA. 92504



ASMT: 273610021, APN: 273610021
ESTHER VARGAS, ETAL
17064 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273610022, APN: 273610022
LUIS LOPEZ
17057 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273610023, APN: 273610023
SHEILA MORRIS
17552 CANYONWOOD DR
RIVERSIDE, CA. 92504

ASMT: 273610041, APN: 273610041
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

ASMT: 273610042, APN: 273610042
REGINALD PETERS
16922 NANDINA AVE
RIVERSIDE, CA. 92504

ASMT: 273610043, APN: 273610043
BALVIR KAUR, ETAL
16898 NANDINA AVE
RIVERSIDE, CA. 92504

ASMT: 273610044, APN: 273610044
LAURIE BROWER, ETAL
3771 ARLINGTON AVE
RIVERSIDE CA 92506

ASMT: 273610045, APN: 273610045
JOSEPH MORRISON
16850 NANDINA AVE
RIVERSIDE, CA. 92504

ASMT: 273610046, APN: 273610046
MARIELENA MARTINEZ
16826 NANDINA AVE
RIVERSIDE, CA. 92504

ASMT: 273610060, APN: 273610060
MOHAMMAD TWEINI
16831 NANDINA AVE
RIVERSIDE, CA. 92508

ASMT: 273610061, APN: 273610061
JOEL GONZALEZ, ETAL
16855 NANDINA AVE
RIVERSIDE, CA. 92504

ASMT: 273620001, APN: 273620001
ZITA MEAGHER, ETAL
17232 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273620002, APN: 273620002
MARIA CHAVEZ, ETAL
17204 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273620003, APN: 273620003
RUBEN GARCIA
17176 BIRCH HILL RD
RIVERSIDE, CA. 92504



ASMT: 273620004, APN: 273620004
PAULETTE BROWN HINDS, ETAL
17148 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273621005, APN: 273621005
SUZANNE HEATH, ETAL
17225 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273620005, APN: 273620005
JEAN CARPIO, ETAL
17120 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273621006, APN: 273621006
VILMA JORNADA, ETAL
17573 LAUREL GROVE RD
RIVERSIDE, CA. 92504

ASMT: 273620006, APN: 273620006
LOURDES TABORA, ETAL
17092 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273622007, APN: 273622007
BRION BICKETT, ETAL
17566 LAUREL GROVE RD
RIVERSIDE, CA. 92504

ASMT: 273621001, APN: 273621001
LANCE WAGNER
20289 TONIA CT
PERRIS CA 92570

ASMT: 273622008, APN: 273622008
TONIA PINCIUREK
17538 LAUREL GROVE RD
RIVERSIDE, CA. 92504

ASMT: 273621002, APN: 273621002
NAEEMA AZIZ, ETAL
17113 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 273622009, APN: 273622009
FAWAZ GAILANI
17510 LAUREL GROVE RD
RIVERSIDE, CA. 92504

ASMT: 273621003, APN: 273621003
GINGER SUK, ETAL
17141 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 274182002, APN: 274182002
ARACELI GUIDO
17029 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 273621004, APN: 273621004
OLIVIA AMEZCUA, ETAL
17197 BIRCH HILL RD
RIVERSIDE, CA. 92504

ASMT: 274182003, APN: 274182003
BUI THAI, ETAL
17051 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504



ASMT: 274182004, APN: 274182004
HELEN LINARES, ETAL
17073 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274182012, APN: 274182012
CAROL CHITWOOD, ETAL
17237 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274182005, APN: 274182005
SALLY PENLAND, ETAL
2865 DONOVER CT
RIVERSIDE CA 92504

ASMT: 274182013, APN: 274182013
JULIE GIBBONS, ETAL
17115 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274182007, APN: 274182007
GARY CURTIS, ETAL
17133 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274182014, APN: 274182014
COUNTY OF RIVERSIDE
C/O REAL ESTATE DIVISION
P O BOX 1180
RIVERSIDE CA 92502

ASMT: 274182008, APN: 274182008
EAGLE VISTA EQUITIES
2015 MANHATTAN BCH BL 100
REDONDO BEACH CA 90278

ASMT: 274182015, APN: 274182015
ROBERT MILLER
17011 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274182009, APN: 274182009
BETTY WRIGHT, ETAL
17177 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274230001, APN: 274230001
ESTHER PEDRINI, ETAL
16917 CALLE ESPUELA
RIVERSIDE, CA. 92504

ASMT: 274182010, APN: 274182010
BARBARA HOFMAN
17195 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274230004, APN: 274230004
CARLOS LEMUS
16960 CALLE ESPUELA
RIVERSIDE, CA. 92504

ASMT: 274182011, APN: 274182011
BONNIE MURPHY
17219 VIA LOS CABALLEROS
RIVERSIDE, CA. 92504

ASMT: 274230009, APN: 274230009
CATHLEEN HOWICK, ETAL
16910 WASHINGTON ST
RIVERSIDE, CA. 92504



ASMT: 274230010, APN: 274230010
KIMBERLY SHERER, ETAL
16930 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 274240011, APN: 274240011
DEBORAH FORNERET, ETAL
17250 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 274230011, APN: 274230011
JAROME WILSON
16960 WASHINGTON ST
RIVERSIDE, CA. 92504

ASMT: 274240012, APN: 274240012
JACKI MCCRAY, ETAL
17265 GARDNER AVE
RIVERSIDE, CA. 92504

ASMT: 274230014, APN: 274230014
BRIANNA PAIRRETT, ETAL
16940 CALLE ESPUELA
RIVERSIDE, CA. 92504

ASMT: 274240013, APN: 274240013
PATRICIA CONTRERAS, ETAL
17249 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 274230015, APN: 274230015
JAMES COTTRELL
16690 WASHINGTON ST
RIVERSIDE CA 92504

ASMT: 274240014, APN: 274240014
JON CURTIS, ETAL
17261 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 274230016, APN: 274230016
FELICITA RESANN
16945 CALLE ESPUELA
RIVERSIDE, CA. 92504

ASMT: 274240015, APN: 274240015
PHILLIP FAUST, ETAL
17289 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 274230017, APN: 274230017
ALEJANDRO GARCIA, ETAL
16920 CALLE ESPUELA DR
RIVERSIDE, CA. 92504

ASMT: 274240016, APN: 274240016
SARA SILVA, ETAL
17305 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 274240010, APN: 274240010
ANA GAMA
17339 GARDNER AVE
RIVERSIDE, CA. 92504

ASMT: 274240017, APN: 274240017
JOVITA MONGE, ETAL
17323 MARIPOSA AVE
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17336 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 274240020, APN: 274240020
ANISSA HERNANDEZ
17362 MARIPOSA AVE
RIVERSIDE, CA. 92504

ASMT: 274240021, APN: 274240021
EDGAR COWARD
3339 HWY 25 N LOT 33B
NORTHPORT WA 99157

ASMT: 274240033, APN: 274240033
VINCENT MURPHY
17333 MARIPOSA AVE
RIVERSIDE CA 92504

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1825 3rd Street
Riverside CA 92507

City of Riverside
Attention: Planning Department
3900 Main Street
Riverside, CA 92522

Riverside Unified School District
3380 14th Street
Riverside, CA 92501

Waste Resources Management,
Riverside County
Mail Stop 5950

Western Municipal Water District
14205 Meridian Pkwy
Riverside, CA 92508

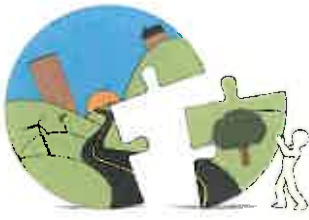
Southern California Gas Co.
4495 Howard Avenue
Riverside, CA 92507

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

8/10/2015 10:56:51 AM

Adkan Engineers
Attention: Michael Brendecke
6879 Airport Drive
Riverside CA 92504

Kevin and Pauline Doan
3593 Arlington Avenue
Riverside, CA 92506



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.

CZ 7843 and TR 36639

Project Title/Case Numbers

Peter Lange

County Contact Person

951-955-1417

Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Kevin and Pauline Doan

Project Applicant

3593 Arlington Avenue, Riverside CA

Address

The proposed project is located east of Washington Street, south of Mariposa Avenue, north of Nadina Avenue, and west of Porter Avenue

Project Location

The Change of Zone proposes to change the project site zoning classification from Residential Agricultural 1 acre minimum to Residential Agricultural 1 acre minimum (R-A-1) and Residential Agricultural 10 acre minimum (R-A-10). Lots 1 through 50 will have a minimum lot size of 1 acre and lots 51 and 52 will have a minimum lot size of 10 acres. The Tentative Tract Map proposes a Schedule "B" division to create 52 residential lots. In addition, the project scope involves an Exception to Ordinance No. 460, Section 3.8.C (lot depth to width ratio) for lots 37, 38, 39, and 40 due to topographical constraints.

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. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.00+\$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 NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, 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

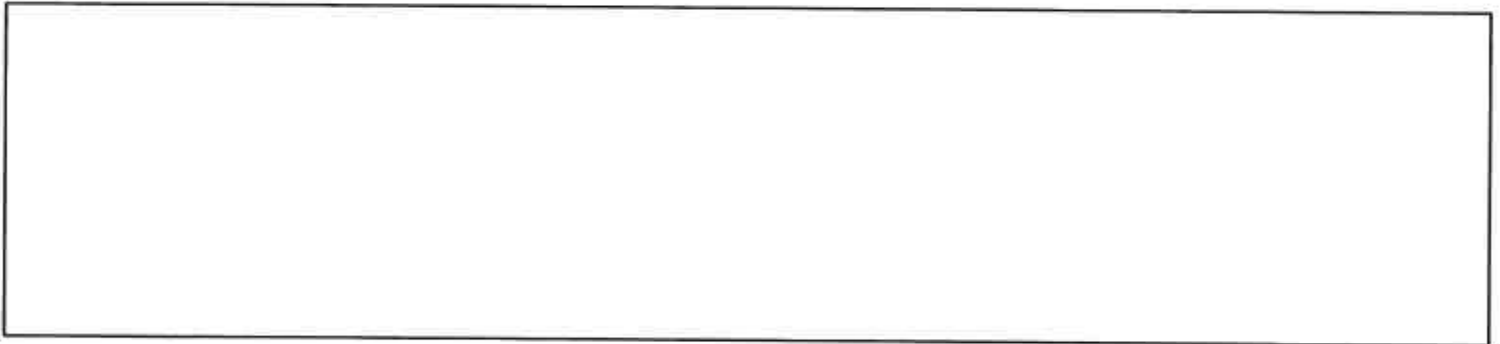
Project Planner

Title

8/26/2015

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
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Second Floor
Riverside, CA 92502
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Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

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paid towards: CFG06043 CALIF FISH & GAME: DOC FEE
EA42663
at parcel #:
appl type: CFG3

By _____ Jan 23, 2014 09:45
MGARDNER posting date Jan 23, 2014


Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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Agenda Item No.: 4 . 3
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Damaris Abraham
Planning Commission: September 30, 2015

SPECIFIC PLAN NO. 286,
SUBSTANTIAL CONFORMANCE NO. 3
CHANGE OF ZONE NO. 7829
TENTATIVE TRACT MAP NO. 36687
Environmental Assessment No. 42686
Applicant: Keith Gardner
Engineer/Representative: Jake Smith



Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Specific Plan No. 286, Substantial Conformance No. 3 proposes to reduce the amount of acres within Planning Area 7 from 21.1 acres to 15.4 acres by designating a larger area to Planning Area 2A (which is designated Open Space: Conservation Drainage). The land use designation for Planning Area 7 will remain as Medium Density Residential (MDR). The project also proposes to increase the acreage for Planning Area 8 from 29.1 to 32.7 (an increase of 3.6 acres) and proposes to reduce the acreage for Planning Area 9 from 29.7 to 19.9. As a result of these changes Planning Area 2A would increase from 15.6 acres to 27.4 acres. The total number of residential dwelling units within the Specific Plan will decrease from 4,720 to 4,710.

Change of Zone No. 7829 proposes to modify the existing Specific Plan zoning ordinance text to allow for 71 units in Planning Area 7 with a minimum lot size of 5,000 square feet. The number of units previously allowed was 85 units and it is being reduced to 75. The change of zone will also formalize the Planning Area boundaries for the reconfigured Planning Areas 2A and 7.

Tentative Tract Map No. 36687 is a Schedule A subdivision of 20.27 acres into 71 residential lots with a minimum lot size of 5,000 sq. ft. and 14 open space lots. The Tentative Tract Map covers Planning Areas 7 and a portion of 2A. The project includes off-site improvements that include grading and drainage easement.

The project is located northerly of Safflower Street, southerly of Koon Street, easterly of Winchester Road, and westerly of Woodshire Drive.

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 six 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 4,720. Although only 4,720 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

SPECIFIC PLAN NO. 286, SUBSTANTIAL CONFORMANCE NO. 3
CHANGE OF ZONE NO. 7829
TENTATIVE TRACT MAP NO. 36687
Planning Commission Staff Report: September 30, 2015
Page 2 of 8

uses; the remainder of the area northerly of Planning Area 2C is undeveloped or used for agricultural production. Planning Area 7 is currently vacant.

Changes to the Specific Plan contained in Substantial Conformance No. 3 include: increasing the amount of acres associated with Planning Area 2A from 15.6 to 27.4 acres; reducing acreage from 21.1 acres to 15.4 acres for Planning Area 7; increasing acreage from 29.1 to 32.7 for Planning Area 8; and reducing the acreage from 29.7 to 19.9 for Planning area 9.

As such, the overall acreages within the specific plan for the land use designations Open Space – Conservation Drainage, Commercial Retail, Medium High Density Residential, and Medium Density Residential are being modified by Substantial Conformance No. 3. These changes include:

- Open Space – Conservation Drainage increases from 71.3 to 83.1;
- Commercial Retail increases acreages from 54.9 to 58;
- Medium Density Residential decreases acreages from 878.3 to 872.6 and decreases the amount of allowable units within this category from 2,875 to 2,865
- Medium High Density Residential decreases acreage from 214.1 to 204.3

Although the commercial retail land use designation is slightly increasing (an increase of 3.6 acres), the Open Space: Conservation Drainage is increasing by 11.8 acres and the medium High Density Residential designation is decreasing by 9.8 acres and the total number of residential dwelling units within the Specific Plan are decreasing from 4,720 to 4,710.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Open Space: Conservation (OS:C) as reflected on the Specific Plan Land Use Plan of SP286A6; Highway 79 Policy Area
2. Surrounding General Plan Land Use (Ex. #5): Medium High Density Residential, Open Space – Conservation Drainage, and Commercial Retail per Specific Plan No. 286 to the north and west
Medium Density Residential, per Specific Plan No. 286 to the east
Medium High Density Residential, Open Space – Conservation Drainage, and Medium Density Residential per Specific Plan No. 286 to the south
3. Existing Zoning (Ex. #2): Specific Plan No. 286 (Winchester 1800)
4. Surrounding Zoning (Ex. #2): Specific Plan No. 286 (Winchester 1800), Planning Areas 2A, 6, 8, 52A to the north
Specific Plan No. 286 (Winchester 1800), Planning Areas 2A, 8, 9 to the south
Specific Plan No. 286 (Winchester 1800), Planning Area 5 to the east
Specific Plan No. 286 (Winchester 1800), Planning

- | | |
|-----------------------------------|---|
| 5. Existing Land Use (Ex. #1): | Areas 2C, 11, 14A to the west
Vacant |
| 6. Surrounding Land Use (Ex. #1): | Vacant and agricultural uses to the north and west
Single family residences to the south |
| 7. Project Data: | Total Acreage: 1,656 (for the SP)
Total Acreage for TR36687: 20.3
Total Proposed Lots: 85
Proposed Min. Lot Size: 5,000
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

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

CONSIDER an **ADDENDUM** to **ENVIRONMENTAL IMPACT REPORT NO. 374**, based on the findings and conclusions in Environmental Assessment No. 42686; and,

APPROVE **SPECIFIC PLAN NO. 286, SUBSTANTIAL CONFORMANCE NO. 3**, based on the findings and conclusions incorporated in the staff report; and,

TENTATIVELY APPROVE **CHANGE OF ZONE NO. 7829**, to revise the Specific Plan zoning ordinance and to formalize the Planning Area boundaries for the reconfigured Planning Areas 2A and 7, 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. 36687**, 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 in the attached Addendum to EIR No. 374, which is incorporated herein by reference.

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Open Space: Conservation (OS:C) as reflected on the Specific Plan Land Use Plan of SP286A6 on the Southwest Area Plan.
2. Section 2.11.4 of Ordinance No. 348 provides that an application for a determination of substantial conformance may be approved only if the following findings are made:
 - a. That the project as modified meets the intent and purpose of the adopted specific plan; and,
 - b. That the project as modified is consistent with the findings and conclusions contained in the resolution adopting the specific plan.

3. The substantial conformance to the Winchester 1800 Specific Plan is proposing to reduce the amount of acres within Planning Area 7 from designating a larger area to Planning Area 2A (which is designated Open Space: Conservation Drainage). The project is also proposing to increase the acreage for Planning Area 8 slightly and proposes to reduce the acreage for Planning Area 9. As a result of these changes, the commercial retail land use designation is slightly increasing (an increase of 3.6 acres), the Open Space: Conservation Drainage is increasing by 11.8 acres and the medium High Density Residential designation is decreasing by 9.8 acres and the total number of residential dwelling units within the Specific Plan are decreasing from 4,720 to 4,710. The substantial conformance will protect topographic features and will improve drainage by designating a larger area for open space for conservation and drainage purposes. The project will not increase the overall land use density or intensity because it is designating a larger area to open space and the total number of residential units is being decreased. The proposed project meets the intent and purpose of the adopted specific plan and is consistent with the findings and conclusions contained in the resolution adopting the specific plan.
4. The Tentative Tract Map is proposing to subdivide 20.27 acres into 71 residential lots, which will have a density of 3.5 dwelling units per acre. This is in conformance with the density required by the Community Development: Low Density Residential designation (2-5 dwelling units per acre)
5. 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. SWAP 9.2 of the Highway 79 Policy Area requires the establishment of 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 would monitor overall trip generation from residential development to ensure that development projects within the Highway 79 Policy Area 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 project's proposed reduction in residential intensity would result in a decrease in traffic from 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.
6. The project site is surrounded by properties which are designated Medium High Density Residential, Open Space – Conservation Drainage, and Commercial Retail per Specific Plan No. 286 to the north and west, Medium Density Residential, per Specific Plan No. 286 to the east, and Medium High Density Residential, Open Space – Conservation Drainage, and Medium Density Residential per Specific Plan No. 286 to the south.
7. 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.

8. The existing zoning for the site is Specific Plan (Winchester 1800) and will remain Specific Plan. The project is proposing modifications to the existing zoning ordinance.
9. The project site is surrounded by properties which are zoned Specific Plan No. 286 (Winchester 1800), Planning Areas 2A, 6, 8, 52A to the north, Specific Plan No. 286 (Winchester 1800), Planning Areas 2A, 8, 9 to the south, Specific Plan No. 286 (Winchester 1800), Planning Area 5 to the east, and Specific Plan No. 286 (Winchester 1800), Planning Areas 2C, 11, 14A to the west.
10. The project is surrounded by properties which are vacant and agricultural uses to the north and west and single family residences to the south.
11. This project is located within Criteria cell 5279 of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). A Habitat Acquisition Negotiation Strategy (HANS 2160) was submitted for review. As part of the HANS review Lot 84 will be dedicated as open space. This project fulfills the requirements of the WRCMSHCP.
12. 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) This project is proposing to a substantial conformance 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 20.3 acres to facilitate the future development of 71 single-family residential dwelling units within the northernmost portion of the Specific Plan. These changes would result in decrease from 4,720 to 4,710 dwelling units on-site. Although the commercial retail land use designation is slightly increasing (an increase of 3.6 acres), the Open Space: Conservation Drainage is increasing by 11.8 acres and the medium High Density Residential designation is decreasing by 9.8 acres. This will result 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 to a substantial conformance 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 20.3 acres to facilitate the future development of 71 single-family residential dwelling units within the northernmost portion of the Specific Plan. These changes would result in decrease from 4,720 to 4,710 dwelling units on-site. Although the commercial retail land use designation is slightly increasing (an increase of 3.6 acres), the Open Space: Conservation Drainage is increasing by 11.8 acres and the medium High Density Residential designation is decreasing by 9.8 acres, 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) This project is proposing to a substantial conformance 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 20.3 acres to facilitate the future development of 71 single-family residential dwelling units within the northernmost portion of the Specific Plan. These changes would result in decrease from 4,720 to 4,710 dwelling units on-site. Although the commercial retail land use designation is slightly increasing (an increase of 3.6 acres), the Open Space: Conservation Drainage is increasing by 11.8 acres and the medium High Density Residential designation is decreasing by 9.8 acres, 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 proposed project is in conformance with the Land Use Designations shown in the Specific Plan, and with all other elements of the Riverside County General Plan and SP286A6 as modified through Substantial Conformance No. 3.
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 clearly compatible with the present and future logical development of the area.
6. 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.
7. 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 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 Number 476-010,-024, 476-010-026, 476-010-036.

**SPECIFIC PLAN NO. 286, SUBSTANTIAL CONFORMANCE NO. 3
CHANGE OF ZONE NO. 7829
TENTATIVE TRACT MAP NO. 36687
Planning Commission Staff Report: September 30, 2015
Page 8 of 8**

DA:da

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Date Prepared: 05/07/15

Date Revised: 09/11/15

- 1 C. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot
2 area shall be determined by excluding that portion of a lot that is used solely for
3 access to the portion of a lot used as a building site.
- 4 D. The minimum average width of that portion of a lot to be used as a building site
5 shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That
6 portion of a lot used for access on flag lots shall have a minimum width of twenty
7 feet (20').
- 8 E. The minimum frontage of a lot shall be forty feet (40') except that lots fronting on
9 knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') and
10 flag lots may have a minimum frontage of twenty feet (20').
- 11 F. Side yards on interior and through lots shall be not less than five feet (5') in width.
- 12 G. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
13 from the existing street line or from any future street line as shown on any
14 Specific Plan of Highways, whichever is nearer the proposed structure, upon
15 which the main building sides, except where the lot is less than fifty feet (50')
16 wide, the yard need not exceed twenty percent (20%) of the width of the lot.
- 17 H. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or
18 other open space identified in Specific Plan No. 286. Otherwise, the rear yard
19 shall not be less than twenty feet (20').
- 20 I. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
21 of two feet (2'). No other structural encroachments shall be permitted in the front,
22 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

23 In addition, the following standard shall also apply:

24 AA. Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

25 (3) Except as provided above, all other zoning requirements shall be the same as those
26 requirements identified in Article VI of Ordinance No. 348.

27 b. Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B.

1 d. Planning Areas 5A, 5B, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38
2 and 44.

3 (1) The uses permitted in Planning Areas 5A, 5B, 10B, 12A, 13A, 13B, 14A, 14B,
4 21A, 21B, 23, 24, 32, 37, 38 and 44 of Specific Plan No. 286 shall be the same as those uses
5 permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to
6 Sections 6.1.b.(1) and (3); and d. shall not be permitted. In addition, the permitted uses identified
7 under Section 6.1.a shall also include public parks and public playgrounds.

8 (2) The development standards for Planning Areas 5A, 5B, 10B, 12A, 13A 13B, 14A,
9 14B, 21A, 21B, 23, 24, 32, 37, 38 and 44 of Specific Plan No. 286 shall be the same as those
10 standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development
11 standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and replaced by the
12 following:

13 A. The rear yard shall be not less than twenty feet (20').

14 B. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
15 of two (2) feet. No other structural encroachments shall be permitted in the front,
16 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

17 (3) Except as provided above, all other requirements shall be the same as those
18 requirements identified in Article VI of Ordinance No. 348.

19 e. Planning Areas 8 and 40.

20 (1) The uses permitted in Planning Areas 8 and 40 of Specific Plan No. 286 shall be
21 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that
22 the uses permitted pursuant to Section 9.50.a.(30), (52) and (64) shall not be permitted. In
23 addition, the permitted uses identified under Section 9.50.b. shall include mini-warehouses,
24 trailer and boat storage, recreational vehicle storage, and vehicle storage.

25 (2) The development standards for Planning Areas 8 and 40 of Specific Plan No. 286
26 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

27 (3) Except as provided above, all other zoning requirements shall be the same as
28

1 those requirements identified in Article IXb of Ordinance No. 348.

2 f. Planning Area 9.

3 (1) The uses permitted in Planning Area 9 of Specific Plan No. 286 shall be the same
4 as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

5 (2) The development standards for Planning Area 9 of Specific Plan No. 286 shall be
6 the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

7 (3) Except as provided above, all other zoning requirements shall be the same as those
8 requirements identified in Article VIII of Ordinance No. 348.

9 g. Planning Areas 7, 10A, 11, 19, 31, 39 and 42.

10 (1) The uses permitted in Planning Areas 7, 10A, 11, 19, 31, 39 and 42 of Specific
11 Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of
12 Ordinance No. 348, except that uses permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall
13 not be permitted.

14 (2) The development standards for Planning Areas 7, 10A, 11, 19, 31, 39 and 42 of
15 Specific Plan No. 286 shall be the same as those permitted in Article VI, Section 6.2 of
16 Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b.,
17 c., d. and e. (2), (3) and (4) shall be deleted and replaced by the following:

18 A. Lot area shall be not less than five thousand (5,000) square feet. The minimum lot
19 area shall be determined by excluding that portion of a lot that is used solely for
20 access to the portion of a lot used as a building site.

21 B. The minimum average width of that portion of a lot to be used as a building site
22 shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That
23 portion of a lot used for access on "flag" lots shall have minimum width of twenty
24 feet (20').

25 C. The minimum frontage of a lot shall be forty feet (40') except that lots fronting on
26 knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') and
27 except that "flag" lots may have a minimum frontage of twenty feet (20'). Lot
28

1 frontage along curvilinear streets may be measured at the building setback in
2 accordance with zone development standards.

3 D. Side yards on interior and through lots shall be not less than five feet (5') in width.
4 Side yards on corner and reversed corner lots shall be not less than ten feet (10')
5 from the existing street line or from any future street line as shown on any
6 Specific Plan of Highways, whichever is nearer the proposed structure, upon
7 which the main building sides, except where the lot is less than fifty feet (50')
8 wide, the yard need not exceed twenty percent (20%) of the width of the lot.

9 E. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or
10 other open space identified in Specific Plan No. 286. Otherwise, the rear yard
11 shall not be less than twenty feet (20').

12 F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
13 of two feet (2'). No other structural encroachments shall be permitted in the front,
14 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

15 In addition, the following standard shall also apply:

16 AA. Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

17 (3) Except as provided above, all other zoning requirements shall be the same as
18 those requirements identified in Article VI of Ordinance 348.

19 h. Planning Areas 12B, 16A, 16B, 26A, 33 and 45.

20 (1) The uses permitted in Planning Areas 12B, 16A, 16B, 26A, 33 and 45 of Specific
21 Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
22 Ordinance No. 348, except that uses permitted pursuant to Sections 8.100.a.(1), (2), and (6); and
23 b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a.
24 shall include public parks and trails.

25 (2) The development standards for Planning Areas 12B, 16A, 16B, 26A, 33 and 45 of
26 Specific Plan No. 286 shall be the same as those standards identified in Article VIIIe, Section
27 8.101 of Ordinance No. 348.

1 (3) Except as provided above, all other zoning requirements shall be the same as
2 those requirements identified in Article VIIIe of Ordinance No. 348.

3 i. Planning Areas 15, 26B and 46.

4 (1) The uses permitted in Planning Areas 15, 26B and 46 of Specific Plan No. 286
5 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In
6 addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

7 (2) The development standards for Planning Areas 15, 26B and 46 of Specific Plan
8 No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
9 No. 348, except that the development standards set forth in Article VI, Section 6.2.e.(3) and (4)
10 shall be deleted and replaced by the following:

11 A. The rear yard shall be not less than twenty feet (20').

12 B. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
13 of two feet (2'). No other structural encroachments shall be permitted in the front,
14 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

15 (3) Except as provided above, all other zoning requirements shall be the same as
16 those requirements identified in Article VI of Ordinance No. 348.

17 j. Planning Area 18.

18 (1) The uses permitted in Planning Area 18 of Specific Plan No. 286 shall be the
19 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the
20 uses permitted pursuant to Sections 9.50.a.(11), (23), (30), (32), (52) and (64); and b.(5) and (7)
21 shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also
22 include single-family dwellings, multiple family dwellings, congregate care residential facilities,
23 public and private recreation areas, and paseos/trails.

24 (2) The developments standards for commercial uses within Planning Area 18 of
25 Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53
26 of Ordinance No. 348.

- 1 F. The maximum ratio of floor area to lot area shall not be greater than two to one
2 (2:1), not including basement floor area.
- 3 G. All buildings and structures shall not exceed fifty feet (50') in height, unless a
4 height up to seventy-five feet (75') is specifically permitted under the provisions
5 of Section 18.34 of Ordinance No. 348.
- 6 H. Automobile storage space shall be provided as required by Section 18.12 of
7 Ordinance No. 348.
- 8 I. Interior side yards may be reduced to accommodate zero lot line or common wall
9 situations, except that, in no case shall the reduction in side yard areas reduce the
10 required separation between detached structures.
- 11 J. Setback areas may be used for driveways, parking and landscaping.
- 12 K. A minimum of fifteen percent (15%) of the site proposed for development shall
13 be landscaped and irrigated.
- 14 L. Trash collection areas shall be screened by landscaping or architectural features in
15 such a manner as not to be visible from a public street or from any adjacent
16 residential area.
- 17 M. Outside storage areas are prohibited.
- 18 N. Utilities shall be installed underground except that electrical lines rated at 33kV or
19 greater may be installed above ground.
- 20 O. All lighting fixtures, including spot lights, electrical reflectors and other means of
21 illumination for signs, structures, landscaping, parking, loading, unloading and
22 similar areas, shall be focused, directed and arranged to prevent glare to direct
23 illumination on residential uses.

24 (4) Except as provided above, all other zoning requirement shall be the same as those
25 requirements identified in Article IXb of Ordinance No. 348.

26 k. Planning Areas 28 and 30.

27 (1) The uses permitted in Planning Areas 28 and 30 of Specific Plan No. 286 shall be
28

1 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
2 uses permitted pursuant to Sections 6.1.b.(1) and (3); and d. shall not be permitted.

3 (2) The development standards for Planning Areas 28 and 30 of Specific Plan No.
4 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
5 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2)
6 and (3) shall be deleted and replaced by the following:

7 A. Lot area shall be not less than twenty thousand (20,000) square feet. The
8 minimum lot area shall be determined by excluding that portion of a lot that is
9 used solely for access to the portion of a lot used as a building site.

10 B. The minimum average width of that portion of a lot to be used as a building site
11 shall be one hundred feet (100') with a minimum average depth of one hundred
12 fifty feet (150'). That portion of a lot used for access on flag lots shall have a
13 minimum width of twenty feet (20').

14 C. The side yard shall not be less than ten feet (10').

15 D. The rear yard shall not be less than fifty feet (50').

16 (3) Except as provided above, all other zoning requirements shall be the same as
17 those requirements identified in Article VI of Ordinance No. 348.

18 1. Planning Area 29.

19 (1) The uses permitted in Planning Area 29 of Specific Plan No. 286 shall be the
20 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses
21 permitted pursuant to Section 6.1.b.(1), (3) and d. shall not be permitted.

22 (2) The development standards for Planning Area 29 of Specific Plan No. 286 shall
23 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
24 that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4)
25 shall be deleted and replaced by the following:

26 A. Lot area shall be not less than two and one-half (2 1/2) gross acres. The minimum
27 lot area shall be determined by excluding that portion of a lot that is used solely
28

1 for access to the portion of a lot used as a building site.

2 B. The minimum average width of that portion of a lot to be used as a building site
3 shall be fifty feet (50') with a minimum average depth of eighty feet (80').

4 C. The minimum frontage of a lot shall be forty feet (40').

5 D. Side yards on interior and through lots shall be not less than five feet (5') in width.

6 E. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
7 from the existing street line or from any future street line as shown on any
8 Specific Plan of Highways, whichever is nearer the proposed structure, upon
9 which the main building sides, except where the lot is less than fifty feet (50')
10 wide, the yard need not exceed twenty percent (20%) of the width of the lot.

11 F. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or
12 other open space identified in Specific Plan No. 286. Otherwise, the rear yard
13 shall not be less than twenty feet (20').

14 G. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
15 of two feet (2'). No other structural encroachments shall be permitted in the front,
16 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

17 In addition, the following standard shall also apply:

18 AA. Lot coverage shall not exceed fifty percent (50%).

19 (3) Except as provided above, all other zoning requirements shall be the same as
20 those requirements identified in Article VI of Ordinance 348.

21 m. Planning Area 36.

22 (1) The uses permitted in Planning Area 36 of Specific Plan No. 286 shall be the
23 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that the
24 uses permitted pursuant to Section 9.50.a.(30), (52) and (64) shall not be permitted.

25 (2) The development standards for Planning Area 36 of Specific Plan No. 286 shall
26 be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

27 (3) Except as provided above, all other zoning requirements shall be the same as
28

1 those requirements identified in Article IXb of Ordinance No. 348.

2 n. Planning Area 41.

3 (1) The uses permitted in Planning Area 41 of Specific Plan No. 286 shall be the
4 same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

5 (2) The development standards for Planning Area 41 of Specific Plan No. 286 shall
6 be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.

7 (3) The residential uses within Planning Area 41 of Specific Plan No. 286 shall
8 comply with the development standards and also be subject to the standards for Planned
9 Residential Developments set forth in Article XVIII, Section 18.5 of Ordinance 348 except that
10 the standards set forth in Section 18.5 b. and c. shall be deleted and replaced with the following:

11 A. Not less than 20 percent (20%) of a project area shall be used for open area or
12 recreational facilities, or a combination thereof. The height of buildings shall not
13 exceed thirty-five feet (35') and the distance between buildings shall be ten feet (10').

14 B. Building setbacks from a project's interior streets and boundary lines shall be eight
15 feet (8'). The minimum building setback from interior drives shall be five feet (5').

16 (4) Except as provided above, all other zoning requirements shall be the same as those
17 requirements identified in Article VIII of Ordinance No. 348.

18 o. Planning Area 43.

19 (1) The uses permitted in Planning Area 43 of Specific Plan No. 286 shall be the
20 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses
21 permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

22 (2) The development standards for Planning Area 43 of Specific Plan No. 286 shall
23 be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
24 that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4)
25 shall be deleted and replaced by the following:

26 A. Lot area shall be not less than four (4) gross acres. The minimum lot area shall be
27 determined by excluding that portion of a lot that is used solely for access to the

1 portion of a lot used as a building site.

2 B. The minimum average width of that portion of a lot to be used as a building site
3 shall be fifty feet (50') with a minimum average depth of eighty feet (80').

4 C. The minimum frontage of a lot shall be forty feet (40').

5 D. Side yards on interior and through lots shall be not less than five feet (5') in width.

6 E. Side yards on corner and reversed corner lots shall be not less than ten feet (10')
7 from the existing street line or from any future street line as shown on any
8 Specific Plan of Highways, whichever is nearer the proposed structure, upon
9 which the main building sides, except where the lot is less than fifty feet (50')
10 wide, the yard need not exceed twenty percent (20%) of the width of the lot.

11 F. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or
12 other open space identified in Specific Plan No. 286. Otherwise, the rear yard
13 shall not be less than twenty feet (20').

14 G. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
15 of two feet (2'). No other structural encroachments shall be permitted in the front,
16 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

17 In addition, the following standard shall also apply:

18 AA. Lot coverage shall not exceed fifty percent (50%).

19 (3) Except as provided above, all other zoning requirements shall be the same as
20 those requirements identified in Article VI of Ordinance 348.

21 p. Planning Areas 47, 49, 50 and 51.

22 (1) The uses permitted in Planning Areas 47, 49, 50 and 51 of Specific Plan No. 286
23 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except
24 that uses permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

25 (2) The development standards for Planning Areas 47, 49, 50, and 51 of Specific Plan
26 No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance
27 No. 348, except that the development standards set forth in Article VI, Section 6.2.c., and e.(3)

1 and (4) shall be deleted and replaced by the following:

2 A. The minimum average width of that portion of a lot to be used as a building site
3 shall be sixty feet (60') with a minimum average depth of one hundred feet (100').
4 However, for areas immediately adjacent to low density residential as shown on
5 Figure 4-10 of Specific Plan No. 286, the minimum average width of that portion
6 of the lot to be used as a building site shall be one hundred feet (100') with a
7 minimum average depth of one hundred fifty feet (150'). That portion of a lot
8 used for access on "flag" lots shall have minimum width of twenty feet (20').

9 B. The rear yard shall be not less than twenty feet (20'). However, for areas
10 immediately adjacent to low-density residential as shown on Figure 4-10 of
11 Specific Plan No. 286, the rear yard shall not be less than fifty feet (50').

12 C. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum
13 of two feet (2'). No other structural encroachments shall be permitted in the front,
14 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

15 (3) Except as provided above, all other zoning requirements shall be the same as
16 those requirements identified in Article VI of Ordinance 348.

17 q. Planning Area 48.

18 (1) The uses permitted in Planning Area 48 of Specific Plan No. 286 shall be the
19 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the
20 uses permitted pursuant to Section 9.50.a.(14), (19), (22), (25), (29),(30), (37), (41), (43), (44),
21 (49), (50), (52), (54), (62), (64), (69), (71), (72), (80), (85), and (91); b.(1), (2), (6), (7), (9), (13),
22 (17), and (18) shall not be permitted.

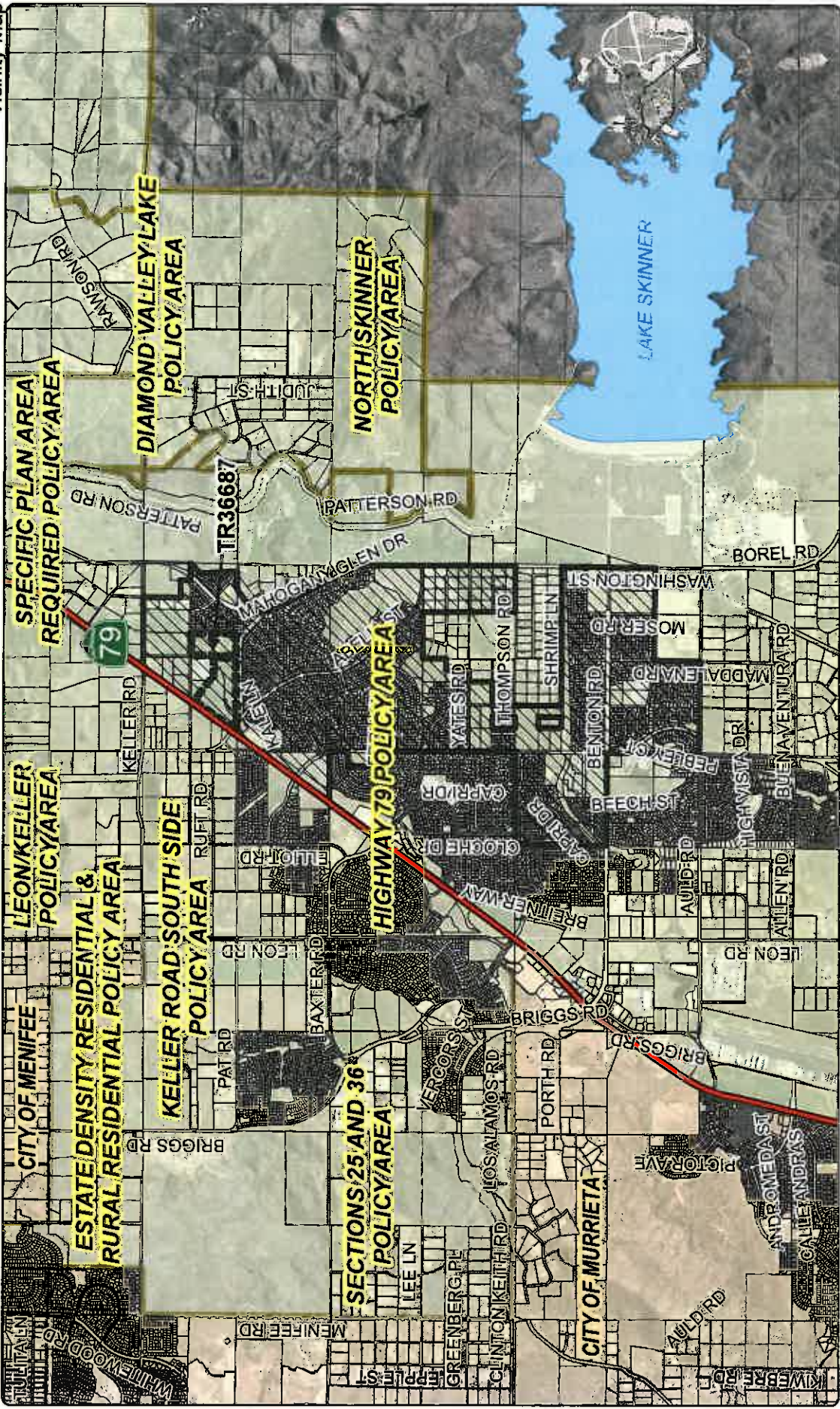
23 (2) The development standards for Planning Area 48 of Specific Plan No. 286 shall
24 be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

25 (3) Except as provided above, all other zoning requirements shall be the same as
26 those requirements identified in Article IXb of Ordinance No. 348.

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07829 SP00286S3 TR36687 VICINITY/POLICY AREAS

Supervisor Washington
District 3

Date Drawn: 08/05/2015
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2002, the County of Riverside, adopted a new General Plan. This plan includes new land use designations for unincorporated Riverside County. This map is a vicinity map for the proposed project. It is not intended to be used for any other purpose. For additional information, please contact the Planning Department offices in Riverside at (951) 955-0200. Western County is a Public Document (P0106164977 (Eastern County) or Whole (http://data.riverside.ca.gov/)).

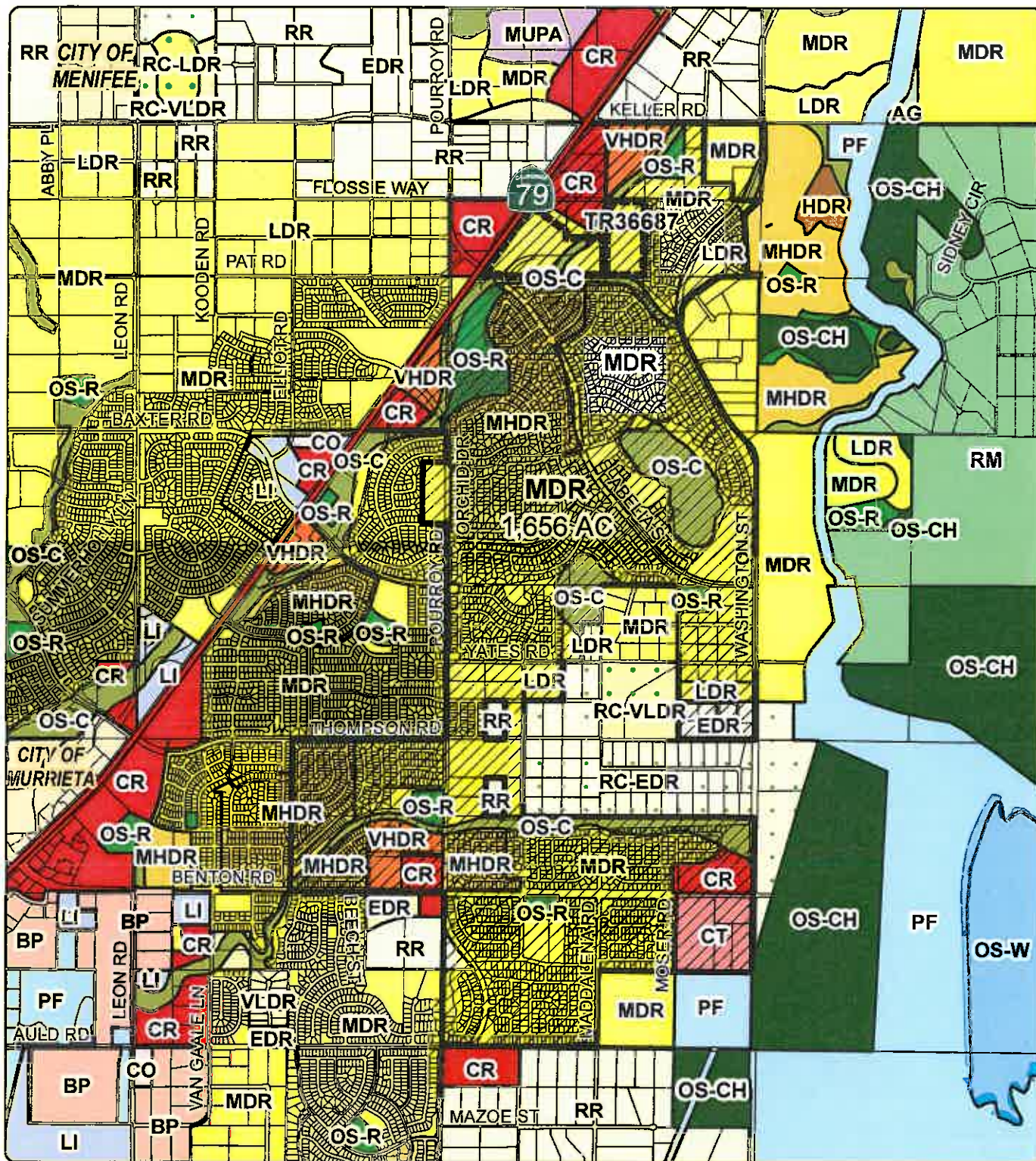
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07829 SP00286S3 TR36687

Supervisor Washington
District 3

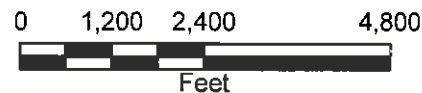
Date Drawn: 08/05/2015
Exhibit 5

EXISTING GENERAL PLAN



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.rctlma.org>

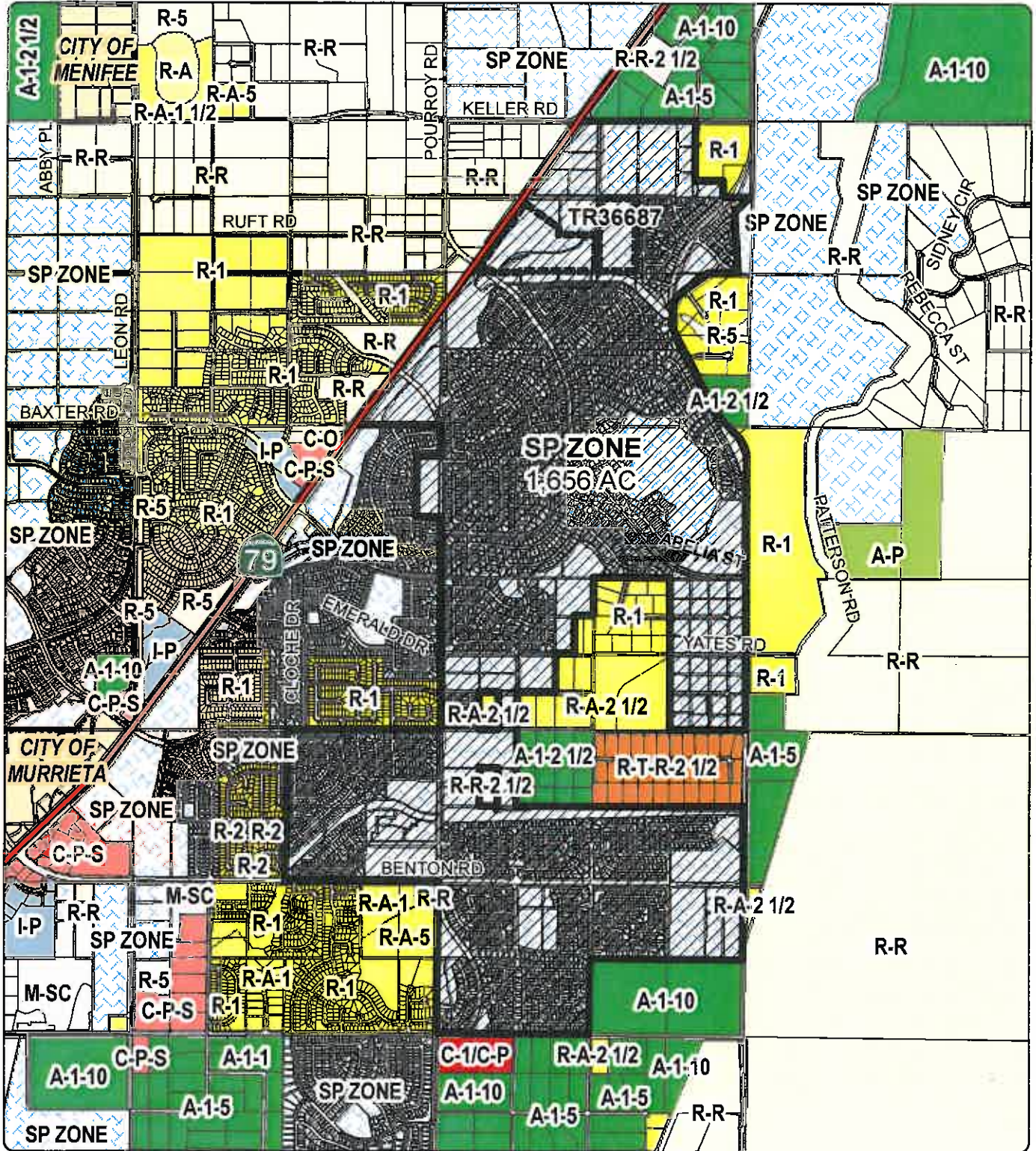
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Supervisor Washington
District 3

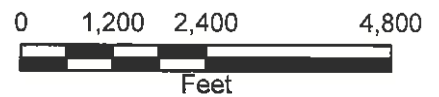
Date Drawn: 08/05/2015
Exhibit 3

PROPOSED ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



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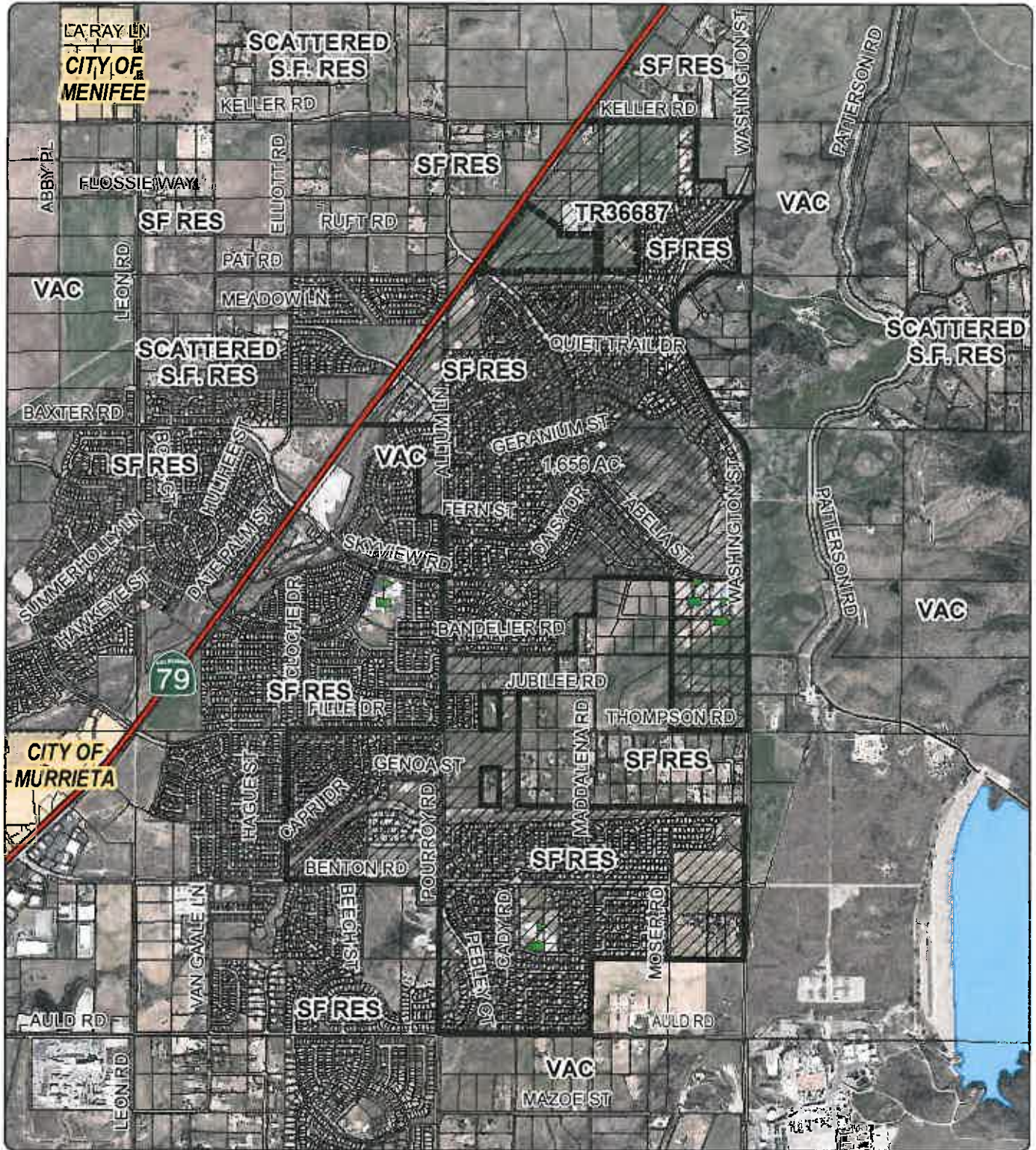
RIVERSIDE COUNTY PLANNING DEPARTMENT

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Supervisor Washington
District 3

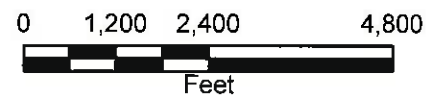
Date Drawn: 08/05/2015
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



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PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	CRD. #59 VERSION
APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY - ROW / DRIVE/ETC.)			
PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	CRD. #59 VERSION
APPROVED AS TO COMPLIANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY - DR-SITE)			



PLANTING LEGEND

SYMBOL NAME	COMMON NAME	SIZE	PF
○	STREET TREE		
○	STREET TREE	24" DBH - MATCHED STD.	02
○	STREET TREE	24" DBH - MATCHED STD.	03
○	STREET TREE	24" DBH - MATCHED STD.	04
○	STREET TREE	24" DBH - MATCHED STD.	05
○	STREET TREE	24" DBH - MATCHED STD.	06
○	STREET TREE	24" DBH - MATCHED STD.	07
○	STREET TREE	24" DBH - MATCHED STD.	08
○	STREET TREE	24" DBH - MATCHED STD.	09
○	STREET TREE	24" DBH - MATCHED STD.	10
○	STREET TREE	24" DBH - MATCHED STD.	11
○	STREET TREE	24" DBH - MATCHED STD.	12
○	STREET TREE	24" DBH - MATCHED STD.	13
○	STREET TREE	24" DBH - MATCHED STD.	14
○	STREET TREE	24" DBH - MATCHED STD.	15
○	STREET TREE	24" DBH - MATCHED STD.	16
○	STREET TREE	24" DBH - MATCHED STD.	17
○	STREET TREE	24" DBH - MATCHED STD.	18
○	STREET TREE	24" DBH - MATCHED STD.	19
○	STREET TREE	24" DBH - MATCHED STD.	20
○	STREET TREE	24" DBH - MATCHED STD.	21
○	STREET TREE	24" DBH - MATCHED STD.	22
○	STREET TREE	24" DBH - MATCHED STD.	23
○	STREET TREE	24" DBH - MATCHED STD.	24
○	STREET TREE	24" DBH - MATCHED STD.	25
○	STREET TREE	24" DBH - MATCHED STD.	26
○	STREET TREE	24" DBH - MATCHED STD.	27
○	STREET TREE	24" DBH - MATCHED STD.	28
○	STREET TREE	24" DBH - MATCHED STD.	29
○	STREET TREE	24" DBH - MATCHED STD.	30
○	STREET TREE	24" DBH - MATCHED STD.	31
○	STREET TREE	24" DBH - MATCHED STD.	32
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○	STREET TREE	24" DBH - MATCHED STD.	36
○	STREET TREE	24" DBH - MATCHED STD.	37
○	STREET TREE	24" DBH - MATCHED STD.	38
○	STREET TREE	24" DBH - MATCHED STD.	39
○	STREET TREE	24" DBH - MATCHED STD.	40
○	STREET TREE	24" DBH - MATCHED STD.	41
○	STREET TREE	24" DBH - MATCHED STD.	42
○	STREET TREE	24" DBH - MATCHED STD.	43
○	STREET TREE	24" DBH - MATCHED STD.	44
○	STREET TREE	24" DBH - MATCHED STD.	45
○	STREET TREE	24" DBH - MATCHED STD.	46
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CONSTRUCTION NOTES

- 1. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
- 2. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
- 3. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
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- 9. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
- 10. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.

FENCING LEGEND

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- 10. 4" X 4" POST AND RAIL FENCING WITH 1" X 6" RAILS

SEE SHEET L6 FOR NOTES AND CALCULATIONS

GRAPHIC SCALE
1" = 20'

STREETS, CHANNEL & DETENTION BASIN
CONCEPT PLANNING PLAN

PROJECT NO. 200977
SHEET NO. L2
DATE: 05/20/16

PREPARED BY:
SIN LAURENCE ARCHITECTURE
3720 HANCOCK VELD ROAD
SAN JOSE, CA 95132
PHONE: 415-278-8500 / FAX: 415-278-8508
BEST PROJECT: EXP. 05/20/16 DATE:

SCALE: 1" = 20'

DATE: 05/20/16

NOTE: APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK WITHIN THE ROAD RIGHT-OF-WAY ONLY.

WORK CONTAINED HEREIN THESE PLANS IS FOR INFORMATION ONLY AND IS NOT A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

811
Know what's below.
Call before you dig.

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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42686

Project Case Type (s) and Number(s): Specific Plan No. 286, Substantial Conformance No. 3, Tentative Tract Map No. 36687, Change of Zone No. 7829

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Damaris Abraham

Telephone Number: 951-955-5719

Applicant's Name: Keith Gardner, Keefer Consulting

Applicant's Address: 6149 Bluffwood Drive, Riverside, California 92506

I. PROJECT INFORMATION

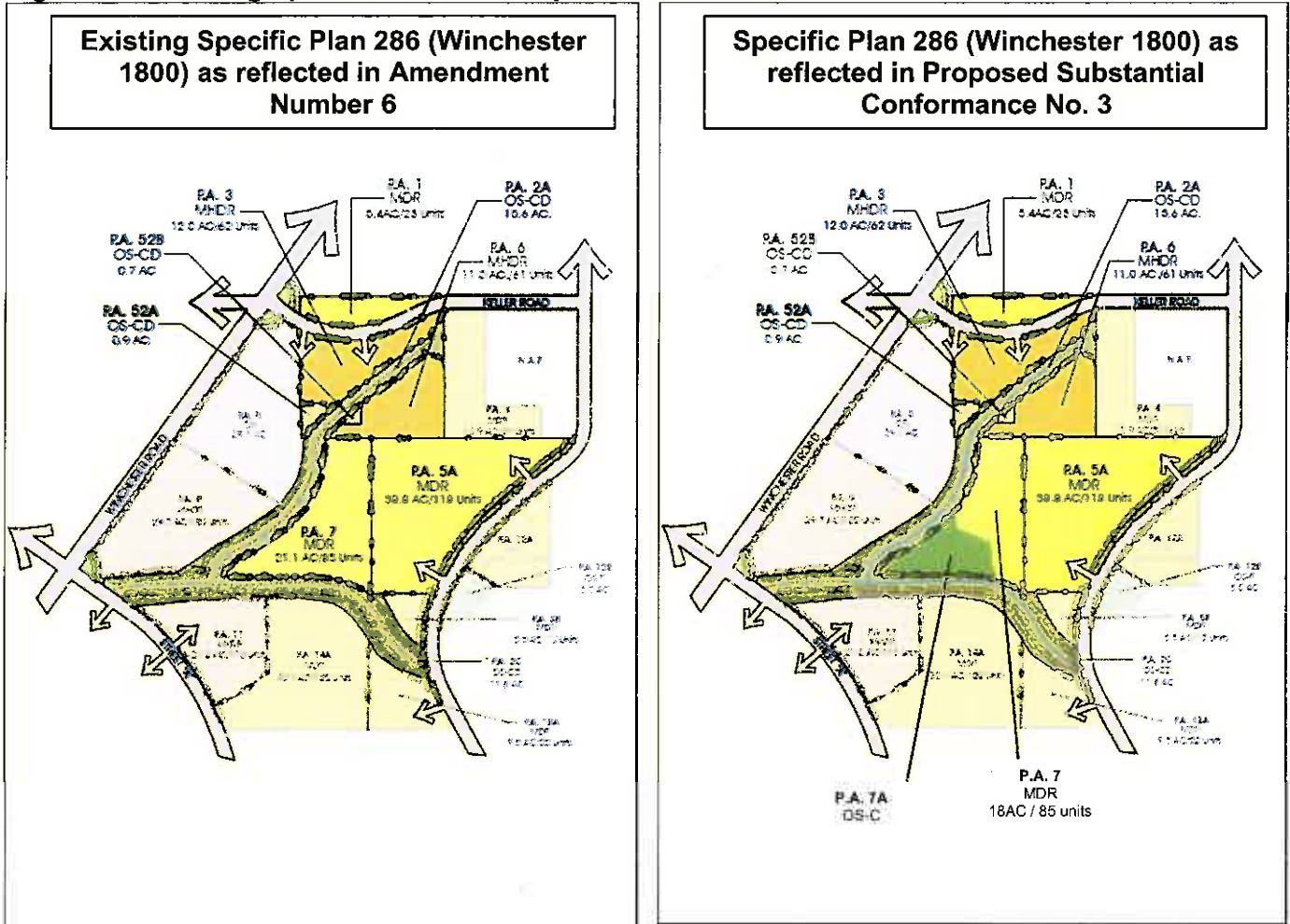
A. Project Description:

Specific Plan No. 286, Substantial Conformance No. 3 proposes to reduce the amount of acres within Planning Area 7 from 21.1 acres to 15.4 acres by designating a larger area to Planning Area 2A (which is designated Open Space: Conservation Drainage). The land use designation for Planning Area 7 will remain as Medium Density Residential (MDR). The project also proposes to increase the acreage for Planning Area 8 from 29.1 to 32.7 (an increase of 3.6 acres) and proposes to reduce the acreage for Planning Area 9 from 29.7 to 19.9. As a result of these changes Planning Area 2A would increase from 15.6 acres to 27.4 acres. The total number of residential dwelling units within the Specific Plan will decrease from 4,720 to 4,710.

Change of Zone No. 7829 proposes to modify the existing Specific Plan zoning ordinance text to allow for 71 units in Planning Area 7 with a minimum lot size of 5,000 square feet. The number of units previously allowed was 85 units and it is being reduced to 75. The change of zone will also formalize the Planning Area boundaries for the reconfigured Planning Areas 2A and 7.

Tentative Tract Map No. 36687 is a Schedule A subdivision of 20.27 acres into 71 residential lots with a minimum lot size of 5,000 sq. ft. and 14 open space lots. The Tentative Tract Map covers Planning Areas 7 and a portion of 2A. The project includes off-site improvements that include grading and drainage easement.

Figure I-1: Existing Specific Plan and Proposed Modification



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

C. Total Project Area: 20.3 acres

Residential Acres: 9.47	Lots: 71	Units: 71	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:
Open Space Acres: 10.83	Lots: 14		

D. Assessor's Parcel No(s): 476-010,-024, 476-010-026, 476-010-036

E. Street References:

The project is located in the Winchester area, in the County of Riverside. The subject site is generally located northerly of Safflower Street, southerly of Koon Street, easterly of Winchester Road, and westerly of Woodshire Drive.

F. Section, Township & Range Description or reference/attach a Legal Description:

Township 5 South, Range 2 West, Section 28 North East

G. Brief description of the existing environmental setting of the project site and its surroundings:

The environmental setting general vicinity can be categorized as relatively flat land, generally sloping towards the southwest. This area has been master-planned for development of various residential densities and locations.

An existing rural neighborhood is to the northeast of the project site.

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 Medium Density Residential (MDR), and Open Space- Conservation (OS-C), 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 3.6 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 72 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. Since the project is less intensive than the specific plan allows, 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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential per Specific Plan No. 286 (Winchester 1800)

E. Overlay(s), if any: Specific Plan No. 286 (Winchester 1800)

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan in all adjacent directions

2. **Foundation Component(s):** Community Development in all adjacent directions

3. **Land Use Designation(s):**

North: Medium High Density Residential, Open Space – Conservation Drainage, and Commercial Retail per Specific Plan No. 286, Planning Areas 6, 2A, 52A, 8

East: Medium Density Residential, per Specific Plan No. 286, Planning Area 5A

West: Medium High Density Residential, Open Space – Conservation Drainage, and Commercial Retail per Specific Plan No. 286, Planning Areas 9, 2A, 8

South: Medium High Density Residential, Open Space – Conservation Drainage, and Medium Density Residential per Specific Plan No. 286, Planning Areas 11, 2C, 14A

4. **Overlay(s), if any:**

North: Specific Plan No. 286 (Winchester 1800), Planning Areas 2A, 6, 8, 52A

East: Specific Plan No. 286 (Winchester 1800), Planning Area 5

South: Specific Plan No. 286 (Winchester 1800), Planning Areas 2A, 8, 9

West: Specific Plan No. 286 (Winchester 1800), Planning Areas 2C, 11, 14A

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

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Specific Plan No. 286 (Winchester 1800), as adopted by Substantial Conformance No. 5

2. **Specific Plan Planning Area, and Policies, if any:** 7

I. Existing Zoning: Specific Plan Zone

J. Proposed Zoning, if any: Specific Plan Zone

K. Adjacent and Surrounding Zoning:

North: Specific Plan Zone (SP 286)

East: Specific Plan Zone (SP 286)

West: Specific Plan Zone (SP 286)

South: Specific Plan Zone (SP 286)

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.

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| <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 | |

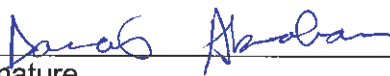
IV. DETERMINATION

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.
<input checked="" type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> 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.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR

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


Signature

September 10, 2015
Date

Damaris Abraham
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.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous 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", Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

- a) The project is not within a scenic highway corridor.
- b) The project will not damage scenic resources within the project site. There are no unique trees, rock outcroppings, or scenic vistas within the vicinity project site. This project site has been graded for development. No significant changes to the impacts on scenic resources are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), Specific Plan No. 286 (Winchester 1800) as shown on Substantial Conformance No. 5, site visits, Tentative Tract No. 36687

Findings of Fact: **EIR No. 374 Finding:** EIR No. 374 concluded that project development would

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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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 further mitigation is required.

Monitoring: No further monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Description, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

- a) This project will comply with lighting standards as established by various Riverside County standards and ordinances. New lighting will be introduced with this project, but the impacts to lighting are considered to be less than significant.
- b) The new residences of this project will not be exposed to unacceptable light levels, since the project will comply with established County standards.

Mitigation: No further mitigation required.

Monitoring: No further monitoring required.

AGRICULTURE & FOREST RESOURCES Would the project

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

- a) According to the Riverside County GIS database, the subject property is located within an area of Farmland of Local Importance. However, this property was subject to a Specific Plan and Environmental Impact Report which determined that development of this property for urban / suburban development purposes had a greater value than continuing farming activities. Therefore, although this property has been designated as Farmland of Local Importance, all impacts to farmland have been addressed previously. No new impacts to farmlands will occur as a result of this project.
- b) The zoning for the project site is "SP Zone". Accordingly, it is located within Planning Area 7 of Specific Plan No. 286, which plans for residential uses. The project site is not subject to a Williamson Act Contract, or located within an agricultural preserve.
- c) There are no properties within 300 feet of the subject property that are zoned for agricultural uses; therefore it is not subject to the "Right to Farm" ordinance.
- d) This project proposes a new subdivision; and it is proposed in accordance with the Winchester 1800 Specific Plan.

Mitigation: No mitigation is required.

Monitoring: No 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				

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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, Specific Plan No. 286 (Winchester 1800) as shown on Substantial Conformance No. 3, site visits, Tentative Tract No. 36687

Findings of Fact:

- a) This project is zoned for residential development; and is therefore not in conflict with any forest zoning or timberland.
- b) The development of the project site will not result in the loss of forest land, since the site has historically been used as dry farming. Therefore, there will be no loss of forest land as a result of this project.
- c) There are no forest lands located in close proximity to the project site. In addition, the project site is within an area planned and zoned for future suburban and residential developments. Therefore, there will be no additional changes in the development of the project site that will result in conversion of forest land to non-forest use.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, Specific Plan No. 286 (Winchester 1800) as shown on Amendment No. 6, site visits, Tentative Tract No. 36687

Findings of Fact:

- a) **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). The South Coast Air Quality Management District (SCAQMD) is responsible for developing an air quality management plan (AQMP) to insure compliance with state and federal air quality standards. According to Specific Plan No. 286, the subdivision on this property (TR36687) will not conflict with the established 2003 AQMP due to the project complying with the County's General Plan land use designations and population estimates. The current project is also consistent with the population projections and land use designations of Riverside County; and will not obstruct the implementation of the 2012 AQMP. Therefore, no significant changes are expected from the previous impacts identified.
- b,c) The South Coast Air Basin (SCAB) is in a non-attainment status of federal ozone standards, carbon monoxide standards, and state and federal particular matter standards. Any development in the SCAB, including the proposed Project, would contribute to these pollutant violations. The construction of the project would comply with standard construction requirements, and although the project would contribute air quality pollutants in the area. Therefore, no new air quality impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. The Addendum for the Environmental Assessment for the prior project (TR36687) concluded that there were no new commercial or manufacturing uses within the project site, or would any use generate significant odors. The current project has the same mix of land uses, and therefore no new impacts to sensitive receptors are anticipated.
- e) The project site is not located within close proximity to a substantial point source emitter. Therefore, no impacts are anticipated.
- f) This residential project will not create objectionable odors affecting a substantial number of people. Therefore, no impacts are anticipated.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Source: GIS database, WRCMSHCP, HANS02160, On-site Inspection, Specific Plan No. 286 (Winchester 1800) as shown on Substantial Conformance No. 3, site visits, Tentative Tract No. 36687

Findings of Fact:

- a) This project is within an area covered by the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP). This property is located within "cell" 5279 of the WRCMSHCP and HANS 2160. A Biological Resource

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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Assessment (BRA) has been prepared and reviewed. EPD staff has reviewed application HANS02160 and it has been conditioned accordingly. As part of the HANS process, Lot 84 will be dedicated as open space.

- b) The WRCMSHCP identifies several biological species that are of concern in this area. However, this project site was subject to a prior development application Specific Plan No. 286 which was approved in 1997. The current proposal has been reviewed by the Riverside County Environmental Programs Department (EPD); and is has been conditioned accordingly. As part of the HANS process, Lot 84 will be dedicated as open space.
- c) Since the project is considered consistent with the MSHCP, it project will not have any new impacts 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) Since the project is considered consistent with the MSHCP, it will not have any new impacts on any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) Since the project is considered consistent with the MSHCP, it will not have any new impacts on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.
- f) Development of the project has been conditioned by the Riverside County Flood Control Department to comply with the approved Water Quality Management Plan.
- g) Minor temporary impacts the habitat adjacent to construction are anticipated to occur but have not been quantified. The anticipated temporary impacts may occur within the disturbed habitat and agriculture land that comprised the majority of the project area. The areas of temporary impacts will be returned to the preconstruction contours, it will not Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No new mitigation is required.

Monitoring: No new monitoring is 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"/>

Source: On-site Inspection, Project Application Materials, Specific Plan No. 286 (Winchester 1800) as shown on Substantial Conformance No. 3, Mitigative Historical Resource Recordation Jean Nicholas/Karl Frick Ranch dated September 19, 2014, site visits, Tentative Tract No. 36687, County Archaeological Report (PDA) No 4876R1: "Mitigated Historical Resource Recordation Jean Nicholas/Karl Frick Ranch 34491 Washington Street French Valley Area, Riverside County, California" by Bai "Tom" Tang dated March 6, 2015

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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Findings of Fact:

a-b) In 2013 the Jean Nicholas/Karl Frick Ranch was determined to be eligible for listing in the California Register of Historical Resources, with a local level of significance, and thus found to meet the statutory definition of a "historical resource" under provisions of the California Environmental Quality Act (Tang et al. 2013:19). The fire in March 2014, however, has caused extensive damages to the farmhouse, which is the central feature of Site 33-007799 and the primary embodiment of the property's association with its past owners/occupants as well as the historic theme identified above.

(PDA) No. 4876R1 concluded that the historic integrity of Site 33-007799 in relation to the notable persons and events in its past has been significantly compromised. The Jean Nicholas/Karl Frick Ranch no longer retains sufficient historic integrity to be considered eligible for the California Register of Historical Resources through its association with a pattern of events that was important in local history. The present recordation program has adequately salvaged and preserved the important architectural, archaeological, and historical data about the ranch complex. Therefore, the proposed redevelopment of the property will not have an unmitigated effect on the significance and integrity of this "historical resource."

Mitigation: No mitigation is required.

Monitoring: No monitoring required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" 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"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Mitigative Historical Resource Recordation Jean Nicholas/Karl Frick Ranch dated September 19, 2014, site visits, Tentative Tract No. 36687, County Archaeological Report (PDA) No 4876R1: "Mitigated Historical Resource Recordation Jean Nicholas/Karl Frick Ranch 34491 Washington Street French Valley Area, Riverside County, California" by Bai "Tom" Tang dated March 6, 2015

Findings of Fact:

a-b) In 2013 the Jean Nicholas/Karl Frick Ranch was determined to be eligible for listing in the California Register of Historical Resources, with a local level of significance, and thus found to

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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meet the statutory definition of a "historical resource" under provisions of the California Environmental Quality Act (Tang et al. 2013:19). The fire in March 2014, however, has caused extensive damages to the farmhouse, which is the central feature of Site 33-007799 and the primary embodiment of the property's association with its past owners/occupants as well as the historic theme identified above.

(PDA) No. 4876R1 concluded that the historic integrity of Site 33-007799 in relation to the notable persons and events in its past has been significantly compromised. The Jean Nicholas/Karl Frick Ranch no longer retains sufficient historic integrity to be considered eligible for the California Register of Historical Resources through its association with a pattern of events that was important in local history. The present recordation program has adequately salvaged and preserved the important architectural, archaeological, and historical data about the ranch complex. Therefore, the proposed redevelopment of the property will not have an unmitigated effect on the significance and integrity of this "historical resource."

c) Although no further impacts to human remains are anticipated, standard County procedures require that conditions be placed on any project that will involve at least some ground disturbing activities. These conditions of approval state that the project shall comply with standard procedures in the event that archaeological items and/or human remains are found during the course of grading.

The project site is not a religious or sacred site, and thus the development of the project is not anticipated to restrict or impact religious or sacred uses within the project area.

e) The project will not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

d) 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", Specific Plan No. 286 (Winchester 1800) as shown on Substantial Conformance No. 3, Addendum to Environmental Assessment No. 42686, site visits, Tentative Tract No. 36687

Findings of Fact:

a) The project site was studied for paleontological resources in 2005. According to that study, there were no archeological resources on site. Since that time, the project site has been graded. Therefore, no further impacts to paleontological resources are anticipated.

Mitigation: No mitigation is required.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

10. 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: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687, Preliminary Geotechnical Investigation APN:476-010-036, 34491 Washington Street French Valley Area, Riverside County California dated August 29, 2013 (GEO02396), Response to County of Riverside Review Comments, County Geologic Report No. 2396, prepared by Geopacifica Geotechnical Consultants, dated November 14, 2014", dated December 1, 2014. And: "Response to County of Riverside Review Comments, County Geologic Report No. 2396 (#2), prepared by Geopacifica Geotechnical Consultants, dated January 6, 2015

Findings of Fact:

a-b) GEO No. 2396 concluded:

1. No active or potentially active faults are known to exist at the subject site.
2. Fault rupture is not a problem in terms of site geologic concerns.
3. The possibility of liquefaction at the site is considered to be very low to nil.
4. The potential for the site to be affected by a seiche or tsunami is considered nil due to absence of any large bodies of water near the site.
5. The potential for landslides to occur at or adjacent to the site is considered to be very low to nil.
6. The potential for seismically-induced settlement is considered low.
7. Diamond Valley Lake is a large water storage facility located approximately 2.8 miles to the northeast of the site, it is conceivable that the west dam for this lake could possibly rupture during an earthquake and affect the site by flooding.
8. The rock fall potential is considered to be nil.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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GEO 2396 recommended:

1. All undocumented fill material and any loose alluvial materials should be removed from structural areas and areas to receive engineered compacted fill.
2. Careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operation. (COA 10.PLANNING.17)

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Specific Plan No. 286 (Winchester 1800) EIR No. 374, site visits, Tentative Tract No. 36687, Preliminary Geotechnical Investigation APN:476-010-036, 34491 Washington Street French Valley Area, Riverside County California", dated August 29, 2013 (GEO 2396), Response to County of Riverside Review Comments, County Geologic Report No. 2396, prepared by Geopacifica Geotechnical Consultants, dated November 14, 2014", dated December 1, 2014. And: "Response to County of Riverside Review Comments, County Geologic Report No. 2396 (#2), prepared by Geopacifica Geotechnical Consultants, dated January 6, 2015

Findings of Fact:

a) GEO No. 2396 concluded:

1. No active or potentially active faults are known to exist at the subject site.
2. Fault rupture is not a problem in terms of site geologic concerns.
3. The possibility of liquefaction at the site is considered to be very low to nil.
4. The potential for the site to be affected by a seiche or tsunami is considered nil due to absence of any large bodies of water near the site.
5. The potential for landslides to occur at or adjacent to the site is considered to be very low to nil.
6. The potential for seismically-induced settlement is considered low.
7. Diamond Valley Lake is a large water storage facility located approximately 2.8 miles to the northeast of the site, it is conceivable that the west dam for this lake could possibly rupture during an earthquake and affect the site by flooding.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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8. The rock fall potential is considered to be nil.

GEO 2396 recommended:

1. All undocumented fill material and any loose alluvial materials should be removed from structural areas and areas to receive engineered compacted fill.
2. Careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operation. (COA 10.PLANNING.17)

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

12. Ground-shaking Zone

- a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687, Preliminary Geotechnical Investigation APN:476-010-036, 34491 Washington Street French Valley Area, Riverside County California dated August 29, 2013 (GEO02396), Response to County of Riverside Review Comments, County Geologic Report No. 2396, prepared by Geopacifica Geotechnical Consultants, dated November 14, 2014", dated December 1, 2014. And: "Response to County of Riverside Review Comments, County Geologic Report No. 2396 (#2), prepared by Geopacifica Geotechnical Consultants, dated January 6, 2015

Findings of Fact:

- a) GEO No. 2396 concluded:
1. No active or potentially active faults are known to exist at the subject site.
 2. Fault rupture is not a problem in terms of site geologic concerns.
 3. The possibility of liquefaction at the site is considered to be very low to nil.
 4. The potential for the site to be affected by a seiche or tsunami is considered nil due to absence of any large bodies of water near the site.
 5. The potential for landslides to occur at or adjacent to the site is considered to be very low to nil.
 6. The potential for seismically-induced settlement is considered low.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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7. Diamond Valley Lake is a large water storage facility located approximately 2.8 miles to the northeast of the site, it is conceivable that the west dam for this lake could possibly rupture during an earthquake and affect the site by flooding.

8. The rock fall potential is considered to be nil.

GEO 2396 recommended:

1. All undocumented fill material and any loose alluvial materials should be removed from structural areas and areas to receive engineered compacted fill.
2. Careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operation. (COA 10.PLANNING.17)

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

13. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687, Preliminary Geotechnical Investigation APN:476-010-036, 34491 Washington Street French Valley Area, Riverside County California dated August 29, 2013 (GEO02396), Response to County of Riverside Review Comments, County Geologic Report No. 2396, prepared by Geopacifica Geotechnical Consultants, dated November 14, 2014", dated December 1, 2014. And: "Response to County of Riverside Review Comments, County Geologic Report No. 2396 (#2), prepared by Geopacifica Geotechnical Consultants, dated January 6, 2015

Findings of Fact:

- a) GEO No. 2396 concluded:
1. No active or potentially active faults are known to exist at the subject site.
 2. Fault rupture is not a problem in terms of site geologic concerns.
 3. The possibility of liquefaction at the site is considered to be very low to nil.
 4. The potential for the site to be affected by a seiche or tsunami is considered nil due to absence of any large bodies of water near the site.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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5. The potential for landslides to occur at or adjacent to the site is considered to be very low to nil.

6. The potential for seismically-induced settlement is considered low.

7. Diamond Valley Lake is a large water storage facility located approximately 2.8 miles to the northeast of the site, it is conceivable that the west dam for this lake could possibly rupture during an earthquake and affect the site by flooding.

8. The rock fall potential is considered to be nil.

GEO 2396 recommended:

1. All undocumented fill material and any loose alluvial materials should be removed from structural areas and areas to receive engineered compacted fill.

2. Careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operation. (COA 10.PLANNING.17)

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

14. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687, Preliminary Geotechnical Investigation APN:476-010-036, 34491 Washington Street French Valley Area, Riverside County California dated August 29, 2013 (GEO02396), Response to County of Riverside Review Comments, County Geologic Report No. 2396, prepared by Geopacifica Geotechnical Consultants, dated November 14, 2014", dated December 1, 2014. And: "Response to County of Riverside Review Comments, County Geologic Report No. 2396 (#2), prepared by Geopacifica Geotechnical Consultants, dated January 6, 2015

Findings of Fact:

a) GEO No. 2396 concluded:

1. No active or potentially active faults are known to exist at the subject site.
2. Fault rupture is not a problem in terms of site geologic concerns.
3. The possibility of liquefaction at the site is considered to be very low to nil.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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4. The potential for the site to be affected by a seiche or tsunami is considered nil due to absence of any large bodies of water near the site.
5. The potential for landslides to occur at or adjacent to the site is considered to be very low to nil.
6. The potential for seismically-induced settlement is considered low.
7. Diamond Valley Lake is a large water storage facility located approximately 2.8 miles to the northeast of the site, it is conceivable that the west dam for this lake could possibly rupture during an earthquake and affect the site by flooding.
8. The rock fall potential is considered to be nil.

GEO 2396 recommended:

1. All undocumented fill material and any loose alluvial materials should be removed from structural areas and areas to receive engineered compacted fill.
2. Careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operation. (COA 10.PLANNING.17)

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687, Preliminary Geotechnical Investigation APN:476-010-036, 34491 Washington Street French Valley Area, Riverside County California dated August 29, 2013 (GEO02396), Response to County of Riverside Review Comments, County Geologic Report No. 2396, prepared by Geopacifica Geotechnical Consultants, dated November 14, 2014", dated December 1, 2014. And: "Response to County of Riverside Review Comments, County Geologic Report No. 2396 (#2), prepared by Geopacifica Geotechnical Consultants, dated January 6, 2015

Findings of Fact:

- a) GEO No. 2396 concluded:
 1. No active or potentially active faults are known to exist at the subject site.
 2. Fault rupture is not a problem in terms of site geologic concerns.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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3. The possibility of liquefaction at the site is considered to be very low to nil.
4. The potential for the site to be affected by a seiche or tsunami is considered nil due to absence of any large bodies of water near the site.
5. The potential for landslides to occur at or adjacent to the site is considered to be very low to nil.
6. The potential for seismically-induced settlement is considered low.
7. Diamond Valley Lake is a large water storage facility located approximately 2.8 miles to the northeast of the site, it is conceivable that the west dam for this lake could possibly rupture during an earthquake and affect the site by flooding.
8. The rock fall potential is considered to be nil.

GEO 2396 recommended:

1. All undocumented fill material and any loose alluvial materials should be removed from structural areas and areas to receive engineered compacted fill.
2. Careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operation. (COA 10.PLANNING.17)

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

16. Slopes

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687, Preliminary Geotechnical Investigation APN:476-010-036, 34491 Washington Street French Valley Area, Riverside County California dated August 29, 2013 (GEO02396), Response to County of Riverside Review Comments, County Geologic Report No. 2396, prepared by Geopacifica Geotechnical Consultants, dated November 14, 2014", dated December 1, 2014. And: "Response to County of Riverside Review Comments, County Geologic Report No. 2396 (#2), prepared by Geopacifica Geotechnical Consultants, dated January 6, 2015

Findings of Fact:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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a-c) GEO No. 2396 concluded:

1. No active or potentially active faults are known to exist at the subject site.
2. Fault rupture is not a problem in terms of site geologic concerns.
3. The possibility of liquefaction at the site is considered to be very low to nil.
4. The potential for the site to be affected by a seiche or tsunami is considered nil due to absence of any large bodies of water near the site.
5. The potential for landslides to occur at or adjacent to the site is considered to be very low to nil.
6. The potential for seismically-induced settlement is considered low.
7. Diamond Valley Lake is a large water storage facility located approximately 2.8 miles to the northeast of the site, it is conceivable that the west dam for this lake could possibly rupture during an earthquake and affect the site by flooding.
8. The rock fall potential is considered to be nil.

GEO 2396 recommended:

1. All undocumented fill material and any loose alluvial materials should be removed from structural areas and areas to receive engineered compacted fill.
2. Careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operation. (COA 10.PLANNING.17)

Mitigation: No further mitigation required.

Monitoring: No further monitoring required.

17. 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"/>

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687, Preliminary Geotechnical Investigation APN:476-010-036, 34491 Washington Street French Valley Area, Riverside County California dated August 29, 2013 (GEO02396), Response to County of Riverside Review Comments, County Geologic Report No. 2396, prepared by Geopacifica Geotechnical Consultants, dated November 14, 2014", dated December 1, 2014. And: "Response to County of Riverside Review Comments, County Geologic Report No. 2396 (#2), prepared by Geopacifica Geotechnical Consultants, dated January 6, 2015

Findings of Fact:

a-c) GEO No. 2396 concluded:

1. No active or potentially active faults are known to exist at the subject site.
2. Fault rupture is not a problem in terms of site geologic concerns.
3. The possibility of liquefaction at the site is considered to be very low to nil.
4. The potential for the site to be affected by a seiche or tsunami is considered nil due to absence of any large bodies of water near the site.
5. The potential for landslides to occur at or adjacent to the site is considered to be very low to nil.
6. The potential for seismically-induced settlement is considered low.
7. Diamond Valley Lake is a large water storage facility located approximately 2.8 miles to the northeast of the site, it is conceivable that the west dam for this lake could possibly rupture during an earthquake and affect the site by flooding.
8. The rock fall potential is considered to be nil.

GEO 2396 recommended:

1. All undocumented fill material and any loose alluvial materials should be removed from structural areas and areas to receive engineered compacted fill.
2. Careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operation. (COA 10.PLANNING.17)

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687, Geotechnical Evaluation for APN: 476-010-036, French Valley Area, Riverside County, California', dated August 13, 2013 (GEO 2396) Response to County of Riverside Review Comments, County Geologic Report No. 2396, prepared by Geopacifica Geotechnical Consultants, dated November 14, 2014", dated December 1, 2014. And: "Response to County of Riverside Review Comments, County Geologic Report No. 2396 (#2), prepared by Geopacifica Geotechnical Consultants, dated January 6, 2015

Findings of Fact:

a-b) GEO No. 2396 concluded:

1. No active or potentially active faults are known to exist at the subject site.
2. Fault rupture is not a problem in terms of site geologic concerns.
3. The possibility of liquefaction at the site is considered to be very low to nil.
4. The potential for the site to be affected by a seiche or tsunami is considered nil due to absence of any large bodies of water near the site.
5. The potential for landslides to occur at or adjacent to the site is considered to be very low to nil.
6. The potential for seismically-induced settlement is considered low.
7. Diamond Valley Lake is a large water storage facility located approximately 2.8 miles to the northeast of the site, it is conceivable that the west dam for this lake could possibly rupture during an earthquake and affect the site by flooding.
8. The rock fall potential is considered to be nil.

GEO 2396 recommended:

1. All undocumented fill material and any loose alluvial materials should be removed from structural areas and areas to receive engineered compacted fill.
2. Careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operation. (COA 10.PLANNING.17)

Mitigation: No additional mitigation is required.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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Monitoring: No additional monitoring is required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687, Geotechnical Evaluation for APN: 476-010-036, French Valley Area, Riverside County, California', dated August 13, 2013 (GEO 2396) Response to County of Riverside Review Comments, County Geologic Report No. 2396, prepared by Geopacifica Geotechnical Consultants, dated November 14, 2014", dated December 1, 2014. And: "Response to County of Riverside Review Comments, County Geologic Report No. 2396 (#2), prepared by Geopacifica Geotechnical Consultants, dated January 6, 2015

Findings of Fact:

a) This project is not in an area subject to wind erosion or blowsand. Therefore impacts either on this project or as a result of this project are not significant.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Specific Plan No. 286 (Winchester 1800) as shown on Substantial Conformance No. 3, Addendum to Environmental Assessment No. 42686, site visits, Tentative Tract No. 36687, California Climate Action Registry. *General Reporting Protocol*, Version 3.1, January 2009; OPR's Technical Advisory and CEQA Guideline Amendments dated March 18, 2010 and CalEEMod, Version 2011.1.1.

Findings of Fact:

Global Warming and Greenhouse Gases

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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Global climate change refers to changes in average climatic conditions on earth as a whole, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in average temperature of the earth's surface and atmosphere. Riverside County requires that any analysis of greenhouse gases (GHGs)

The six major greenhouse gases (GHGs) identified by the Kyoto Protocol are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), haloalkanes (HFCs), and perfluorocarbons (PFCs). GHGs absorb longwave radiant energy reflected by the earth, which warms the atmosphere. GHGs also radiate long wave radiation both upward to space and back down toward the surface of the earth. The downward part of this longwave radiation absorbed by the atmosphere is known as the "greenhouse effect." The potential effects of global climate change may include rising surface temperatures, loss in snow pack, sea level rise, more extreme heat days per year, and more drought years.

CO₂ is an odorless, colorless natural GHG. Natural sources include the following: decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic (human caused) sources of CO₂ are from burning coal, oil, natural gas, wood, butane, propane, etc. CH₄ is a flammable gas and is the main component of natural gas. N₂O, also known as laughing gas, is a colorless GHG. Some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to the atmospheric load of GHGs. HFCs are synthetic man-made chemicals that are used as a substitute for chlorofluorocarbons (whose production was stopped as required by the Montreal Protocol) for automobile air conditioners and refrigerants. The two main sources of PFCs are primary aluminum production and semiconductor manufacture. SF₆ is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF₆ is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

Events and activities, such as the industrial revolution and the increased combustion of fossil fuels (e.g., gasoline, diesel, coal, etc.), have heavily contributed to the increase in atmospheric levels of GHGs.

An air quality analysis of GHGs is a much different analysis than the analysis of criteria pollutants for the following reasons. For criteria pollutants significance thresholds are based on daily emissions because attainment or non-attainment is based on daily exceedances of applicable ambient air quality standards. Further, several ambient air quality standards are based on relatively short-term exposure effects on human health, e.g., one-hour and eight-hour. Since the half-life of CO₂ in the atmosphere is approximately 100 years, for example, the effects of GHGs are longer-term, affecting global climate over a relatively long time frame. As a result, the SCAQMD's current position is to evaluate GHG effects over a longer timeframe than a single day.

In its CEQA & Climate Change document (January, 2008), the California Air Pollution Control Officers Association (CAPCOA) identifies many potential GHG significance threshold options. The CAPCOA document indicates that establishing quantitative thresholds is a balance between setting the level low enough to capture a substantial portion of future residential and non-residential development, while also setting a threshold high enough to exclude small development projects that will contribute a relatively small fraction of the cumulative statewide GHG emissions. Two potential significance thresholds were 10,000 metric tons per year and 25,000 metric tons per year.

Finally, another approach to determining significance is to estimate what percentage of the total inventory of GHG emissions are represented by emissions from a single project. If emissions are a

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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relatively small percentage of the total inventory, it is possible that the project will have little or no effect on global climate change.

According to available information, the statewide inventory of CO2 equivalent emissions is as follows: 1990 GHG emissions were estimated to equal 427 million metric tons of CO2 equivalent, and 2020 GHG emissions are projected to equal 600 million metric tons of CO2 equivalent, under a business as usual scenario. Interpolating an inventory for the year 2011 results in an estimated inventory of approximately 121 million metric tons of CO2 equivalent. Interpolating an inventory for the year 2012 results in an estimated inventory of approximately 127 million metric tons of CO2 equivalent. These amounts assume that between 1990 and 2020 there is an average increase of 5.76 million tonnes per year of GHG.

A and b) Sources of GHG emissions from the proposed project arise out of both construction and operation. Based on the above methodology, the following outlines GHG emissions for construction and operation:

Construction

Project shall comply with current standards.

Operation

Project shall comply with current standards.

A small percentage of GHG emissions expected compared to the total projected statewide GHG emissions inventory is the basis for the conclusion that both construction and operational related GHG emissions from implementing the project is less than significant. Further, construction-related emissions will be temporary and will come to an end once construction is completed. Thus, the contribution to the cumulative impact to global climate change is considered less than significant.

Mitigation: No mitigation required

Monitoring: No monitoring is required

HAZARDS AND HAZARDOUS MATERIALS	Would the project			
22) Hazards and Hazardous Materials				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within	<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 Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

- a) This project is a residential subdivision within an existing specific plan. As a result, it is not proposing to routinely transport, use, or dispose of hazardous materials.
- b) This project is a residential subdivision within an existing specific plan. Although it is conceivable that an industrial accident may occur during the course of construction of the project causing spillage, it is not anticipated to be a significant risk.
- c) The design of this project has been approved by the Riverside County Fire Department. The Fire Department has determined that the project has been designed so that emergency services can adequately service the project. Therefore, the project will not physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) This project is primarily a residential subdivision. As a result, incremental increases in household chemicals and waste are anticipated. However, these increases are mitigated by compliance with standard practices such as recycling and green waste disposal. There are two proposed schools near the project site; one to the north in Planning Area 12 and the other to the south in Planning Area 19. However, the standard use, transport, and waste of household chemicals are not anticipated to negatively impact those proposed school sites.
- e) The project site is not located on the State-generated list of hazardous materials sites (Cortese List).

Mitigation: No mitigation required.

Monitoring: No monitoring 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,	<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 Impact
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or heliport, would the project result in a safety hazard for people residing or working in the project area?

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Specific Plan No. 286 (Winchester 1800) as shown on Substantial Conformance No. 3, site visits, Tentative Tract No. 36687

Findings of Fact:

a-d) This project is neither within an area covered by an Airport Master Plan, within 2 miles of a public airport or a 2 miles of a private airstrip. Therefore, impact on this project from airports is considered negligible.

Mitigation: No monitoring required.

Monitoring: No monitoring 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, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

a) The project is not within an area of high wildfire susceptibility. Therefore any impacts from on this project as a result of wildfires is not significant.

Mitigation: No mitigation required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25) Water Quality Impacts

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

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

c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687, Hydrology Analysis for Highpointe – Tract 36687 by Hunsaker & Associates Irvine, Water Quality Management Plan by Hunsaker & Associates

Findings of Fact:

- a) **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. **No Substantial Change from Previous Analysis:** As detailed in the hydrology technical report prepared for the Project, under existing conditions, TR36687 drains to the southwest. Additionally, TR36687 is designed to follow the existing flow patterns throughout the site and maintain the same area flow for each drainage sub area post construction. The site's existing hydrology conditions are depicted in Figure 25-1 below while the proposed conditions are depicted in 25-2.

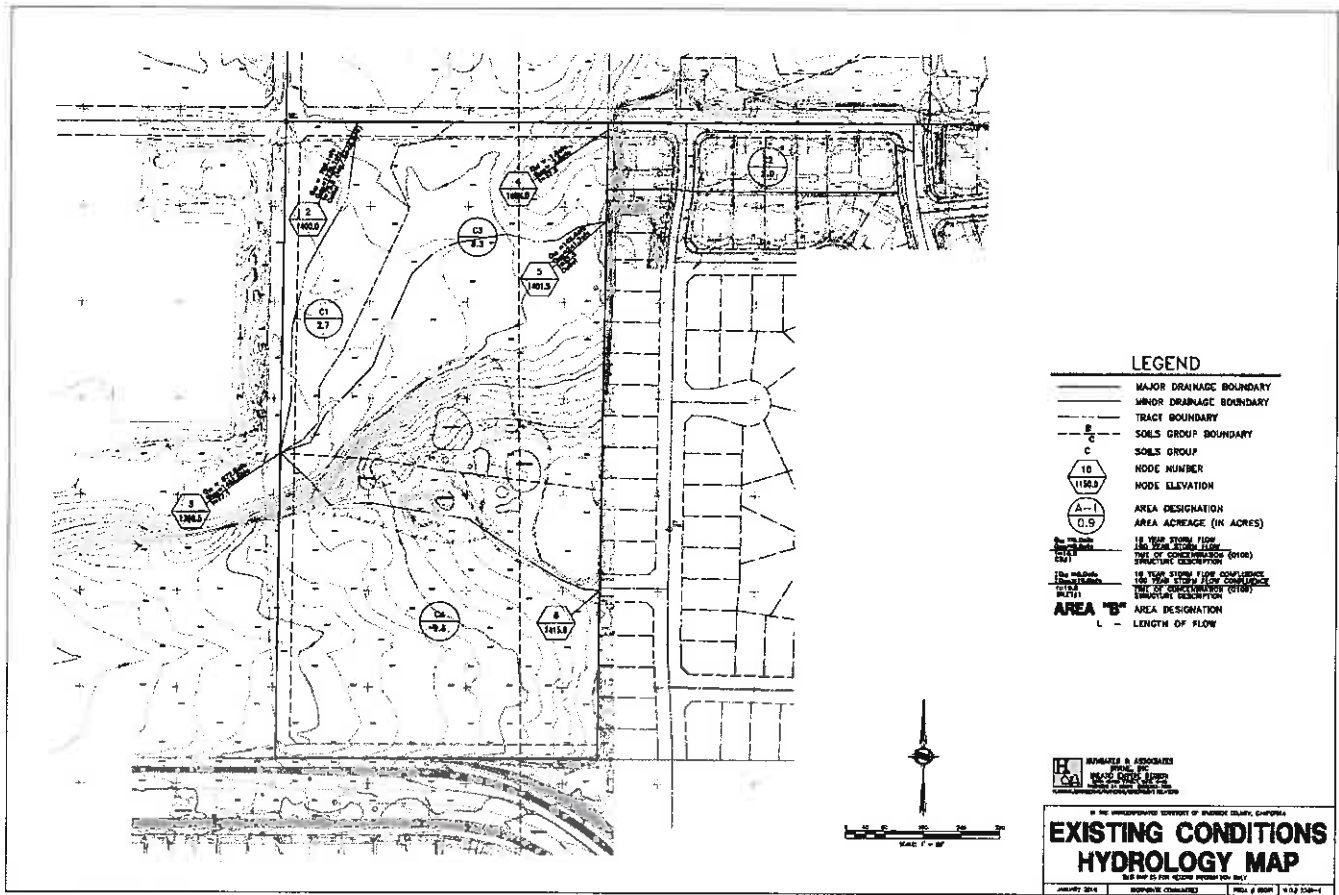
Figure 25-1, Existing Conditions Hydrology Map

New
Significant
Impact

More
Severe
Impacts

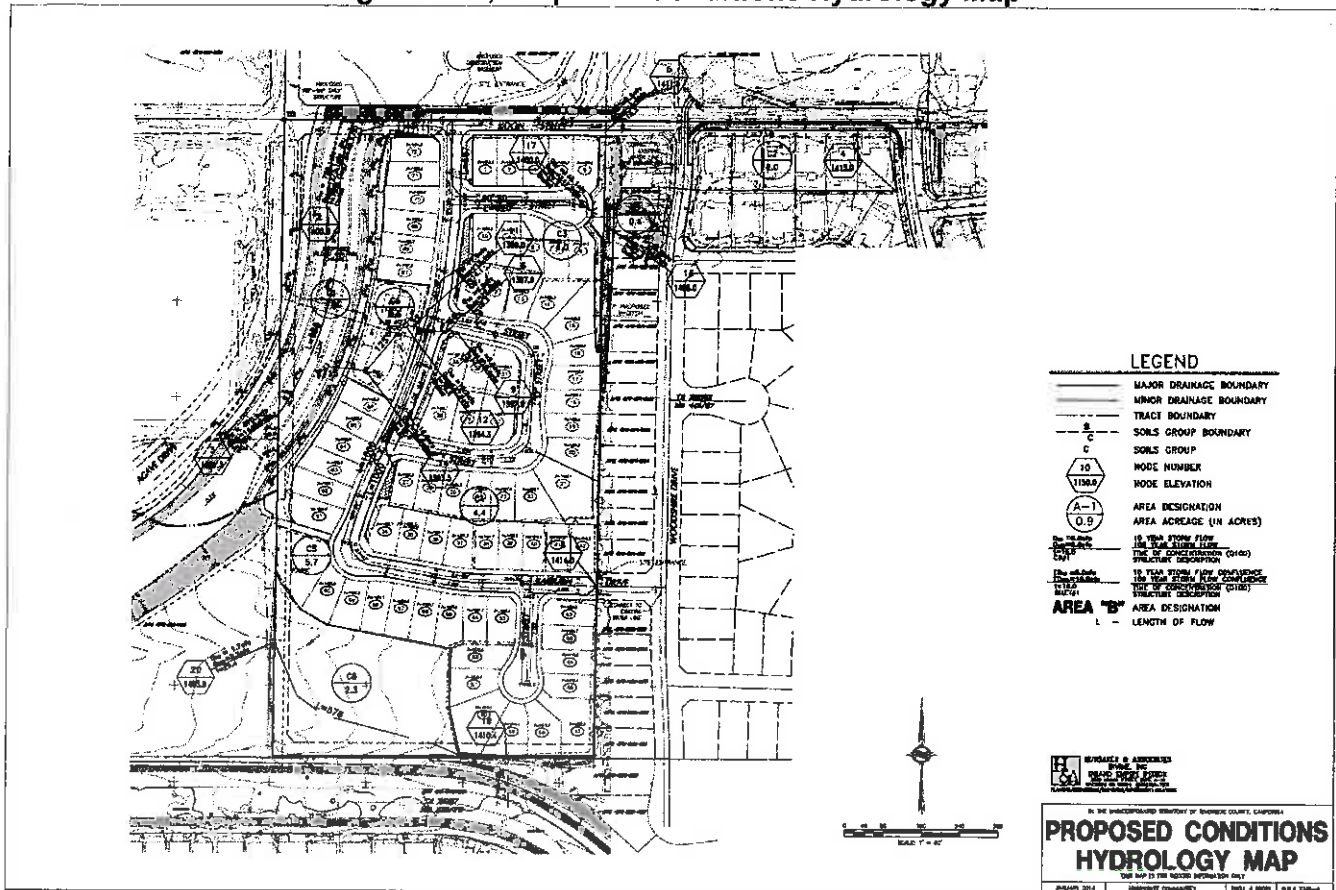
New Ability
to
Substantially
Reduce
Significant
Impact

No
Substantial
Change
from
Previous
Impact



New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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Figure 25-2, Proposed Conditions Hydrology Map



- b) 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 Lot 80 of TR36687. 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 86. The drainage system proposed by TR36687 is designed to accommodate flows originating off-site to the north and east. 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 basin in Lot 80, peak runoff would be reduced from 872.8 cfs to 871.3 cfs during 10-year (24-hour duration) storm events and from 1,452.5 cfs to 1,450.2 cfs during 100 year (24-hour duration) storm events. 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.
- c) The Hydrology Report concluded that the prior project would not substantially deplete groundwater supplies or interfere with groundwater recharge systems. The current

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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project proposes no new areas of development; therefore there the impacts to groundwater supplies and groundwater recharge systems are anticipated to remain the same. No new impacts are identified.

- d) **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 Planning Area 7 by 16 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 80, 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.
- e-f) **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) The project will not otherwise substantially degrade water quality.
- h) The current project proposes Best Management Practices, and the Flood Control District has conditioned the project accordingly.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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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 U - Generally Unsuitable R - Restricted

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

- a-c) 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 Lot 80 of TR36687. 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 86. The drainage system proposed by TR36687 is designed to accommodate flows originating off-site to the north and east. 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 basin in Lot 80, peak runoff would be reduced from 872.8 cfs to 871.3 cfs during 10-year (24-hour duration) storm events and from 1,452.5 cfs to 1,450.2 cfs during 100 year (24-hour duration) storm events. 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.
- d) The project will not cause changes in the amount of surface water in any water body.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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Mitigation: No additional mitigation required

Monitoring: No additional monitoring 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, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

- a) One of the elements of the proposed project is to make the following modifications to Planning Area 7: decrease the residential portion of Planning Area 7 from 21.1 acres to 15.4 acres and reduce the number of units allowed in Planning Area 7 from 85 to 75 units. None of these modifications are considered to be a significant modification to the planned land uses in the area.
- b) 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). Given that this proposal is viewed to be in "substantial conformance" to the previously-adopted Specific Plan, no substantial changes are anticipated.

Mitigation: No mitigation is required

Monitoring: No monitoring is 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

- a) One of the elements of the proposed project is to make the following modifications to Planning Area 7: decrease the residential portion of Planning Area 7 from 21.1 acres to 15.4 acres and reduce the number of units allowed in Planning Area 7 from 85 to 75 units.. None of these modifications are considered to be a significant modification to the planned land uses in the area.
- b) To the north of the project site is Planning Areas 2A and 6 within Specific Plan No. 286, per Amendment No. 6. Planning Area 2A is a drainage way / water course that traverses the northern portion of the Specific Plan from northeast to southwest. Planning Area 6 is designated as Medium High Density Residential (5-8 dwelling units / acre). These are residential planning areas that have minimum lot sizes of 4,000 square feet. To the south, is Planning Areas 11 and 14A. These Planning Areas have a minimum lot size of 4,000 square feet at 6,000 square feet, respectively. The mix of residential lot sizes within the project site is within the range of lot sizes already established with the surrounding projects. Therefore, no impact from surrounding zoning is anticipated.
- c) To the north of the project site is Planning Areas 2A and 6 within Specific Plan No. 286, per Amendment No. 6. Planning Area 2A is a drainage way / water course that traverses the northern portion of the Specific Plan from northeast to southwest. Planning Area 6 is designated as Medium High Density Residential (5-8 dwelling units / acre). These are residential planning areas that have minimum lot sizes of 4,000 square feet. To the south, is Planning Areas 11 and 14A. These Planning Areas have a minimum lot size of 4,000 square feet at 6,000 square feet, respectively. The mix of residential lot sizes within the project site is within the range of lot sizes already established with the surrounding projects. Therefore, no impact from surrounding zoning is anticipated. Therefore, no impacts from surrounding land uses are anticipated.
- d) The project site for Tentative Tract Map No. 36687 is designated as 'Medium Density Residential (2-5 du/ac); per Planning Area 7 within Specific Plan No. 286. The proposed Tentative Tract Map proposes to subdivide 20.27 acres into 72 residential lots. This calculation translates into a density of 3.55 dwelling units / acre; which is within the density range allowed by the General Plan.
- e) This project does not propose the division of an existing community.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?

b. Result in the loss of availability of a locally-important

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area", Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

- a) There are no known mineral resources in the project vicinity.
- b) The project will not result in the loss of availability of locally-important mineral resources.
- c) There is no surface mine in the project vicinity.
- d) There are no proposed, existing, or abandoned quarries in the project vicinity.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30) Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

- a) This project is not within an airport land use plan or within two miles of a public or private airport.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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b) The project site not within the vicinity of a private airstrip.

Mitigation: a-b) No mitigation required.

Monitoring: a-b) No monitoring required.

31) Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

a) This project is not within vicinity of any railroads.

Mitigation: No mitigation is required.

Monitoring: No monitoring required.

32) Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact: This project is not in close vicinity to a State or Federal Highway.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33) Other Noise

NA A B C D

Source: Project Application Materials, GIS database, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact: No other noises are anticipated to impact the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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 type="checkbox"/>	<input checked="" 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, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

- a) This project proposes a residential subdivision in accordance with the Winchester 1800 Specific Plan. As such, it will incrementally and permanently increase the amount of ambient noise in the area. However, the amount of noise has been evaluated in the Specific Plan No. 286 and EIR 374. No unacceptable ambient noise sources are anticipated.
- b) This project proposes a residential subdivision in accordance with the Winchester Hills Specific Plan. As such, it will temporarily and periodic increase the amount of ambient noise in the area during project construction. However, the amount of noise has been evaluated in the Specific Plan No. 286 and EIR 374. No unacceptable temporary noise sources are anticipated.
- c) This project proposes a residential subdivision in accordance with the Winchester 1800 Specific Plan. There are no General Plan Roadways adjacent to the project, or within 600 feet of the project site. Therefore, no unacceptable noise levels are anticipated.
- d) Upon completion of the project, future residences will be exposed to ground-borne noises and ground-borne vibrations caused by typical urban / suburban uses in the general vicinity. However, these noises and vibrations are not anticipated to be significant.

Mitigation: No additional mitigation is required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35) Housing				
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly	<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 Impact
housing affordable to households earning 80% or less of the County's median income?				
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<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, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

- a) The project is proposed on property that is undeveloped, and therefore is not displacing any existing housing.
- b) This project is designed to be responsive to the housing market, and is thus meant to provide a mix of housing types that can be obtained by buyers of a variety of incomes.
- c) The project is proposed on property that is undeveloped, and therefore is not displacing any existing housing.
- d) This project is not within a County Redevelopment Area. Therefore, it is not anticipated to affect a County Redevelopment Area.
- e) This project is being developed in accordance with the Winchester 1800 Specific Plan, which was originally approved in 1997. As such, the current Housing Element of the Riverside County General Plan (adopted in 2004) used this Specific Plan as part of that analysis. Therefore, the project is consistent with the Housing Element of Riverside County, and local housing projections.
- f) The project proposes new housing in an area that is currently not developed. However, this project is being proposed in accordance with the existing Specific Plan for which an EIR was prepared which analyzed this issue. Although this project is proposing new residences in the project area; it is consistent with population projections for this area. No unanticipated population growth is expected as a part of this project.

Mitigation: No mitigation required.

Monitoring: No monitoring 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

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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Source: Riverside County General Plan Safety Element, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

This project has been reviewed by the Riverside County Fire Department. The Fire Department has approved of the design of this project. In addition, the tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of Fire Department facilities.

Mitigation: No further mitigation is required on this project.

Monitoring: No monitoring measures are required.

37) Sheriff Services

Source: Riverside County General Plan, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

The tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of Sheriff Department facilities.

Mitigation: No further mitigation is required on this project.

Monitoring: No monitoring measures are required.

38) Schools

Source: GIS database, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

The tentative map will require the payment of school fees prior to the issuance of building permits. These fees are used for long-term planning of school district facilities.

Mitigation: No further mitigation is required on this project.

Monitoring: No monitoring measures are required.

39) Libraries

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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Source: Riverside County General Plan, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

The tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of library facilities.

Mitigation: No further mitigation is required on this project.

Monitoring: No monitoring measures are required.

40) Health Services

Source: Riverside County General Plan, Specific Plan No. 286 (Winchester 1800) as shown on Substantial Conformance No. 5, site visits, Tentative Tract No. 36687

Findings of Fact:

The tentative map will require the payment of Development Impact Fees (DIF's) prior to building permit occupancy. A portion of these fees will be used for long-term planning of library facilities.

Mitigation: No further mitigation is required on this project.

Monitoring: No monitoring measures are required.

RECREATION

41) Parks and Recreation

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

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

c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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- a) The project does not include new recreational facilities or trails. The project is proposed in conformance with the adopted specific plan Winchester 1800, of which a recreation plan has been adopted. The development of this
- b) The project includes a new recreational trail along the greenbelt / open space lot on the east side of the project. There are no new active recreational facilities (i.e. parks) within the project site. Accordingly, this project is within the Winchester Hills Specific Plan, which has established areas in which parks are to occur. The nearest proposed park spaces are located less than ¼ mile away, on to the north in Planning Area 11, and one to the south in Planning Area 21. Both are connected to the project site through the proposed trail system.
- c) The project is located within the Valley-Wide Parks District. As such, it will be required to pay Quimby Fees to the Valley-Wide Parks District prior to building permit occupancy.

Mitigation: No additional mitigation measures are required.

Monitoring: No additional monitoring required.

42) Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

This project includes a new trail within the proposed greenbelt / open space lot at the eastern end of this project. This trail is intended to tie into the trail system to the north and to the trail system within Salt Creek to the south. The proposed project will construct the trail system during the construction of the green space / open space lot during project grading.

Mitigation: No further mitigation required.

Monitoring: No monitoring 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

	New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

- a) The project does not increase the unit count, therefore it was deemed that no additional traffic study is required. Therefore, no new impacts are anticipated.
- b) The proposed project will comply with the parking requirements of residential development as established by the Riverside County Planning Department.
- c) The project will not exceed, either individually or cumulatively, a level of service standard established established by the county congestion management agency for designated roadways.
- d) The project will not result in a change of traffic patterns.
- e) The project will not alter waterborne, rail, or air traffic.
- f) The project will not substantially increase hazards to a design feature.
- g) This project will institute a construction management plan that will limit impact circulation in the general vicinity during project construction. As such, there may be temporary traffic delays during street improvements to roads surrounding project site, but those impacts will cease upon completion of construction.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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- h) The project has been reviewed and conditioned by the Riverside County Fire Department. Accordingly, the Fire Department has approved the design of the project. No further impacts are identified.
- i) The project will not impact adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

44) Bike Trails

Source: Riverside County General Plan, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

This project is not in immediate adjacency to any bike trails. However, the proposed streets interior to this residential project are wide enough to accommodate bicycle use by future residents.

Mitigation: No further mitigation 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, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

- a-b) Water services will be provided by Eastern Municipal Water District (EMWD), and is subject to that District's requirements. EMWD has indicated that they have the capacity of servicing this project by issuing a "will-serve" letter to the project.

Mitigation: No further mitigation is required.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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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, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

a-b) Sewer services will be provided by Eastern Municipal Water District (EMWD), and is subject to that District's requirements. EMWD has indicated that they have the capacity of servicing this project by issuing a "will-serve" letter to the project.

Mitigation: No further mitigation is required.

Monitoring: No monitoring measures are required.

47) Solid Waste

a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source: Riverside County General Plan, Riverside County Waste Management District correspondence, Staff review, project application, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

a-b) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan. The project will be required to comply with the recommendations of the Riverside County Waste Management Department. These requirements are

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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standard to all residential projects and therefore are not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48) Utilities

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

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

Source: Staff review, project application, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

- a-c) The proposed project is within the service boundaries of Southern California Edison for electricity service, Southern California Gas Company for gas service, and Verizon wireless for communication systems service. These utilities are available adjacent to the site and connections to the service lines would not require physical impacts beyond the boundaries of the Project's disturbance area footprint or roadway rights-of-way.
- d) Specific Plan No. 293 features a Master Drainage Plan, which is designed to accommodate on-site and tributary flows. The Project's drainage plan has been designed to be compatible with the Winchester Hills Master Drainage Plan (MDP). Runoff from the Project site would be conveyed to proposed public drainage facilities, some of which are to be constructed by the Project. Master drainage improvements have been accounted for by EMWD in the MDP. Drainage facilities required for the Project would either occur on-site, in roadway rights-of-way (storm drain lines and inlets), or would not involve physical environmental impacts beyond those already planned by the MDP.
- e) Street lighting installed by the Project would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent roadway rights-of-way.

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
------------------------	---------------------	--	--

- f) The Project would construct new roads requiring maintenance. Maintenance of these roadways would not cause physical impacts beyond the boundaries of the Project's disturbance area footprint or adjacent roadway rights-of-way.
- g) No other known government services would be adversely affected by development of the Project.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

49) Energy Conservation

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

Source: Staff review, project application, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

Findings of Fact:

- a) The proposed Project would not be regarded as an energy-intensive land use and as such, would not result in a conflict with adopted energy conservation plans. Development would be required to comply with Title 24 of the California Code of Regulations regarding energy efficiency.

Mitigation: No mitigation is required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, project application, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Source: Staff review, project application, Specific Plan No. 286 (Winchester 1800), EIR No. 374, site visits, Tentative Tract No. 36687

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, Specific Plan No. 286 (Winchester 1800) as shown on Addendum No. 3, site visits, Tentative Tract No. 36687

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:

- EIR No. 374, which was prepared for the Winchester 1800 Specific Plan (Specific Plan No. 286), and was certified by the Riverside County Board of Supervisors on April 29, 1997.

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

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

New Significant Impact	More Severe Impacts	New Ability to Substantially Reduce Significant Impact	No Substantial Change from Previous Impact
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VII. AUTHORITIES CITED

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

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SUBST CONFORMANCE - SP Case #: SP00286S3

Parcel: 476-010-036

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SPSC - SPSC description

RECOMMND

This SPECIFIC PLAN SUBSTANTIAL CONFORMANCE proposes to make the following minor alterations to the SPECIFIC PLAN:

Specific Plan No. 286, Substantial Conformance No. 3 proposes to reduce the amount of acres within Planning Area 7 from 21.1 acres to 15.4 acres by designating a larger area to Planning Area 2A (which is designated Open Space: Conservation Drainage). The land use designation for Planning Area 7 will remain as Medium Density Residential (MDR). The project also proposes to increase the acreage for Planning Area 8 from 29.1 to 32.7 (an increase of 3.6 acres) and proposes to reduce the acreage for Planning Area 9 from 29.7 to 19.9. As a result of these changes Planning Area 2A would increase from 15.6 acres to 27.4 acres. The total number of residential dwelling units within the Specific Plan will decrease from 4,720 to 4,710.

10. EVERY. 2 SPSC - 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 SUBSTANTIAL CONFORMANCE; 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 SUBSTANTIAL CONFORMANCE, 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.

SUBST CONFORMANCE - SP Case #: SP00286S3

Parcel: 476-010-036

10. GENERAL CONDITIONS

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

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 SPSC - Definitions RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 286A6 Substantial Conformance No. 3 shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 286, Amendment No. 6.

SPECIFIC PLAN SUBSTANTIAL CONFORMANCE = Substantial Conformance No. 3 to Specific Plan No. 286A5.

CHANGE OF ZONE = Change of Zone No. 7829.

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 capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

SUBST CONFORMANCE - SP Case #: SP00286S3

Parcel: 476-010-036

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 2013 CFC, 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-#85-FINAL FIRE REQUIRE RECOMMND

Final fire protection requirements and impact mitigation measures will be determined when specific project plans are submitted.

10.FIRE. 6 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.

PARKS DEPARTMENT

10.PARKS. 1 SP - REGIONAL TRAIL CONNECTION RECOMMND

The applicant shall provide a connection to the Regional Trail to the southern proposed project boundary along the existing channel through an easement between lot 83 and lot 84. Additionally, the applicant shall also provide and develop a trail connection through an easement on lot 80 to connect to the proposed flood control channel.

10.PARKS. 2 SP - VALLEY WIDE LMD RECOMMND

The applicant or his/her designee shall provide proof of acceptance or agreement to accept the open space by Valley Wide Landscape Maintenance District.

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

SUBST CONFORMANCE - SP Case #: SP00286S3

Parcel: 476-010-036

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

SP - SC DOCUMENT TO BE PREPAR

RECOMMND

Within ninety (90) days of the approval of the SPECIFIC PLAN SUBSTANTIAL CONFORMANCE, the applicant shall provide to the Planning Department fifteen (15) copies of the final SPECIFIC PLAN SUBSTANTIAL CONFORMANCE document. The document shall illustrate the differences between the current proposal and the SPECIFIC PLAN. The final documents shall replace SPECIFIC PLAN.

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

SPA - Amendment Description

INEFFECT

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.) INEFFECT

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 INEFFECT

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

SPECIFIC PLAN Case #: SP00286A6

Parcel: 476-010-028

10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document INEFFECT

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 INEFFECT

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 INEFFECT

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

10. EVERY. 6 SP - Limits of SP DOCUMENT INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding 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 INEFFECT

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.) INEFFECT

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 INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/developers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for 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 INEFFECT

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 INEFFECT

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

10.FIRE. 5 SP-#47 SECONDARY ACCESS INEFFECT

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

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

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 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 INEFFECT

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.)

INEFFECT

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

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10. GENERAL CONDITIONS

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

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:

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10. GENERAL CONDITIONS

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

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.

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10. GENERAL CONDITIONS

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

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

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10. GENERAL CONDITIONS

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

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 INEFFECT

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

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

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

TRANS DEPARTMENT

10.TRANS. 1 SP - SP286A6/TS REQUIRED INEFFECT

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 INEFFECT

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

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10. GENERAL CONDITIONS

10.TRANS. 2 SP - SP286A6/IMPROVEMENTS (cont.) INEFFECT

textured pavement accents within public roadways as an entry feature shall not be permitted.

10.TRANS. 3 SP - SP286A6/LANDSCAPE INEFFECT

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 INEFFECT

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

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS INEFFECT

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 |

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 SP - SUBMIT FINAL DOCUMENTS (cont.) INEFFECT

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) INEFFECT

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 INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 6 SP - ACOUSTICAL STUDY REQD INEFFECT

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 INEFFECT

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 INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit,

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9 SP - BIOLOGICAL STUDY REQD (cont.) INEFFECT

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 INEFFECT

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

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP *- EA REQUIRED

INEFFECT

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

INEFFECT

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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 13 SP *- SUBSEQUENT EIR

INEFFECT

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

INEFFECT

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

INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 15 SP - AMENDMENT REQUIRED (cont.) INEFFECT

"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 INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 16 SP - PARK AGENCY REQUIRED (cont.) INEFFECT

unable to annex the property in question."

30.PLANNING. 17 SP - AG/DAIRY NOTIFICATION INEFFECT

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 INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - PA PROCEDURES (cont.) INEFFECT

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 INEFFECT

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 INEFFECT

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:

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20

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

INEFFECT

"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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 20 SP - CC&R RES PUB COMMON AREA (cont.) (cont.) INEFFECT

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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21

SP - CC&R RES PRI COMMON AREA

INEFFECT

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',

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 21 SP - CC&R RES PRI COMMON AREA (cont.) INEFFECT

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 INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - ARCHAEO M/M PROGRAM (cont.) INEFFECT

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 INEFFECT

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 INEFFECT

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

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 27 SP *- SKR FEE CONDITION (cont.) INEFFECT

Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

30.PLANNING. 28 SP - ENTRY MONUMENTATION INEFFECT

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 INEFFECT

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 INEFFECT

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."

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - LOW PALEO

INEFFECT

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.

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 34 SP - LOW PALEO (cont.)

INEFFECT

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

INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 36 SP - F&G CLEARANCE (cont.) INEFFECT

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 INEFFECT

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 INEFFECT

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

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 1 SP - SP286A6/WARRANTED TS (cont.) INEFFECT

- 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.

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule A subdivision of 20.27 acres into 71 residential lots with a minimum lot size of 5,000 sq. ft. and 14 open space lots. The Tentative Tract Map covers Planning Areas 7 and a portion of 2A. The project includes off-site improvements that include grading and drainage easement.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36687 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36687, Amended No. 1, dated May 7, 2015.

APPROVED EXHIBIT L = Tentative Tract Map No. 36687, Amended No. 1, Exhibit L (Sheets 1-11), Conceptula Landscape Plan, dated May 7, 2015.

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 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 EMWD WATER AND SEWER SERVICE RECOMMND

Tract Map 36687 is proposing to receive potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies.

Any existing onsite wastewater treatment system (OWTS) and /or well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tentative Tract Map 36687 is a proposal for a Schedule "A" residential subdivision of 20.3 acres in the French Valley area. The project site is located southeast corner of Koon Street and McColery Road, between Highway 79/Winchester Road and Washington Street. Tentative Tract Map 36722 is proposed immediately north and upstream of this project and the District own/maintained Warm Springs Valley - French Valley Channel bounds the site to the south. This project is part of Winchester 1800 Specific Plan (SP) 286. Conditions refer to Exhibit "F" Tentative Tract Map 36687 Amended Number 1 dated April 24, 2015 received by the District on May 13, 2015.

The site is impacted by a 100-year floodplain for Warm Springs Creek as delineated on Department of Water Resources (DWR) Awareness Maps and the special study for Riverside County performed by the US Army Corps of Engineers dated February 2003. The developer proposes an earthen channel through the middle of the site to collect and contain the 100-year storm flows and protect the future residents from this flood hazard. This ultimate 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

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

drainage facilities shall be designed to the District standards. Maintenance access shall be provided on both sides of the channel and be obtained from a public right-of-way or drainage easement. If circulation is not possible, then turnarounds shall be provided. 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 permits for this project.

In addition to the floodplain impacting the site, the exhibit shows that there is 242 cfs of tributary offsite stormwater runoff that is discharged from the existing basin to the east of the project and at the eastern terminus of "B" Street. The developer proposes to collect these flows with a storm drain inlet in a storm drain lot that will convey the flows in an internal storm drain within "B" Street and discharges the offsite flows into the earthen channel. This proposed drainage system must be designed to District's standards and contained within the public street right-of-ways. Maintenance access must be provided to all inlets and outlets.

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 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 ultimate drainage plan for this project is dependent upon the development to the north/upstream (Tentative Tract Map 36722) to construct the adequate collection facility for the tributary stormwater flows and the development to the west/downstream to convey the stormwater runoff to the District's Warm Springs Valley - French Valley Channel

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10. GENERAL CONDITIONS

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

(proj. no. 7-0-00205). The developer proposes to construct an interim rip-rap collection facility on the north side of Koon Street and within the road right-of-way that Transportation has agreed to maintain. The developer also proposes offsite grading downstream to return the stormwater runoff back to the existing floodplain condition. The District will not maintain any interim facilities. The development of this property and the interim/ultimate drainage plan 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 the construction and grading of offsite drainage facilities. The developer shall obtain a written authorization letter for grading/construction 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 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 water quality basin 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 the basin. No pumps or dead storage will be permitted.

Embankment fill slopes (external and internal) may be no steeper than 4H:1V. In sizing the mitigation basin, only the area tributary to the 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 the basin and should not be included in the analysis for sizing of the basin as it is not an accurate model.

This project may propose to utilize the proposed District rights of way for passive public recreation activity. Prior to authorizing any such activity or the installation of any ancillary improvements within its right of way, the District shall, by written agreement, be indemnified and held harmless for such use by a viable public entity

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10. GENERAL CONDITIONS

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

acceptable to the District. The applicant shall identify the public entity prior to map recordation. A Home Owners Association (HOA) is not an acceptable entity. All side slopes adjacent to such trails shall be no steeper than 4H:1V for the public's safety.

This project proposes a greenbelt channel 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 (Amendment 6), 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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP ORD 458 SPECIAL FLOODPLAIN RECOMMND

Tract Map (TR) 36687 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

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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

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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

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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

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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

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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

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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.

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PARKS DEPARTMENT

10.PARKS. 1 MAP - REGIONAL TRAIL CONNECTIO

RECOMMND

The applicant shall provide and identify on their maps the Regional Trail on Abelia Street and along the adjacent Flood Channel access road. The map shall also identify the "3-foot existing easement to be vacated" on the project site to be used for trail purposes subject to approval of the Regional Conservation Authority. The final map shall show a cross-section identifying a multipurpose trail as part of the existing flood access road.

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

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10.PLANNING. 1 MAP - LOW PALEO (cont.)

RECOMMND

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 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.

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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 submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 5 MAP - TRAIL MAINTENANCE RECOMMND

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

10.PLANNING. 8 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

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

10.PLANNING. 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 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

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

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 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. 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.

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10.PLANNING. 12 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.

5. Each phase shall have a separate wall and fencing plan.

6. Entry monument and gate entry plan.

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

10.PLANNING. 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 - GEO02396 RECOMMND

County Geologic Report (GEO) No. 2396, submitted for this project (TR36687) was prepared by LOR Geotechnical Group, Inc. and is entitled: "Preliminary Geotechnical Investigation APN:476-010-036, 34491 Washington Street French Valley Area, Riverside County California", dated August 29, 2013. In addition, LOR Geotechnical Group, Inc. submitted the following:

"Response to County of Riverside Review Comments, County Geologic Report No. 2396, prepared by Geopacifica Geotechnical Consultants, dated November 14, 2014", dated December 1, 2014.

And:

"Response to County of Riverside Review Comments, County Geologic Report No. 2396 (#2), prepared by Geopacifica Geotechnical Consultants, dated January 6, 2015", dated January 19, 2015.

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10.PLANNING. 17 MAP - GEO02396 (cont.)

RECOMMND

This document is herein incorporated as a part of GEO02396.
GEO02396 concluded:

- 1.No active or potentially active faults are known to exist at the subject site.
- 2.Fault rupture is not a problem in terms of site geologic concerns.
- 3.The possibility of liquefaction at the site is considered to be very low to nil.
- 4.The potential for the site to be affected by a seiche or tsunami is considered nil due to absence of any large bodies of water near the site.
- 5.The potential for landslides to occur at or adjacent to the site is considered to be very low to nil.
- 6.The potential for seismically-induced settlement is considered low.
- 7.Diamond Valley Lake is a large water storage facility located approximately 2.8 miles to the northeast of the site, it is conceivable that the west dam for this lake could possibly rupture during an earthquake and affect the site by flooding.
- 8.The rock fall potential is considered to be nil.

GEO02396 recommended:

- 1.All undocumented fill material and any loose alluvial materials should be removed from structural areas and areas to receive engineered compacted fill.
- 2.Careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operation.

GEO No. 2396 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2396 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. 19 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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10.PLANNING. 19 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

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 (or other appropriate ethnic/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 - IF HUMAN REMAINS FOUND RECOMMND

The developer/permit holder or any successor in interest 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:

a)There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to

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10.PLANNING. 20 MAP - IF HUMAN REMAINS FOUND (cont.) RECOMMND

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. 21 MAP - PDA04876R1 RECOMMND

County Archaeological Report (PDA) No 4876R1, submitted for this project (TR36687) was prepared by Bai "Tom" Tang, of CRM Tech and is entitled: "Mitigative Historical Resource Recordation Jean Nicholas/Karl Frick Ranch 34491 Washington Street French valley Area, Riverside County, California," dated March 06, 2015.

In 2013 the Jean Nicholas/Karl Frick Ranch was determined to be eligible for listing in the California Register of Historical Resources, with a local level of significance, and thus found to meet the statutory definition of a "historical resource" under provisions of the California Environmental Quality Act (Tang et al. 2013:19). The fire in March 2014, however, has caused extensive damages to the farmhouse, which is the central feature of Site 33-007799 and the primary embodiment of the property's association with its past owners/occupants as well as the historic theme identified above.

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10.PLANNING. 21 MAP - PDA04876R1 (cont.)

RECOMMND

(PDA) No 4876R1 concludes that the historic integrity of Site 33-007799 in relation to the notable persons and events in its past has been significantly compromised. The Jean Nicholas/Karl Frick Ranch no longer retains sufficient historic integrity to be considered eligible for the California Register of Historical Resources through its association with a pattern of events that was important in local history.

The present recordation program has adequately salvaged and preserved the important architectural, archaeological, and historical data about the ranch complex. Therefore, the proposed redevelopment of the property as Tentative Tract Map No. 29962 will not have an unmitigated effect on the significance and integrity of this "historical resource."

(PDA) No 4876R1 recommends that the detailed recordation will serve as mitigation for potential effects that TR29962 may have on this resource.

This study has been incorporated as part of this project, and has been accepted.

TRANS DEPARTMENT

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461)

RECOMMND

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

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10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

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

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 6 MAP - R-O-W EXCEEDS/VACATION RECOMMND

If the existing rights-of-way along McColerly Road and Brumfield Street exceeds that which is required for this project, the developer may submit a request for the vacation/abandonment 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

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - R-O-W EXCEEDS/VACATION (cont.) RECOMMND

an agreement with the County for its purchase or exchange.

10.TRANS. 9 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. 10 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

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,

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.

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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.

30. PRIOR TO ANY PROJECT APPROVAL

E HEALTH DEPARTMENT

30.E HEALTH. 1 MAP- ESA PHASE I STUDY

RECOMMND

Prior to the end of the DRT review approval date, the applicant shall obtain written clearance from the Environmental Cleanup Program (ECP) for a Phase 1 Study

Contact ECP for the Phase 1 study at 951-955-8980.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 OWTS/WELLS REMOVAL/ABANDONMENT

RECOMMND

All existing Onsite Wastewater Treatment System (OWTS) and water wells shall be properly removed or abandoned under permit with the Department of Environmental Health.

Note: Existing OWTS and wells on Lot 32 and 33.

No Grading shall be allowed until existing OWTS/Wells are removed/abandoned under permit with DEH.

EPD DEPARTMENT

50.EPD. 1 MAP - CONSERVATION EASEMENT

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND

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. 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 SPECIAL FLOODPLAIN RECOMMND

A portion of Tract Map (TR) 36687 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) 36687 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 project shall be redesigned to eliminate the adverse

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP ORD 458 SPECIAL FLOODPLAIN (cont.) RECOMMND

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. This includes all maintenance roads and access ramps as well. 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 the public road right-of-way or 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

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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

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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. 11 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.

PARKS DEPARTMENT

50.PARKS. 1 MAP - OFFER OF DEDICATION RECOMMND

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

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50. PRIOR TO MAP RECORDATION

50.PARKS. 2 MAP - TRAIL MAINTENANCE REGION RECOMMND

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

50.PARKS. 3 MAP - TRAILS PLAN RECOMMND

Prior to issuance of recordation, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 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. 286S3, and Change of Zone No. 7829 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.

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8 MAP - QUIMBY FEES (1) (cont.) RECOMMND

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. 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.)

RECOMMND

shall submit to the Office of the County Counsel the following documents:

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

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

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

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

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

"Notwithstanding any provision in this Declaration to 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit '___', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment. An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien.

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 32 MAP - 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

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

RECOMMND

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

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

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly described on Exhibit '___', 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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP - CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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.

TRANS DEPARTMENT

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

Lot access shall be restricted on Koon Street and noted on the final map.

50.TRANS. 4 MAP - STREET NAME SIGN RECOMMND

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

50.TRANS. 5 MAP - VACATION/ABANDONMENT RECOMMND

The applicant by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along McColery Road and Brumfield Street. 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.

50.TRANS. 8 MAP - SOILS 2 RECOMMND

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction

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50.TRANS. 8 MAP - SOILS 2 (cont.) RECOMMND

 requirements within the road right-of-way.

50.TRANS. 12 MAP - CORNER CUT-BACK I RECOMMND

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

50.TRANS. 17 MAP - LIGHTING PLAN RECOMMND

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

50.TRANS. 18 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.
- (2) Street lights.
- (3) Graffiti abatement of walls and other permanent structures.
- (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 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:

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50. PRIOR TO MAP RECORDATION

50.TRANS. 18 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (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. 20 MAP - DEDICATION SL1 RECOMMND

Agave Drive along the project boundary shall be improved with 22' of AC pavement and 6" concrete curb and gutter within a 37' half-width dedicated right-of-way in accordance with Ord. 461, County Standard No. 103 Section A. (22'/37'). The project proponent may pay cash-in-lieu of the improvements described above.

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

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

or as approved by the Director of Transportation.

50.TRANS. 22 MAP - PART-WIDTH SL1 RECOMMND

Koon Street along project boundary 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), 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 curb within the 10' parkway.

The project proponent has the option of paying a

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50. PRIOR TO MAP RECORDATION

50.TRANS. 22 MAP - PART-WIDTH SL1 (cont.) RECOMMND

cash-in-lieu of (CIL) 25% for the section of improvements on Koon Street between the westerly project boundary and "A" Street (approximately 347'). This CIL shall be directed to the project proponent of TR36722 for the full-width construction of Koon Street.

or as approved the Director of Transportation.

50.TRANS. 23 MAP - UTILITY PLAN RECOMMND

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

50.TRANS. 25 MAP - LANDSCAPING RECOMMND

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

Landscaping shall be improved within McColery Road, Koon Street, and Agave Drive (cash-in-lieu).

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 25 MAP - LANDSCAPING (cont.) RECOMMND

be placed within the public road rights-of-way.

50.TRANS. 26 USE - TUMF CREDIT AGREEMENT RECOMMND

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

50.TRANS. 27 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. 28 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. 29 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. 31 MAP - SIGNING & STRIPING PLAN RECOMMND

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

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50.TRANS. 31 MAP - SIGNING & STRIPING PLAN (cont.) RECOMMND
 paving and/or striping removal caused by the striping plan
 or as approved by the Director of Transportation.

50.TRANS. 32 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. 33 MAP - ST DESIGN/IMPRV CONCEPT RECOMMND
 The street design and improvement concept of this project
 shall be coordinated with TR36722. See Part-Width
 condition regarding potential cost sharing for the
 improvements on Koon Street.

50.TRANS. 34 MAP - BRIDGE TYPE SELECTION RECOMMND
 Koon Street may 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 a
 bridge and will be required to undergo the Bridge Type
 Selection Process.

50.TRANS. 35 MAP - LC LNDSCP COMMON AREA MA RECOMMND
 Prior to map recordation, the developer/permit holder shall
 submit Covenants, Conditions, and Restrictions (CC&R) to
 the Riverside County Counsel for review along with the
 required fees set forth by the Riverside County Fee
 Schedule.

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

1) Permanent public, quasi-public or private maintenance
organization shall be established for proper management of
the water efficient landscape and irrigation systems. Any
agreements with the maintenance organization shall
stipulate that maintenance of landscaped areas will occur
in accordance with Ordinance No. 859 (as adopted and any

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50. PRIOR TO MAP RECORDATION

50.TRANS. 35 MAP - LC LNDSCP COMMON AREA MA (cont.) RECOMMND

amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.

2)The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).

3)The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP - GRADING SECURITY (cont.) RECOMMND

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 regarding this application. If not specifically addressed in their conditions, drainage shall be designed to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 (cont.) RECOMMND

accommodate 100 year storm flows.

60.BS GRADE. 7 MAP - OFFSITE GDG ONUS RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 8 MAP - NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 10 MAP - LOT TO LOT DRN ESMT RECOMMND

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

60.BS GRADE. 11 MAP - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT (cont.) RECOMMND

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 - 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 channel will be built starting with the downstream portion on TR32151, 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 updated 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - FMMP (cont.)

RECOMMND

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 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 MBTA NESTING BIRD 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 September 15th). 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3

MBTA NESTING BIRD SURVEY (cont.)

RECOMMND

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

60.EPD. 4

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 to ensure that project impacts to jurisdictional aquatic resources are limited to those covered by the permits. A work plan shall be submitted from the qualified biological monitor, to the EPD to review and approve, which 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 has reviewed all construction activities to minimize impacts to any sensitive species and habitats. Monitoring reports of the aquatic compensatory mitigation, required by permits, shall also be provided to the County. 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. Temporary fencing shall be installed around all biologically sensitive areas to the satisfaction of the Riverside County Planning Department Environmental Programs Division, prior to permit issuance.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 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 reviewed and approved the itemized cost estimate included in the FMMP.

60.EPD. 6 LIGHTING PLAN RECOMMND

The applicant shall submit a lighting plan to the Riverside County Planning Department Environmental Programs Division (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 into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

60.EPD. 7 30 DAY BUOW SURVEY RECOMMND

Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), 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 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. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

60.EPD. 8 - RCA DEDICATION RECOMMND

LOT 83 as mapped on TR36687, AMD #1 Dated: 05/07/15 shall be offered for dedication to the Western Riverside County

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 8 - RCA DEDICATION (cont.)

RECOMMND

Regional Conservation Authority and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION

RECOMMND

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

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

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

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2

MAP ORD 458 SPECIAL FLOODPLAIN

RECOMMND

A portion of Tract Map (TR) 36687 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) 36687 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 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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

Offsite drainage facilities shall be located within the public road right-of-way or 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 36687 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.

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP RECOMMND

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

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN APPROVED REGI RECOMMND

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PARKS. 1 MAP - TRAIL PLAN APPROVED REGI (cont.) RECOMMND

applicable) and landscaping and irrigation.

60.PARKS. 2 MAP - TRAIL ADJ TO WATER/STREM RECOMMND

Prior to issuance of any grading permits, any proposed trail to be located alongside the bank or within the high watermark of the water course, body, or adjacent to a wetlands, the applicant shall make the appropriate inquiries to the Planning Department, other County Agencies and the regulatory agencies to obtain the necessary permits to allow trail development. The applicant will be required to submit permits to the regulatory agencies and have said permits approved prior to the start of grading operations. All permits must be copied to the Planning Department and the Regional Park and Open-Space District.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 15 MAP - SKR FEE CONDITION (cont.) RECOMMND

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 20.3 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. 20 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7829 has been approved and adopted by the Board of Supervisors and has been made effective.

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

MAP-CREDIT/REIMBURSEMENT 4 IMP

RECOMMND

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

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

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

60.TRANS. 2

MAP - SUBMIT GRADING PLAN

RECOMMND

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

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

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

Standard plan check turnaround time is 10 working days.

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70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE RECOMMND

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

70.PARKS. 2 MAP - TRAIL GRADE INSPECTION RECOMMND

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

2.Submitting a "Wet Signed" copy of the Rough Grade

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80. PRIOR TO BLDG PRMT ISSUANCE

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

certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

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

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

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

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

80.FIRE. 2 PC - FIRE SPRINKLER SYSTEM INEFFECT

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to building permit issuance.

West County - Riverside Office 951-955-4777
East County - Palm Desert Office 760-863-8886
Website - rvcfire.org

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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. 3 MAP ADP FEES RECOMMND

Tract Map 36687 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.

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80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

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 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

3. An irrigation plan for the entry monument(s) and/or gate(s).

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

80.PLANNING. 15 MAP - MODEL HOME COMPLEX RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaantent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with 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.

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80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

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

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

80.PLANNING. 16 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 17 MAP - FINAL SITE PLAN RECOMMND

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to Specific Plan No. 286S3.

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

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80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18

MAP - Walls/Fencing Plans (cont.)

RECOMMND

Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability 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. 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,

G. Corner lots shall be constructed with wrap-around

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80. PRIOR TO BLDG PRMT ISSUANCE

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

decorative block wall returns. (Note: exceptions for the desert area discussed above.)

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

TRANS DEPARTMENT

80.TRANS. 2 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

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

80.TRANS. 3 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:

- 1) Landscape and irrigation working drawings "stamped" by a

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80.TRANS. 3

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

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 Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4

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.

80.TRANS. 5

MAP - LC 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. Project WQMP related BMPS shall be maintained by County CFD. Landscaping may be maintained by Valleywide. Provide

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 5 MAP - LC LNDSCPNG PROJ SPECIFC (cont.) RECOMMND

- approved Valleywide Maintenance Exhibit prior to the preparation of Landscape Construction Documents.
2. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
 3. Project shall prepare water use calculations as outlined in Ord 589.3.
 4. Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document.
 5. Trees shall be hydrozoned separately.
 6. Hydroseeding is not be permitted in stormwater BMP areas, container stock will be required.
 7. Project shall use County standard details for which the application is available in County Standard Detail Format.
 8. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way.
 9. Plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP - WQMP BMP CERT REQ'D (cont.) RECOMMND

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 - 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - PRECISE GRDG APPROVAL (cont.) RECOMMND

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.

90.BS GRADE. 7 MAP - REQ'D GRDG INSP'S RECOMMND

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

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 8 MAP - AG GRADING TO CODE RECOMMND

Prior to issuance of a grading permit the previously agriculturally graded portions of the site shall be brought to code including but not limited to all access roads, pads and existing drainage system. All portions of the site included as part of this development shall be evaluated and designed to meet current requirements. This may require the need for additional permits, department or agency clearances, reports and studies.

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90. PRIOR TO BLDG FINAL INSPECTION

EPD DEPARTMENT

90.EPD. 1

MAP - FENCE INSTALL

RECOMMND

Prior to final inspection, 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

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

90.FLOOD RI. 4 MAP FACILITY COMPLETION RECOMMND

The District will not release 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 3 MAP - QUIMBY FEES (2) (cont.) RECOMMND

park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the Valley-Wide Recreation and Park District and 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. 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 20.3 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

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

90.TRANS. 2 MAP - STREET LIGHTS INSTALL RECOMMND

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

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

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. 5 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6

MAP - 80% COMPLETION

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be 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 #: TR36687

Parcel: 476-010-036

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 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. 7 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 Koon Street and McColery Road.

90.TRANS. 8 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. 9 MAP - LNDSCP INSPECTN 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 "USE-LANDSCAPING SECURITY" and the Milestone 90 condition

TRACT MAP Tract #: TR36687

Parcel: 476-010-036

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 9 MAP - LNDSCE INSPCTN RQRMNTS (cont.) RECOMMND

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. 10 MAP - LC COMPLY W/ LNDSCE/ 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.

100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION RECOMMND

Prior to the issuance of the 42 building permit, the applicant shall begin construction of the trail as shown on the exhibit/trail plan approved by the District. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

100.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN RECOMMND

Prior to the issuance of the 42 building permit, the applicant shall provide written documentation to Riverside

09/15/15
16:49

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 82

TRACT MAP Tract #: TR36687

Parcel: 476-010-036

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN (cont.) RECOMMND

County Planning Department and the Regional Park and
Open-Space District that a trail maintenance mechanism is
in place.

100.PARKS. 3 MAP - TRAIL CONSTRUCTION COMPL RECOMMND

Prior to the issuance of the 42 building permit, the
applicant shall complete construction of the trail(s) as
shown on the exhibit/trail plan approved by the District
and have scheduled an inspection with the District for its
approval of the completed work.

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

DATE: May 7, 2015

TO

P.D. Landscaping Section-Mark Hughes

TENTATIVE TRACT MAP NO. 36687, AMENDED NO. 1 – Applicant: Keefer Consulting – Engineer/Representative: Hunsaker and Associates, Inc. – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Open Space: Conservation (OS:C) – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of McColery Road, and westerly of Woodshire Drive – 20.3 Gross Acres - Zoning: Specific Plan (SP No. 286 (Winchester 1800)) – **REQUEST:** The **Tentative Tract Map** is a Schedule A subdivision of 20.3 gross acres into 86 lots, 72 residential lots and 14 open space lots. – APN: 476-010-036 – Concurrent Cases: SP00286S3 and CZ07829

Please review the attached map(s) and/or exhibit(s) for the above-described project by May 28, 2015. 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.

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

DATE: May 7, 2015

TO

Riv. Co. Environmental Programs Dept.
Riv. Co. Flood Control

TENTATIVE TRACT MAP NO. 36687, AMENDED NO. 1 – Applicant: Keefer Consulting – Engineer/Representative: Hunsaker and Associates, Inc. – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Open Space: Conservation (OS:C) – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of McColery Road, and westerly of Woodshire Drive – 20.3 Gross Acres - Zoning: Specific Plan (SP No. 286 (Winchester 1800)) – **REQUEST:** The **Tentative Tract Map** is a Schedule A subdivision of 20.3 gross acres into 86 lots, 72 residential lots and 14 open space lots. – APN: 476-010-036 – Concurrent Cases: SP00286S3 and CZ07829

Please review the attached map(s) and/or exhibit(s) for the above-described project by May 28, 2015. 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.

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

DATE: October 29, 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
City of Temecula

SPECIFIC PLAN NO. 286, SUBSTANTIAL CONFORMANCE NO. 3, SCREEN CHECK NO. 1, CHANGE OF ZONE NO. 7829, TENTATIVE TRACT MAP NO. 36687, AMENDED NO. 1 – Applicant: Keefer Consulting – Engineer/Representative: Hunsaker and Associates, Inc. – Third/Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Open Space: Conservation (OS:C) – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of McColery Road, and westerly of Woodshire Drive – 20.3 Gross Acres - Zoning: Specific Plan (SP No. 286 (Winchester 1800)) – **REQUEST:** The **Specific Plan Substantial Conformance** proposes to reflect modifications of the open space boundaries, clarify development standards in Planning Area 7, and accommodate a proposed 81-lot residential subdivision within Planning Area 7 (Medium Density Residential). 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 Area 7. The **Tentative Tract Map** is a Schedule A subdivision of 20.3 gross acres into 86 lots, 72 residential lots and 14 open space lots. – APN: 476-010-036

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 20, 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, Building & Safety Plan check, Building & Safety Grading, Fire, EPD, Geology, Archaeo., Parks

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.

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.

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.

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

DATE: May 7, 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	Southern California Gas Co.
Riv. Co. Parks & Open Space District	Dept.	

SPECIFIC PLAN AMENDMENT NO. 286S3, CHANGE OF ZONE NO. 7829, TENTATIVE TRACT MAP NO. 36687, Applicant: Keith Gardner, Keefer Consulting — Third/Third Supervisorial District **Location:** Southerly of Koon Street, Easterly of McColery Road, Northerly of Safflower Street, and Westerly of Woodshire Drive **REQUEST:** The **Specific Plan Substantial Conformance** proposes to conform to the Winchester 1800 Specific Plan to accommodate a proposed 81-lot residential subdivision within Planning Area 7 (Medium Density Residential). 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 Area 7. The **Tentative Tract Map** proposes a Schedule A subdivision of 20.2 gross acres into 96 lots, 81 residential lots and 15 non-residential lots.

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 6/5/14**. 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.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Highpointe Wash. St., LLC, a California Limited Liability Company (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 476-010-036 (“PROPERTY”); and,

WHEREAS, on April 18, 2014, PROPERTY OWNER filed an application for Specific Plan No. 286S3, Change of Zone No. 7829 and Tract Map No. 36687 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the

COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Highpointe Wash. St., LLC
20 Enterprise, Suite 320
Aliso Viejo, CA 92656

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.


17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

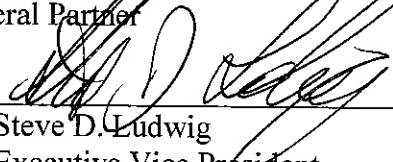
By: 
Steven Weiss
Riverside County Planning Director

Dated: 9/10/15


PROPERTY OWNER:
Highpointe Wash. St., LLC, a California Limited Liability Company

By: Highpointe W St., LP, a California Limited Partnership
Its Managing Member

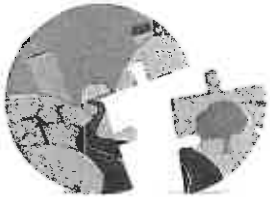
By: Highpointe Investments, Inc., a California Corporation
Its General Partner

By: 
Steve D. Ludwig
Executive Vice President

Dated: _____

By: 
Timothy D. England
Senior Vice President and Secretary

Dated: 8/27/15



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

**Carolyn Syms Luna
Director**

**REQUEST FOR DETERMINATION OF SUBSTANTIAL
CONFORMANCE WITH A SPECIFIC PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: SP0028653 DATE SUBMITTED: 4/18/2014

APPLICATION INFORMATION

Applicant's Name: Keith Gardner E-Mail: keefergard@gmail.com

Mailing Address: 6149 Bluffwood Dr
Riverside ^{Street} CA 92506
City State ZIP

Daytime Phone No: (951) 533 2434 Fax No: (951) 682-2876

Engineer/Representative's Name: Jake Smith E-Mail: Jasmithe@hunsaker.com

Mailing Address: 3 Hughes Drive
Irvine ^{Street} CA 92618
City State ZIP

Daytime Phone No: (949) 458-5479 Fax No: (949) 465-1179

Property Owner's Name: Steve Ludwig E-Mail: Steve.Ludwig@highpointeinc.com

Mailing Address: 20 Enterprise, Ste 320
Aliso Viejo ^{Street} CA 92656
City State ZIP

Daytime Phone No: (949) 472-0169 Fax No: (949) 472-0198

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

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

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

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

"Planning Our Future... Preserving Our Past"

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

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.

Keith Gardner
PRINTED NAME OF APPLICANT

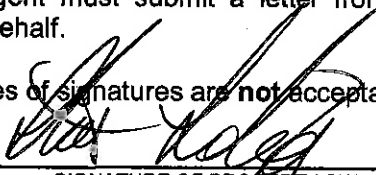

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Steve Ludwig
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROJECT INFORMATION:

Description of Substantial Conformance Request (Reference the existing Planning Area(s), and/or Policies, and/or Conditions that are proposed to be modified, and clearly state the proposed modifications) (if lengthy, extra pages may be attached):

REQUEST FOR DETERMINATION OF SUBSTANTIAL CONFORMANCE WITH A SPECIFIC PLAN

Modification of open space boundaries and
clarification of development standards in PA 7
of Specific Plan No. 286

Related cases filed in advance of, or concurrently with, this request:

TR 36687, CZ _____, 8

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 476-010-036

Section: 28 Township: S South Range: 2 west

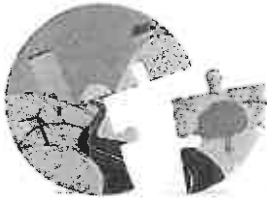
Approximate Gross Acreage: 20.2

General location (nearby or cross streets): North of Flood Control Channel, South of
Keon St., East of Agave Dr., West of Woodshire Dr.

Thomas Brothers map, edition year, page number, and coordinates: Pg 899, E3, E4, F2 and F4

Have there been any prior requests for substantial conformance? Yes No

If yes, of what nature? Density transfers



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207829 DATE SUBMITTED: 4/13/2014

APPLICATION INFORMATION

Applicant's Name: Keith Gardner, Keefer Consulting E-Mail: keefergard@gmail.com

Mailing Address: 6149 Bluffwood Drive
Street
Riverside, CA 92506
City State ZIP

Daytime Phone No: (951) 533-2934 Fax No: (951) 682-2876

Engineer/Representative's Name: Jake Smith, Hunsaker & Associates, Inc E-Mail: jasmith@hunsaker.com

Mailing Address: 3 Hughes Drive
Street
Irvine, CA 92618
City State ZIP

Daytime Phone No: (949) 458-5479 Fax No: (949) 465-1179

Property Owner's Name: Steve Ludwig, Highpointe Communities E-Mail: steve.ludwig@highpointeinc.com

Mailing Address: 20 Enterprise, Ste 320
Street
Aliso Viejo, CA 92656
City State ZIP

Daytime Phone No: (949) 472-0169 Fax No: (949) 472-0198

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR CHANGE OF ZONE

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

Keith Gardner
PRINTED NAME OF APPLICANT

[Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

STEVE LUDWIG
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
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): 476-010-036

Section: 28 Township: 5 South Range: 2 West

Approximate Gross Acreage: 20.2

General location (nearby or cross streets): North of Flood control channel, South of Koon Street, East of Agave Drive, West of Woodshire Drive.

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: Pg 899, E3, E4, F2, and F4

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

Modify Specific Plan 286, Planning Area 7 to allow for 5,000 square foot lots

Related cases filed in conjunction with this request:

TR 36687; HANS _____; and SP00286S?



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: TR3627 DATE SUBMITTED: 4/18/2014

APPLICATION INFORMATION

Applicant's Name: Keith Gardner, Keefer Consulting E-Mail: keefergard@gmail.com

Mailing Address: 6149 Bluffwood Drive
Riverside, CA 92506
City State ZIP

Daytime Phone No: (951) 533-2934 Fax No: (951) 682-2876

Engineer/Representative's Name: Jake Smith, Hunsaker & Associates, Inc E-Mail: jasmith@hunsaker.com

Mailing Address: 3 Hughes Drive
Irvine, CA 92618
City State ZIP

Daytime Phone No: (949) 458-5479 Fax No: (949) 465-1179

Property Owner's Name: Steve Ludwig, Highpointe Communities E-Mail: steve.ludwig@highpointeinc.com

Mailing Address: 20 Enterprise, Ste 320
Aliso Viejo, CA 92656
City State ZIP

Daytime Phone No: (949) 472-0169 Fax No: (949) 472-0198

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

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Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Flood control channel, South of Koon Street, East of Agave Drive, West of Woodshire Drive.

Thomas Brothers map, edition year, page number, and coordinates: Pg 899, E3, E4, F2, and F4

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):

Divide approximately 20.2 gross acres into 81 residential lots, and 15 non-residential lots

Schedule 'A' subdivision

Related cases filed in conjunction with this request:

CZ _____; HANS _____; SP00286S?

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: attached

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: _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?
n/a _____

What is the anticipated route of travel for transport of the soil material?
n/a _____

How many anticipated truckloads? n/a _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 461,953 _____ 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 Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region**" on the following pages.

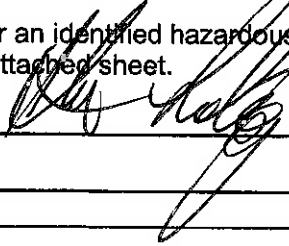
APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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 3-31-14

Owner/Representative (2) _____ Date _____

NOTICE OF PUBLIC HEARING
and
INTENT TO CONSIDER AN ADDENDUM TO AN
ENVIRONMENTAL IMPACT REPORT (EIR)

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:

SPECIFIC PLAN NO. 286, SUBSTANTIAL CONFORMANCE NO. 3, CHANGE OF ZONE NO. 7829, AND TENTATIVE TRACT MAP NO. 36687 – Consider an Addendum to Certified EIR – Applicant: Keith Gardner – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre) and Open Space: Conservation (OS:C) as reflected on the Specific Plan Land Use Plan of SP 286 – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of Winchester Road, and westerly of Woodshire Drive – 1,656 Gross Acres (20.3 Acres for the Tentative Tract Map) - Zoning: Specific Plan (SP No. 286 (Winchester 1800)) – **REQUEST:** Specific Plan No. 286, Substantial Conformance No. 3, proposes to reduce the amount of acres within Planning Area 7 from 21.1 acres to 15.4 acres by designating a larger area to Planning Area 2A (which is designated Open Space: Conservation Drainage). The land use designation for Planning Area 7 will remain as Medium Density Residential (MDR). The project also proposes to increase the acreage for Planning Area 8 from 29.1 to 32.7 (an increase of 3.6 acres) and proposes to reduce the acreage for Planning Area 9 from 29.7 to 19.9. As a result of these changes Planning Area 2A would increase from 15.6 acres to 27.4 acres. The total number of residential dwelling units within the Specific Plan will decrease from 4,720 to 4,710. Change of Zone No. 7829 proposes to modify the existing Specific Plan zoning ordinance text to allow for 71 units in Planning Area 7 with a minimum lot size of 5,000 square feet. The number of units previously allowed was 85 units and it is being reduced to 75. The change of zone will also formalize the Planning Area boundaries for the reconfigured Planning Areas 2A and 7. Tentative Tract Map No. 36687 is a Schedule A subdivision of 20.27 acres into 71 residential lots with a minimum lot size of 5,000 sq. ft. and 14 open space lots.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **SEPTEMBER 30, 2015**
PLACE OF HEARING: COUNTY ADMINISTRATIVE CENTER
1ST FLOOR BOARD ROOM
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact project planner, Damaris Abraham at (951) 955-5719 or e-mail dabraham@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-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project 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 decision on the proposed project.

If this project 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 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: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

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

Applicant:
Keefer Consulting
Attn: Keith Gardner
6149 Bluffwood Drive
Riverside, CA 92506

Engineer:
Hunsker & Associates, Inc.
Attn: Jake Smith
3 Hughes Drive
Irvine, CA 92618

Owner:
Highpointe Communities
Attn: Steve Ludwig
20 Enterprise, Ste 320
Aliso Viejo, CA 92656

Applicant:
Keefer Consulting
Attn: Keith Gardner
6149 Bluffwood Drive
Riverside, CA 92506

Engineer:
Hunsker & Associates, Inc.
Attn: Jake Smith
3 Hughes Drive
Irvine, CA 92618

Owner:
Highpointe Communities
Attn: Steve Ludwig
20 Enterprise, Ste 320
Aliso Viejo, CA 92656



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.

SP00286S3/CZ07829/TR36687

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)

Keith Gardner, Keefer Consulting

Project Applicant

6149 Bluffwood Drive, Riverside, California 92506

Address

The project is located northerly of Safflower Street, southerly of Koon Street, easterly of Winchester Road, and westerly of Woodshire Drive.

Project Location

SP00286S3 proposes to reduce the amount of acres within Planning Area 7 from 21.1 acres to 15.4 acres by designating a larger area to Planning Area 2A (which is designated Open Space: Conservation Drainage). The land use designation for Planning Area 7 will remain as Medium Density Residential (MDR). The project also proposes to increase the acreage for Planning Area 8 from 29.1 to 32.7 (an increase of 3.6 acres) and proposes to reduce the acreage for Planning Area 9 from 29.7 to 19.9. As a result of these changes Planning Area 2A would increase from 15.6 acres to 27.4 acres. The total number of residential dwelling units within the Specific Plan will decrease from 4,720 to 4,710. CZ07829 proposes to modify the existing Specific Plan zoning ordinance text to allow for 71 units in Planning Area 7 with a minimum lot size of 5,000 square feet. The number of units previously allowed was 85 units and it is being reduced to 75. The change of zone will also formalize the Planning Area boundaries for the reconfigured Planning Areas 2A and 7. TR36687 is a Schedule A subdivision of 20.27 acres into 71 residential lots with a minimum lot size of 5,000 sq. ft. and 14 open space lots. The Tentative Tract Map covers Planning Areas 7 and a portion of 2A. The project includes off-site improvements that include grading and drainage easement.

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 6/04/2015
Y:\Planning Case Files-Riverside office\SP00286S3\DH-PC-BOS Hearings\DH-PC\SP286S3.CZ7829.TR36687.NOD Form.docx

Please charge deposit fee case#: ZEA42686 ZCFG6069

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1403977

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: KEITH GARDNER \$50.00
paid by: CASHCASH
EA42686 FOR SP00286S3 CZ07829 TR36687
paid towards: CFG06069 CALIF FISH & GAME: DOC FEE
at parcel: 34491 WASHINGTON AVE WINC
appl type: CFG3

By _____ Apr 18, 2014 11:37
BNTHOMAR posting date Apr 18, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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