

#### RIVERSIDE COUNTY PLANNING COMMISSION

#### PLANNING COMMISSIONERS 2017

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

> **2<sup>nd</sup> District** Aaron Hake *Chairman*

3<sup>rd</sup> District
Ruthanne Taylor
Berger
Vice-Chairman

4<sup>th</sup> District Bill Sanchez

5<sup>th</sup> District Eric Kroencke

Planning Director Steven Weiss, AICP

Legal Counsel
Michelle Clack
Deputy
County Counsel

Phone 951 955-3200

Fax 951 955-1811 9:00 AM JANUARY 18, 2017

#### **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 <a href="mailto:mcstark@rctlma.org">mcstark@rctlma.org</a>. 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

#### OATH OF OFFICE: PLANNING COMMISSIONER ERIC KROENCKE

- **1.0** CONSENT CALENDAR: **9:00** a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)
  - 1.1 FIRST EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 31842 Applicant: Adkan Engineers First Supervisorial District Woodcrest Zoning District Lake Mathews/Woodcrest Area Plan: Land Use Designation: Rural Community: Very Low Density Residential (RC-VLDR) Location: South of Mariposa Ave., east of Porter Ave. and Spain Ln. 73.13 Acres Zoning: Light Agriculture One Acre Minimum (A-1-1), Light Agriculture 10 Acre Minimum (A-1-10) Approved Project Description: Schedule B subdivision of 73.13 acres into 52 residential lots, one open space lot, and a 10 ft. wide community trail along the westerly edge of the project site **REQUEST:** First Extension of Time Request

Riverside Office · 4080 Lemon Street, 12th Floor 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

FINAL: 01-09-17

PLANNING COMMISSION JANUARY 18, 2017

for Tentative Tract Map No. 31842, extending the expiration date to January 23, 2018. Project Planner: Desiree Bowie at (951) 955-8254 or email <a href="mailto:dbowie@rctlma.org">dbowie@rctlma.org</a>.

1.2 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 33300 – Applicant: Tyler Dohrman – Third Supervisorial District – Rancho California Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) – Location: North of De Portola Road, south of Glenoaks Road, west of Bella Vista and east of Avenida Bogota – 47.6 Acres – Zoning: Residential Agricultural (R-A) (2 Acre Minimum) – Approved Project Description: Schedule 'C' subdivision of 47.6 gross acres into 22 lots with a minimum lot size of two (2) acres – REQUEST: First Extension of Time for Tentative Tract Map No. 33300, extending the expiration date to October 17, 2017. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.

#### 1.3 **REMOVED FROM AGENDA**

- 1.4 **FOURTH EXTENSION OF TIME** for **TENTATIVE TRACT MAP NO. 31199** Applicant: Stephen Macie First Supervisorial District Lake Mathews Zoning District Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (0.5 Acre Minimum) Location: Easterly of La Sierra Avenue, northerly of Orchard View Lane and southerly of McAllister Parkway 8.8 Acres Zoning: Residential Agricultural (R-A) Approved Project Description: Schedule "B" subdivision of 8.8 acres into 15 single-family lots **REQUEST:** Fourth Extension of Time for Tentative Tract Map No. 31199, extending the expiration date to January 5, 2018. Moved from January 4, 2017 due to lack of a quorum. Project Planner: Dionne Harris at 951-955-6836 or email at dharris@rctlma.org.
- 1.5 FIRST EXTENSION OF TIME FOR TENTATIVE TRACT MAP NO. 32372 Applicant: Richland Communities Fifth Supervisorial District Nuevo/Perris Reservoir District Zoning Area Lakeview/Nuevo Area Plan: Location: Southerly of Ramona Expressway, northerly of Nuevo Road, and easterly of Foothill Avenue 305.8 Acres Zoning: SP (Specific Plan No. 246 Preissman and Specific Plan No. 239 Stoneridge) Approved Project Description: Tentative Tract Map No. 32372 proposes to subdivide 305.8 gross acres into 781 single family residential lots, two potential school sites, a 17.80 sports acre park, 21.3 acres of natural open space, and 21.3 acres of trails and landscaped open space Schedule A REQUEST: First Extension of Time Request for Tentative Tract Map No. 32372, extending the expiration date to December 13, 2017. Project Planner: Desiree Bowie at 951-955-8254 or email at dbowie@rctlma.org.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter. (Presentation available upon Commissioners' request)
  - 2.1 **NONE**
- 3.0 PUBLIC HEARING CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:
  - 3.1 GENERAL PLAN AMENDMENT NO. 803, CHANGE OF ZONE NO. 7321, AND TENTATIVE TRACT MAP NO. 33410 Intent to Adopt a Mitigated Negative Declaration Applicant/Owner: MRF-Groves Development Engineer/Representative: Albert A. Webb Associates Second and Fifth Supervisorial Districts Edgemont Sunnymead Zoning District Highgrove and Reche Canyon/Badlands Area Plans: Community Development Public Facilities (CD:PF) (≤ 0.60 FAR) Location: Southerly of Highgrove Pass Road and easterly of Pigeon Pass Road 45.57 Gross Acres Zoning: Light Agriculture 2½ Acre Minimum (A-1-2½) and Light Agriculture 10 Acre Minimum (A-1-10) REQUEST: General Plan Amendment No. 803 proposes to amend the current General Plan Land Use designation for a portion of the project site from Community Development: Public Facilities (CD:PF) (≤ 0.60 FAR) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre). Proposed lots A and K will retain their Community Development: Public Facilities (CD:PF) (≤ 0.60

PLANNING COMMISSION JANUARY 18, 2017

FAR) designation as that they are flood control and water quality facilities. Change of Zone No. 7321 proposes to change the Zoning Classification for a portion of the project site from Light Agriculture – 2½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10) to Planned Residential (R-4). Proposed lots A and K will remain Light Agriculture – 2½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10) as that they are flood control and water quality facilities. Tentative Tract Map No. 33410 proposes a Schedule "A" subdivision of 45.5 gross acres into 138 single family residential lots with an average lot size of 6,713 sq. ft. The proposed subdivision will also include 12 open space lots which will encompass approximately 13.95 acres of the 45.5 acre site. The project site is located southerly of Highgrove Pass Road and easterly of Pigeon Pass Road. Continued from January 4, 2017. Project Planner: David Alvarez at (951) 955-5719 or email daalvarez@rctlma.org.

#### PUBLIC HEARING - NEW ITEMS: 9:00 a.m. or as soon as possible thereafter:

4.1 APPEAL of PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 25922 - CEQA Timothy & Elizabeth McVicker -Exempt per Section 15301 and 15303 - Applicant: Engineer/Representative: Southland Engineering - First Supervisorial District - Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northerly of Via Abril, westerly of Tenaja Rd., and southerly & easterly of Calle Cielo – 6.20 Gross Acres - Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) **REQUEST:** This appeal is being brought forward to the Planning Commission by the surrounding neighbor(s) who have concerns regarding the Planning Director's approval of Plot Plan No. 25922, which proposes to establish a Class II Kennel to house and care for the property owners' own personal dogs. There are currently 18 dogs at this location. A Class II Kennel allows between 11 to 25 dogs. As shown on Exhibit A, the project includes a proposed 480 sq. ft. accessory structure for kennel use; an existing 80 sq. ft. accessory structure for kennel use: an existing dog playground area which is enclosed by an existing six foot high chainlink fence; an existing patio cover (attached to the existing dwelling); and food and water troughs under the patio cover. The proposed Class II Kennel will not be open to the public. Plot Plan No. 25922 was approved by the Planning Director on September 26, 2016. Concurrent Cases: BAS150253. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

#### 5.0 WORKSHOPS:

- 5.1 **NONE**
- **6.0** ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- **7.0** DIRECTOR'S REPORT
- **8.0** COMMISSIONERS' COMMENTS

Agenda Item No.

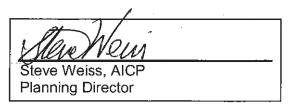
Area Plan: Lake Mathews/Woodcrest

Zoning District: Woodcrest Supervisorial District: First Project Planner: Desiree Bowie

Planning Commission Hearing: January 18, 2017

**TENTATIVE TRACT MAP NO. 31842** 

FIRST EXTENSION OF TIME Applicant: Adkan Engineers



## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map of a Schedule 'B' subdivision of 73.13 gross acres into 52 single family residential lots, one open space lot, and 10 foot wide community trail along the westerly edge of the project site.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

#### **REQUEST:**

#### FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31842

#### **BACKGROUND:**

The Tentative Tract Map No. 31842 was originally approved at Planning Commission on December 6, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7095 which was approved on January 23, 2007.

The County Planning Department, as part of this Extension of Time review, recommends the addition of seven (7) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the

correspondence from the Extension of Time applicant (dated December 16, 2016) indicating the acceptance of the seven (7) recommended conditions.

#### **FURTHER PLANNING CONSIDERATIONS:**

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

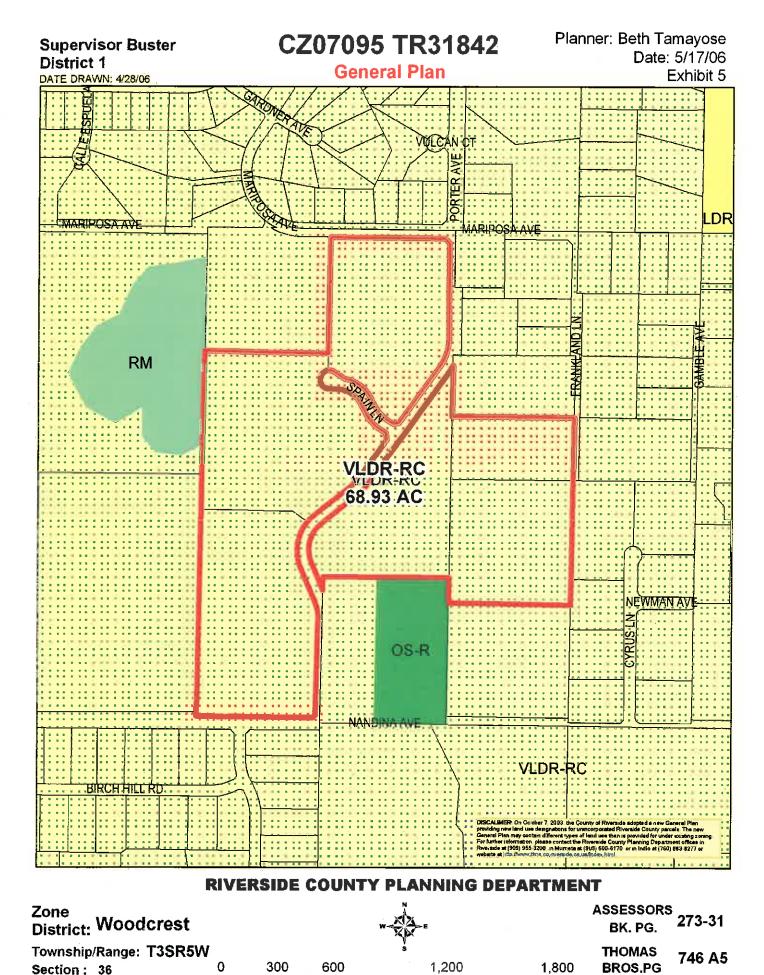
EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 23, 2018. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

#### **RECOMMENDATION:**

<u>APPROVAL</u> of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31842, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 23, 2018, subject to all the previously approved and amended Conditions of Approval.



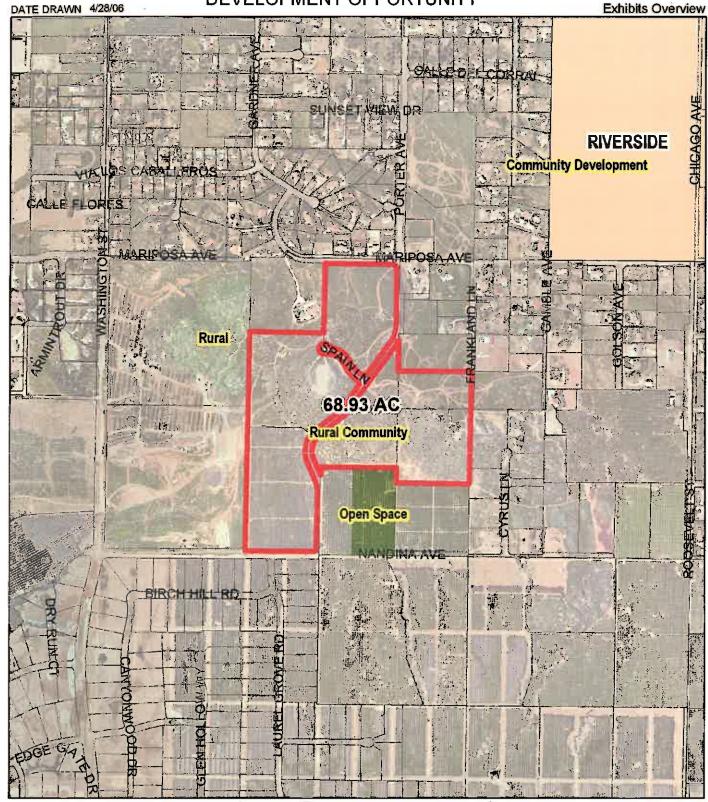
Feet

**Supervisor Buster** District 1

#### CZ07095 TR31842 **DEVELOPMENT OPPORTUNITY**

Planner: Beth Tamayose Date: 5/17/06

**Exhibits Overview** 



#### RIVERSIDE COUNTY PLANNING DEPARTMENT

District Woodcrest

Township/Range: T3SR5W

SECTION: 36



**ASSESSORS** 

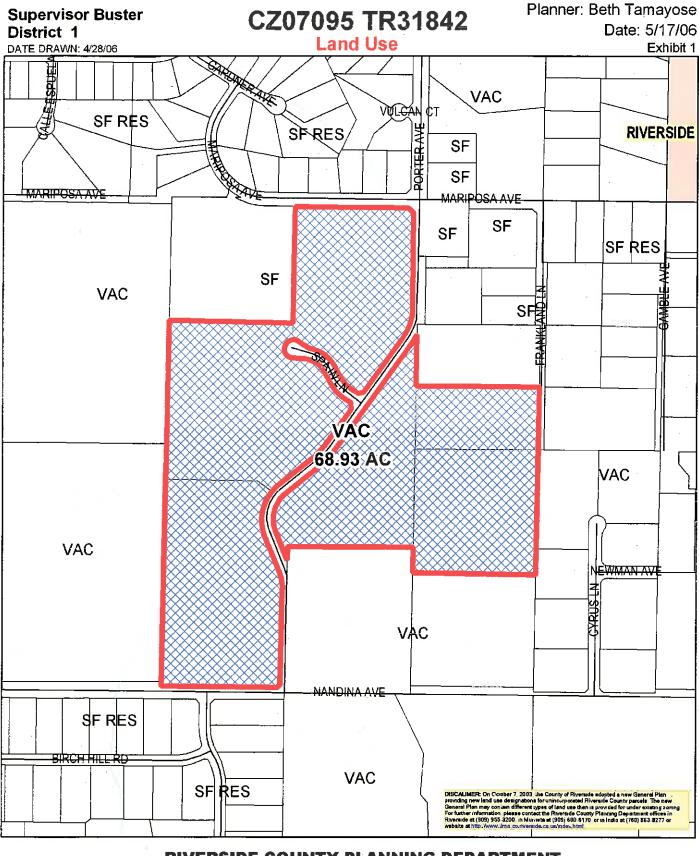
273-31 BK. PG.

**THOMAS BROS.PG** 

3,000

Feet

746 A5



#### **RIVERSIDE COUNTY PLANNING DEPARTMENT**

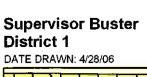
Zone District: Woodcrest

Township/Range: T3SR5W
Section: 36

ASSESSORS 273-31
BK. PG.

THOMAS THOMAS BROS.PG

746 A5

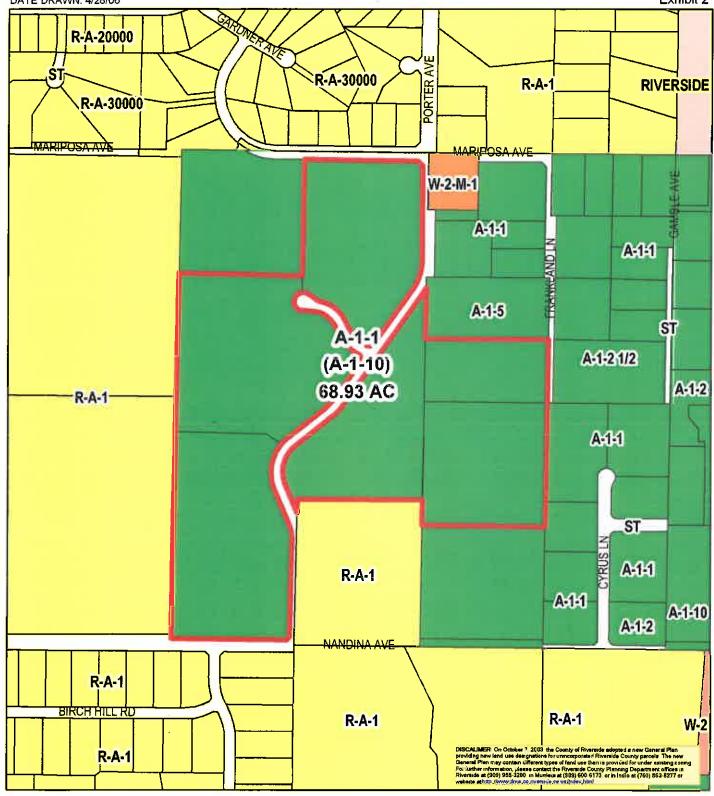


#### CZ07095 TR31842

**PROPOSED ZONING** 

Planner: Beth Tamayose Date: 5/17/06

Exhibit 2



#### **RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone District: Woodcrest
Township/Range: T3SR5W
Section: 36

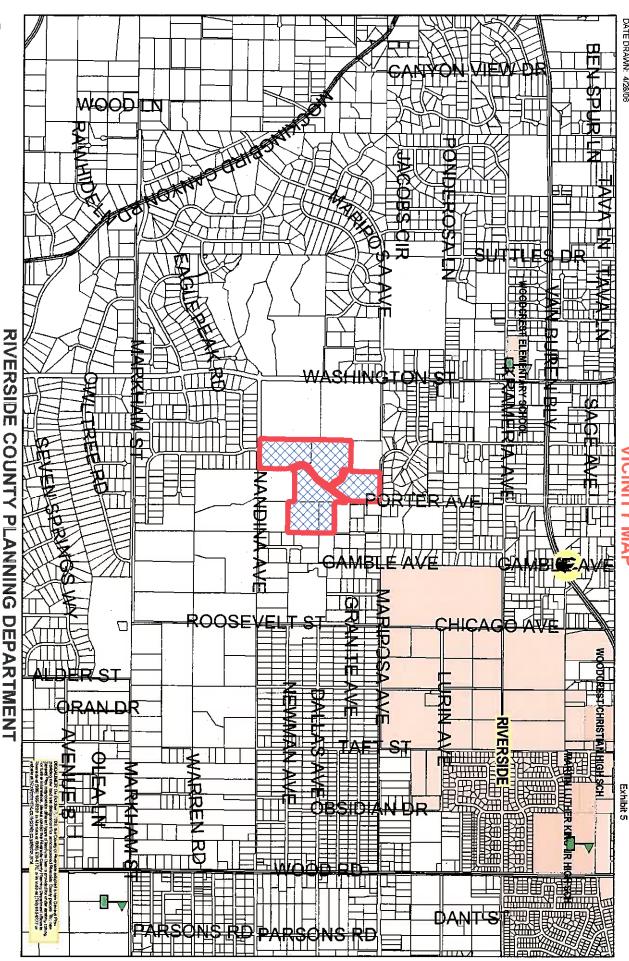
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BK. PG. 273-31
THOMAS

THOMAS

1,740
BROS.PG
746 A5







Zone District: Woodcrest Township/Range: T3SR5W

1,450

2,900

5,800

8,700 Feet

ASSESSORS BK. PG.

273-31

THOMAS BROS.PG

746 A5

# **Extension of Time Environmental Determination**

Project Case Number:	Tentative Tract Map No. 31842
Original E.A. Number:	39926
Extension of Time No.:	First
Original Approval Date:	December 6, 2006
Project Location: S/Marip	osa Ave., E/of Porter Ave. & Spain Ln.
	edule B map of 73.13 acres into 52 single family residential lots, one open e community trail along the westerly edge of the project.
potentially significant charconditions or circumstant	2006, this Tentative Tract Map and its original environmental impact report was reviewed to determine: 1) whether any significant or anges in the original proposal have occurred; 2) whether its environmental ces affecting the proposed development have changed. As a result of this letermination has been made:
I find that although ENVIRONMENTAL TIME, because all p Negative Declaratio pursuant to that earl	the proposed project could have a significant effect on the environment, NO NEW DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF potentially significant effects (a) have been adequately analyzed in an earlier EIR or n pursuant to applicable legal standards and (b) have been avoided or mitigated for EIR or Negative Declaration and the project's original conditions of approval.
one or more potent which the project is TO APPROVAL OF adequately analyzed (b) have been avoid project's original con	he proposed project could have a significant effect on the environment, and there are ally significant environmental changes or other changes to the circumstances under undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR THE EXTENSION OF TIME, because all potentially significant effects (a) have been in an earlier EIR or Negative Declaration pursuant to applicable legal standards and ed or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the ditions of approval which have been made and agreed to by the project proponent.
circumstances under may not address, a cannot be determined REQUIRED in order may be needed, and Regulations, Section environmental assessments	one or more potentially significant environmental changes or other changes to the which the project is undertaken, which the project's original conditions of approval of approval of the which additional required mitigation measures and/or conditions of approval at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS to determine what additional mitigation measures and/or conditions of approval, if any, and whether or not at least one of the conditions described in California Code of 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the sment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION BE RECOMMENDED FOR APPROVAL.
have a significant eff	al project was determined to be exempt from CEQA, and the proposed project will not ect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS TO APPROVAL OF THE EXTENSION OF TIME.
Signature: Desiree Bowie	Date: December 19, 2016  Urban Regional Planner  For Steve Weiss, Planning Director

#### Bowie, Desiree

From:

Bryan Ingersoll <BIngersoll@adkan.com>

Sent:

Friday, December 16, 2016 1:40 PM

To:

Bowie, Desiree

Cc:

'Cathy Bodewin (acbodewin@att.net)'

Subject:

RE: EOT, Tract 31842

#### Good Afternoon Desiree,

I have spoken with the client. We have reviewed the additional COA's and we ok with all of them. Please proceed accordingly.

Respectfully,

Bryan Ingersoll Project Manager

adkan Engineers 6879 Airport Drive Riverside, CA 92504

Tel: 951.688.0241 Fax: 951.688.0599 bingersoll@adkan.com www.adkan.com

From: Bowie, Desiree [mailto:DBOWIE@rctlma.org]

Sent: Monday, December 12, 2016 11:51 AM To: Bryan Ingersoll <a href="mailto:Blngersoll@adkan.com">Blngersoll@adkan.com</a>

Cc: 'Cathy Bodewin (acbodewin@att.net)' <acbodewin@att.net>

Subject: RE: EOT, Tract 31842

#### Good Morning,

Here is a copy of the conditions for TR 31842. Please let me know if you accept these conditions so I may move forward with the process.

Thank you,

Desiree A. Barrie

Urban Regional Planner

Riv. Cty. Planning Dept.

dbowie@rctlma.org

http://planning.rctlma.org

4080 Lemon St.

Riverside, CA 92502

(951) 955-8254

Page: 1

TRACT MAP Tract #: TR31842

Parcel: 273~310-049

#### 50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT1- WATER WILL SERVE

RECOMMND

Provide documentation that water service has been established to this project, PRIOR TO MAP RECORDATION.

50 E HEALTH. 6

EOT1- SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50 E HEALTH, 7

EOT1- NOISE CLEARANCE

RECOMMND

Provide information/documentation that a noise study has been reviewed by Industrial hygiene or submit an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980.

#### 80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE = E.HEALTH CLEARANCE REQ.

RECOMMND

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

FIRE DEPARTMENT

80.FIRE. 2

MAP-RESIDENTIAL FIRE SPRINKLER

RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residental Code, Califorina 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

Page: 2

Parcel: 273-310-049

TRACT MAP Tract #: TR31842

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT1- PRECISE GRDG APPROVAL

RECOMMND

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

- 1. Requesting and obtaining approval of all required grading inspections.
- 2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- 4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 4 EOT1- IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. 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.

#### Riverside County LMS CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR31842

Parcel: 273-310-049

#### 90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 4

EOT1- IF WQMP REQUIRED (cont.)

RECOMMND

- 2. 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.
- 3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project specific WQMP treatment control BMPs.
- 4. The applicant/owner shall register the project specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
- 5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

Agenda Item No.

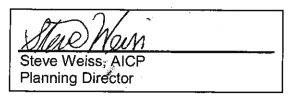
Area Plan: Southwest

Zoning Area: Rancho California Supervisorial District: Third Project Planner: Dionne Harris

Planning Commission Hearing: January 18, 2017

TENTATIVE TRACT MAP NO. 33300

FIRST EXTENSION OF TIME Applicant: Tyler Dohrman



## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map for a Schedule 'C' subdivision of 47.6 gross acres into 22 lots with a minimum lot size of two (2) acres.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

#### REQUEST:

FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33300

#### JUSTIFICATION FOR EXTENSION REQUEST:

#### **BACKGROUND:**

The Tentative Tract Map No. 33300 was originally approved at Planning Commission on July 12, 2006. The Map proceeded to the Board of Supervisors in conjunction with Change of Zone No. 7130 which was approved on October 17, 2013.

The County Planning Department, as part of the review of this Extension of Time request recommends the addition of six (6) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated December 22, 2016) indicating the acceptance of the six (6) recommended conditions.

#### **FURTHER PLANNING CONSIDERATIONS:**

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

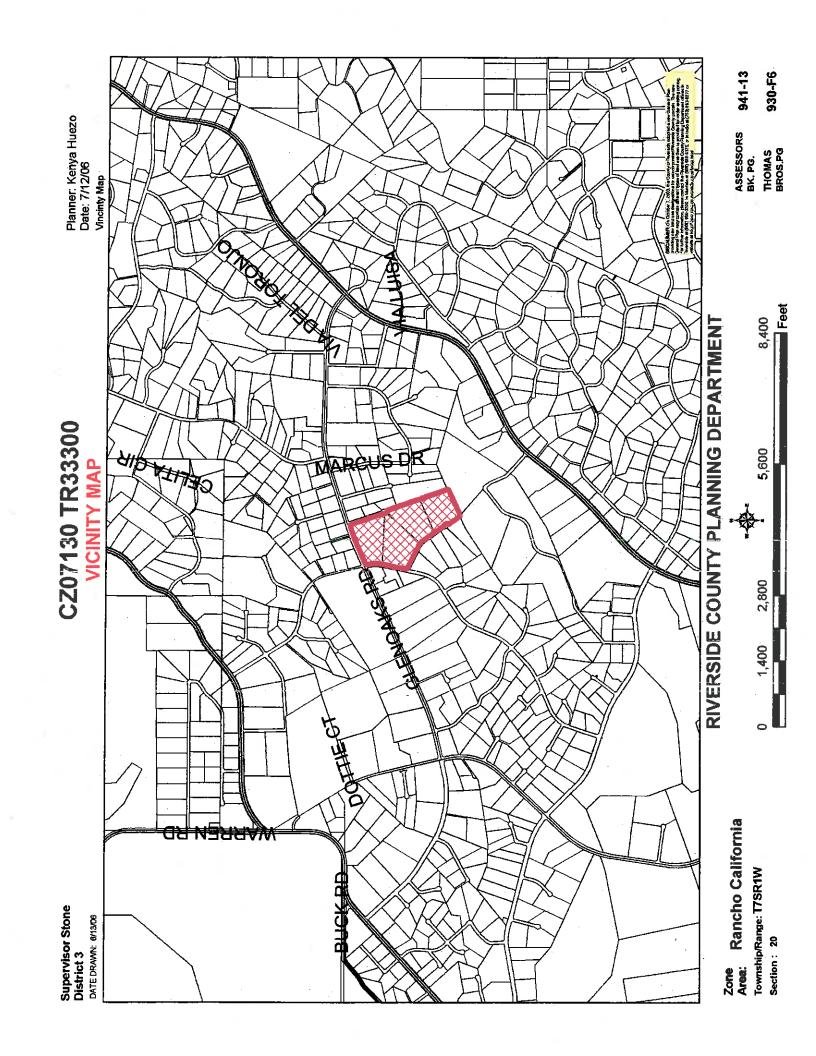
EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become October 17, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

#### **RECOMMENDATION:**

<u>APPROVAL</u> of the FIRST EXTENSION OF TIME REQUEST for \*SELECT\* NO. 33300, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 17, 2017, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

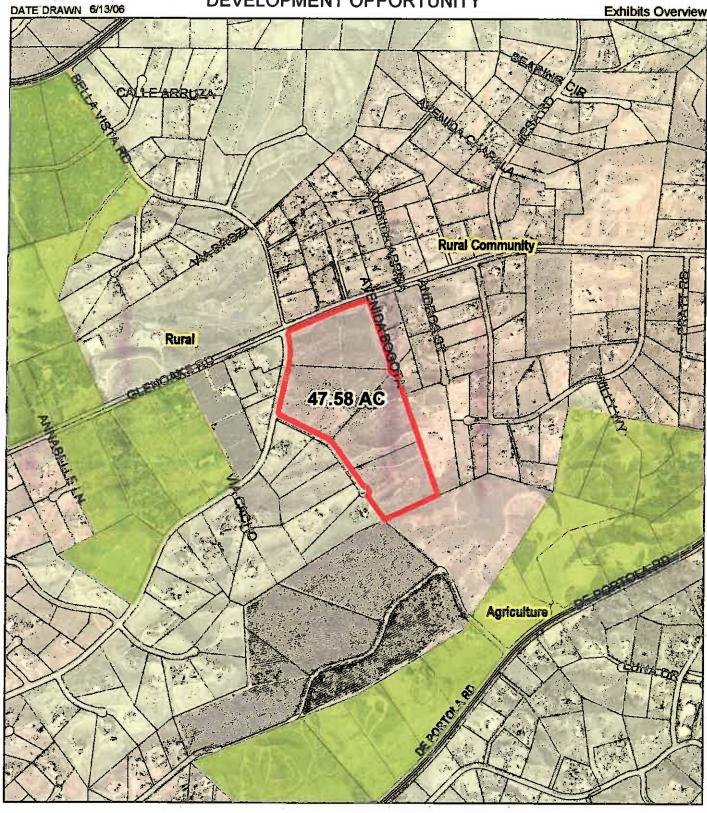


**Supervisor Stone** District 3

CZ07130 TR33300 **DEVELOPMENT OPPORTUNITY** 

Planner: Kenya Huezo Date: 7/12/06

**Exhibits Overview** 



#### RIVERSIDE COUNTY PLANNING DEPARTMENT

600

1,200

Plan: Rancho California

Township/Range: T7SR1W<sub>0</sub>

SECTION: 20



**ASSESSORS** 

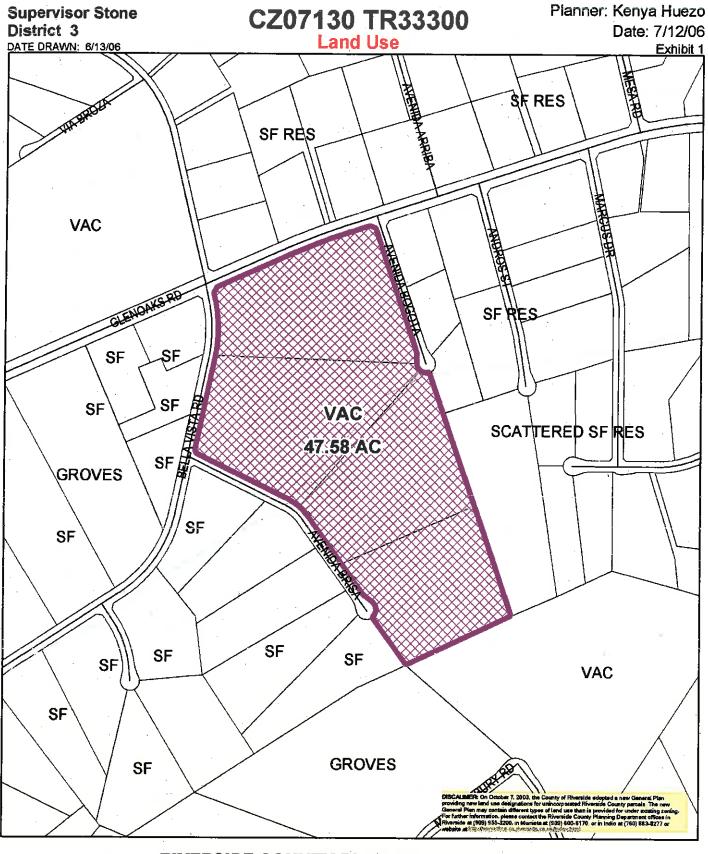
941-13 BK. PG.

**THOMAS BROS.PG** 

3,600

930 F6

Feet



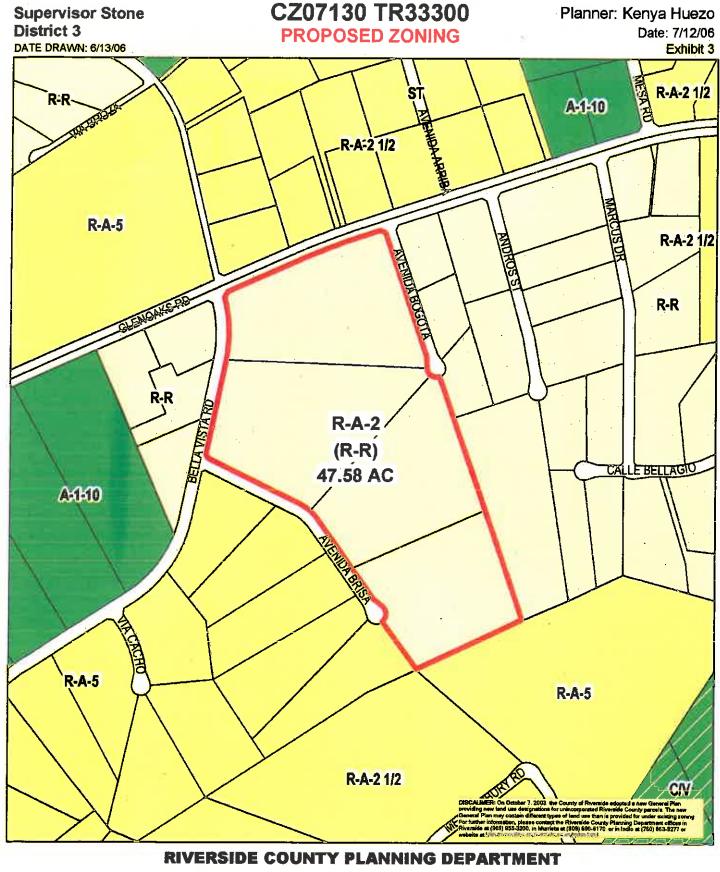
#### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: Rancho California BK. PG.
Township/Range: T7SR1W
Section: 20

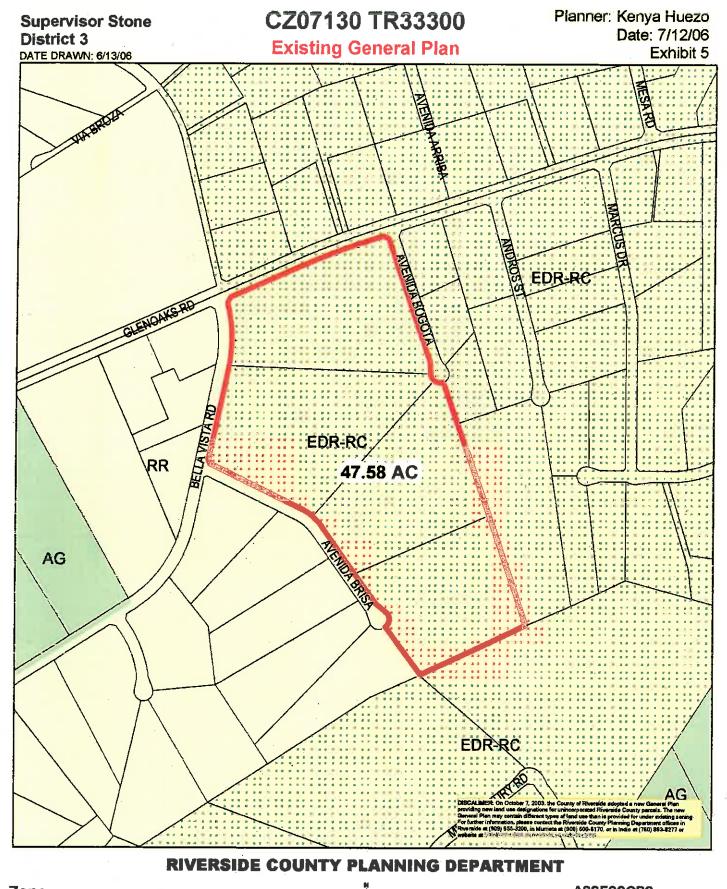
0 287.5 575 1,150 1,725 BROS.PG

ASSESSORS 941-13
BK. PG.
THOMAS
BROS.PG

930 F6



# Zone Area: Rancho California BK. PG. 941-13 Township/Range: T7SR1W Section: 20 0 287.5 575 1,150 1,725 BROS.PG 930 F6



Zone Area: Rancho California

Township/Range: T7SR1W

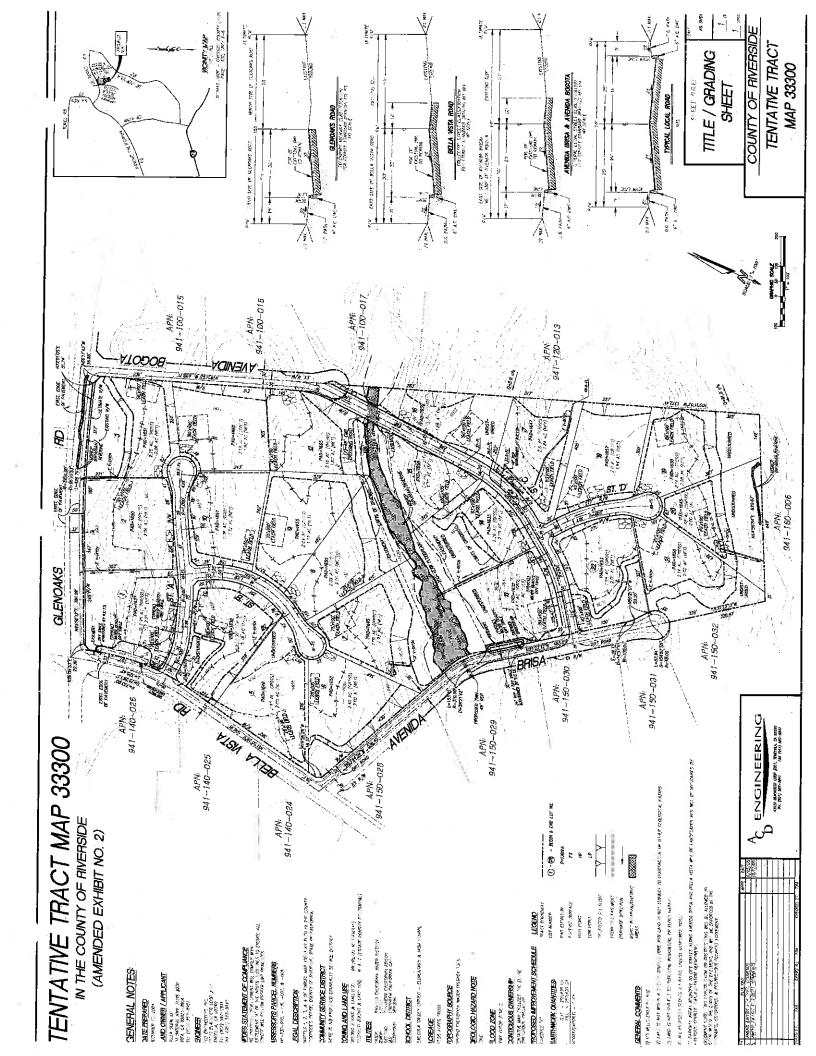
Section: 20



ASSESSORS BK. PG. 941-13

THOMAS BROS.PG

930 F6



## **Extension of Time Environmental Determination**

Project Case Number:	TR33300
Original E.A. Number:	EA40080
Extension of Time No.:	<u>First</u>
Original Approval Date:	July 12, 2006
Project Location: North Avenida Bogota.	of De Portola Road, south of Glenoaks Road, west of Bella Vista and east of
Project Description: Scl	nedule 'C' subdivision of 47.6 gross acres into 22 lots with a minimum lot size of
two (2) acres.	
impact report was review the original proposal har	Tentative Tract Map and its original environmental assessment/environmental wed to determine: 1) whether any significant or potentially significant changes in we occurred; 2) whether its environmental conditions or circumstances affecting ent have changed. As a result of this evaluation, the following determination has
I find that although ENVIRONMENTAL TIME, because all Negative Declarati pursuant to that eal	the proposed project could have a significant effect on the environment, NO NEW DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF potentially significant effects (a) have been adequately analyzed in an earlier EIR or on pursuant to applicable legal standards and (b) have been avoided or mitigated rier EIR or Negative Declaration and the project's original conditions of approval.
one or more poter which the project is TO APPROVAL Ol adequately analyze (b) have been avoid	the proposed project could have a significant effect on the environment, and there are stially significant environmental changes or other changes to the circumstances under sundertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR F THE EXTENSION OF TIME, because all potentially significant effects (a) have been an earlier EIR or Negative Declaration pursuant to applicable legal standards and ded or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the nditions of approval which have been made and agreed to by the project proponent.
I find that there are circumstances und may not address, cannot be determined REQUIRED in order may be needed, and Regulations, Section environmental assession of TIME SHOULD	we one or more potentially significant environmental changes or other changes to the er which the project is undertaken, which the project's original conditions of approval and for which additional required mitigation measures and/or conditions of approval need at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS or to determine what additional mitigation measures and/or conditions of approval, if any, and whether or not at least one of the conditions described in California Code of on 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the assement/initial study shall be used to determine WHETHER OR NOT THE EXTENSION BE RECOMMENDED FOR APPROVAL.
have a significant e	nal project was determined to be exempt from CEQA, and the proposed project will not ffect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS TO APPROVAL OF THE EXTENSION OF TIME.
Signature: Dioppe Harris	Date: 12/8/16  , Urban Regional Planner I For Steve Weiss, Planning Director
Didine harris	, Urban Regional Planner I For Steve Weiss, Planning Director

Dionne, These additional conditions are acceptable. Thank you,

Tyler Dohrman
Dohrman Investments, Inc.
711 E. Imperial Hwy. Suite 200 Brea, CA 92821
c. 951.795.0033 | o. 714.671.1400 | f. 714.529.9052
tyler@dohrmaninc.com
b.r.e. broker lic. #01908693

12/08/16 09:50

#### Riverside County LMS CONDITIONS OF APPROVAL

Page: 1

CT MAP Tract #: TR33300 Parcel: 941-130-008

#### 10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 EOT1- POTABLE WATER SERVICE

RECOMMND

TR33300 is proposing potable water service from Rancho California Water District (RCWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

#### 50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 2 EOT1- SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50.E HEALTH. 3 EOT1- ECP PHASE I ESA REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

#### 60 PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- 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.

Page: 2

\CT MAP Tract #: TR33300

Parcel: 941-130-008

#### 90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 8

EOT1 - PRECISE GRDG APPROVAL

RECOMMND

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

- 1. Requesting and obtaining approval of all required grading inspections.
- 2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- 4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 9 EOT1- WQMP ANNUAL INSP FEE

DRAFT

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.



## COUNTY OF RIVERSIDE PLANNING COMMISSION

#### JANUARY 18, 2017 COUNTY ADMINISTRATIVE CENTER

### **ITEM NO. 1.3**

#### **REMOVED FROM THE AGENDA**

Agenda Item No. 1.4

Area Plan: Lake Mathews/Woodcrest

Zoning District: Lake Mathews Supervisorial District: First Project Planner: Dionne Harris

Planning Commission Hearing: January 4, 2017

Continued from January 4, 2017

Steve Weiss, AICP Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

**TENTATIVE TRACT MAP NO. 31199** 

FOURTH EXTENSION OF TIME

Applicant: Stephen Macie

The applicant of the subject case has requested an extension of time to allow the recordation of the Final Map to subdivide 8.8 acres into 15 single-family lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

#### REQUEST:

#### FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31199

#### **BACKGROUND:**

The Tentative Tract Map No. 31199 was originally approved at Planning Commission on January 5, 2005. The first and second extension of time was approved at Planning Commission on July 6, 2011. The third extension of time was approved at Planning Commission on July 6, 2016.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of two (2) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the

correspondence from the Extension of Time applicant (dated December 13, 2016) indicating the acceptance of the two (2) recommended conditions.

#### **FURTHER PLANNING CONSIDERATIONS:**

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 5, 2017. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.

#### RECOMMENDATION:

<u>APPROVAL</u> of the FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31199, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 5, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

1.8

Agenda Item No.

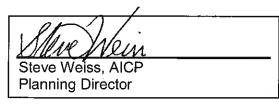
Area Plan: Lake Mathews/Woodcrest

Zoning District: Lake Mathews Supervisorial District: First Project Planner: Dionne Harris

Planning Commission Hearing: January 4, 2017

TENTATIVE TRACT MAP NO. 31199 FOURTH EXTENSION OF TIME

**Applicant: Stephen Macie** 



## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the Final Map to subdivide 8.8 acres into 15 single-family lots.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

#### **REQUEST:**

#### FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31199

#### **BACKGROUND:**

The Tentative Tract Map No. 31199 was originally approved at Planning Commission on January 5, 2005. The first and second extension of time was approved at Planning Commission on July 6, 2011. The third extension of time was approved at Planning Commission on July 6, 2016.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of two (2) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the

correspondence from the Extension of Time applicant (dated December 13, 2016) indicating the acceptance of the two (2) recommended conditions.

#### **FURTHER PLANNING CONSIDERATIONS:**

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become January 5, 2017. If a final map has not been recorded prior this date, a fifth extension of time request must be filed 180 days prior to map expiration.

#### **RECOMMENDATION:**

<u>APPROVAL</u> of the FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31199, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 5, 2018, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

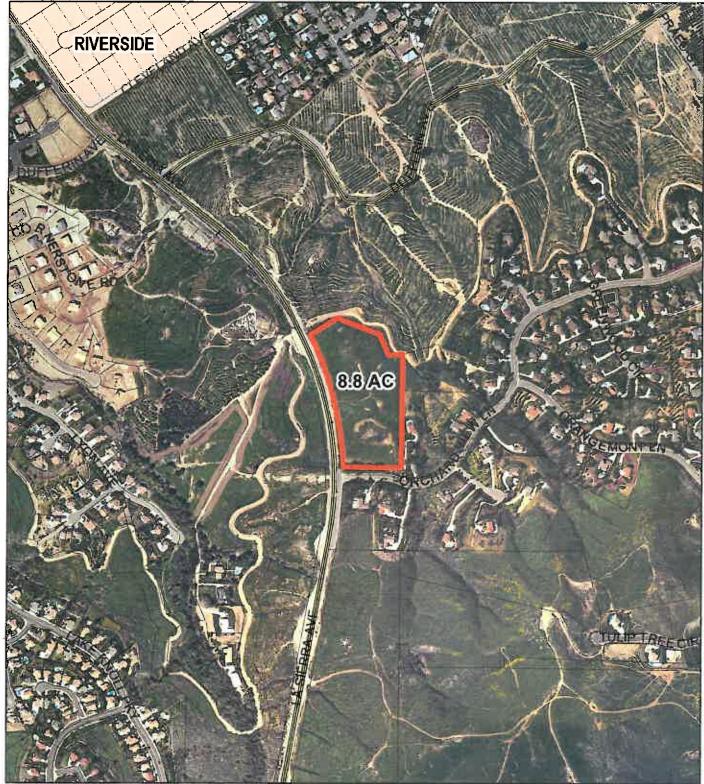
**Supervisor Buster** District 1 DATE DRAWN 08/04/04

TR31199

**DEVELOPMENT OPPORTUNITY** 

Planner: Roger Arroyo Date: 08/25/04

**Exhibits Overview** 

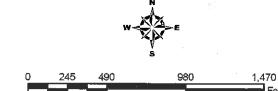


#### **RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area Plan: Lake Mathews

Township/Range: T3SR6W

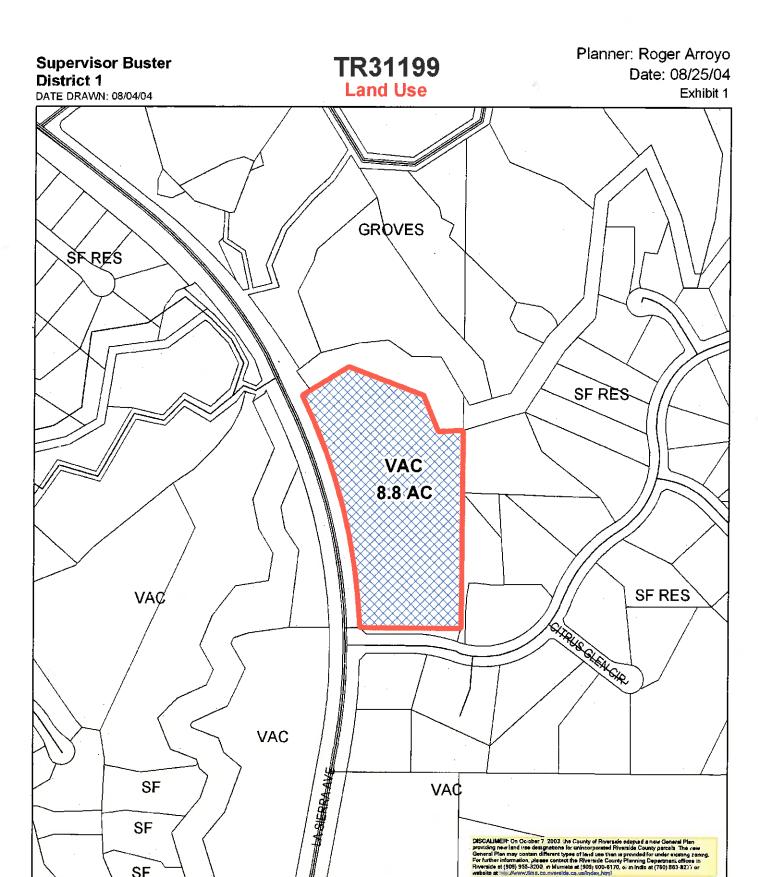
SECTION: 25



ASSESSORS 136-12

BK. PG.

THOMAS 744 H4 BROS.PG



#### RIVERSIDE COUNTY PLANNING DEPARTMENT

ASSESSORS 136-12 Zone District: Lake Mathews BK. PG. **THOMAS** Township/Range: T3SR6W 744 H4 **BROS.PG** Section: 25 340 680 1,020 170 Feet

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Supervisor BUSTER District 1

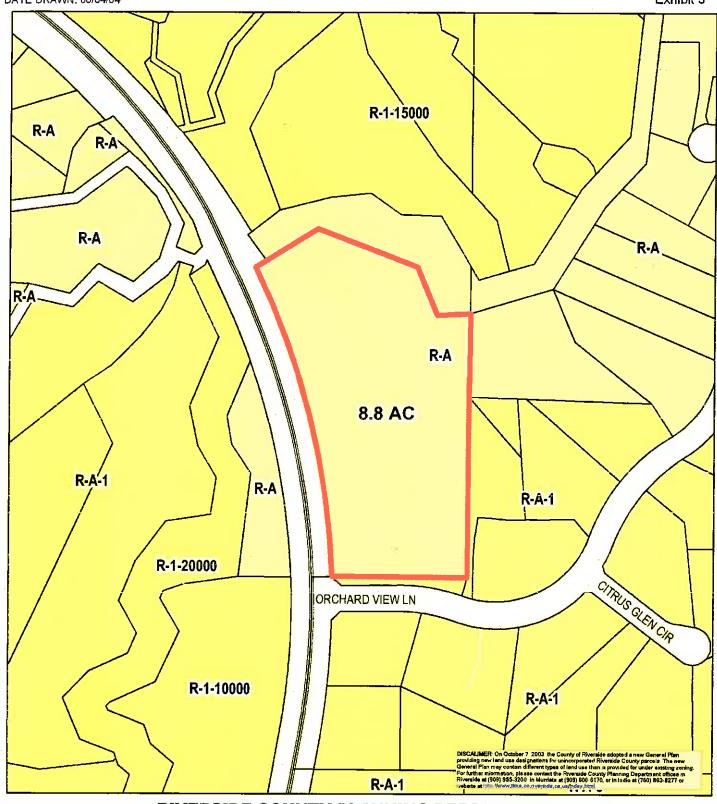
DATE DRAWN: 08/04/04

TR31199 EXISTING ZONING

Planner: Roger Arroyo

Date: 08/25/04

Exhibit 3

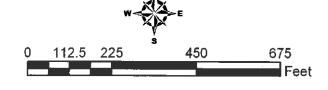


#### **RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone District: Lake Mathews

Township/Range: T3SR6W

Section: 25

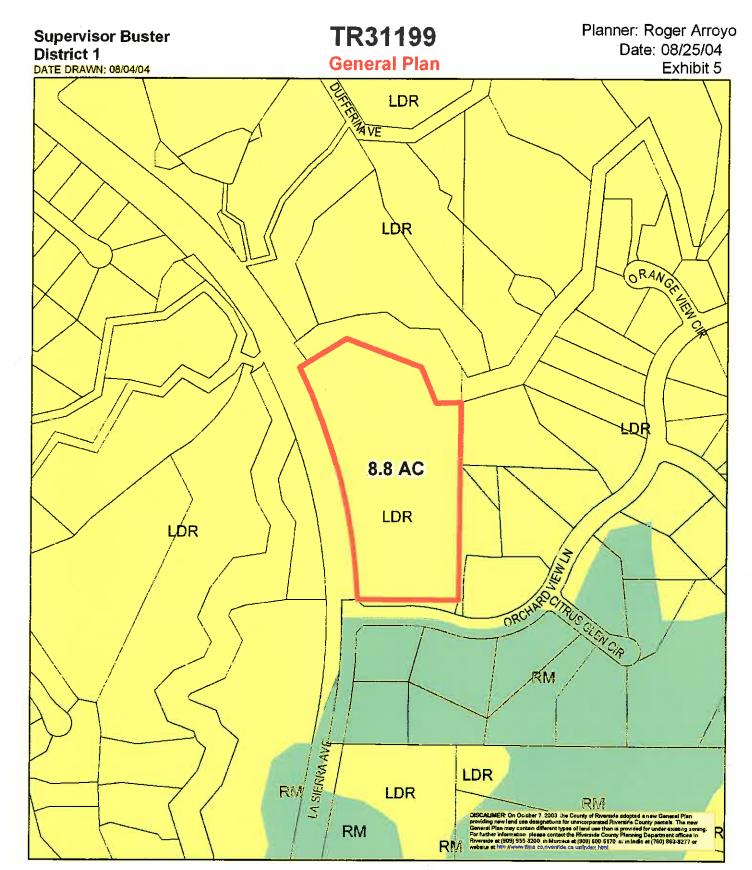


**ASSESSORS** 

BK. PG. 136-12

THOMAS

BROS.PG 744 H4

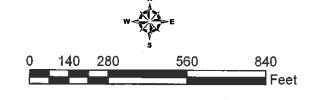


#### RIVERSIDE COUNTY PLANNING DEPARTMENT

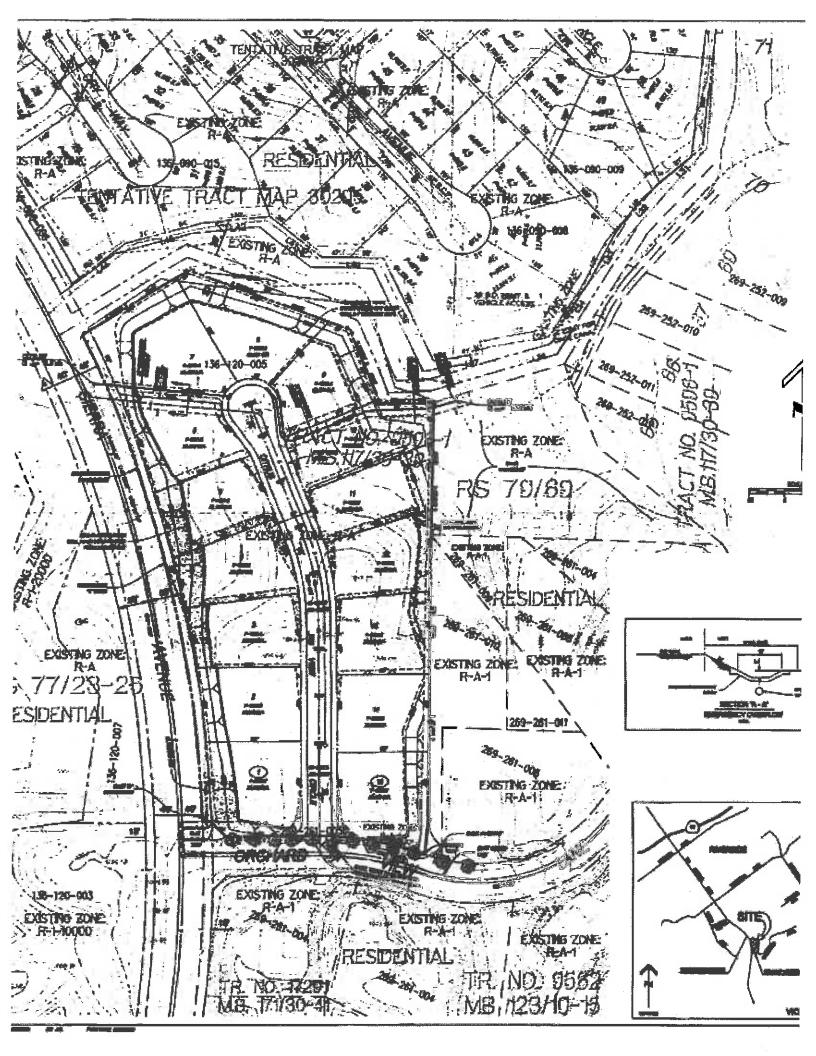
Zone District: Lake Mathews

Township/Range: T3SR6W

Section: 25



ASSESSORS BK. PG. 136-12 THOMAS BROS.PG 744 H4



# **Extension of Time Environmental Determination**

•	· · · · · · · · · · · · · · · · · · ·
Original E.A. Number: <u>EA39261</u>	
Extension of Time No.: Fourth	
Original Approval Date: January 5, 200	05
Project Location: East of La Sierra Avenu	e, north of Orchard View Lane and south of McAllister Pkwy.
Project Description: Schedule 'B' subdivis	ion of 8.8 acres into 15 single-family lots.
impact report was reviewed to determine the original proposal have occurred; 2) w	Map and its original environmental assessment/environmental: 1) whether any significant or potentially significant changes in the hether its environmental conditions or circumstances affecting. As a result of this evaluation, the following determination has
ENVIRONMENTAL DOCUMENTATION TIME, because all potentially signific Negative Declaration pursuant to appursuant to that earlier EIR or Negative	oject could have a significant effect on the environment, NO NEW DN IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF ant effects (a) have been adequately analyzed in an earlier EIR or oplicable legal standards and (b) have been avoided or mitigated be Declaration and the project's original conditions of approval.
one or more potentially significant er which the project is undertaken, NO ITO APPROVAL OF THE EXTENSIO adequately analyzed in an earlier EIF (b) have been avoided or mitigated put	ect could have a significant effect on the environment, and there are avironmental changes or other changes to the circumstances under NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR N OF TIME, because all potentially significant effects (a) have been to replace to Declaration pursuant to applicable legal standards and arsuant to that earlier EIR or Negative Declaration and revisions to the law which have been made and agreed to by the project proponent.
circumstances under which the proje may not address, and for which address, and for which address cannot be determined at this time. The REQUIRED in order to determine what may be needed, and whether or not Regulations, Section 15162 (necessity)	tentially significant environmental changes or other changes to the ct is undertaken, which the project's original conditions of approval ditional required mitigation measures and/or conditions of approval herefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS at additional mitigation measures and/or conditions of approval, if any, ot at least one of the conditions described in California Code of ating a Supplemental or Subsequent E.I.R.) exist. Additionally, the y shall be used to determine WHETHER OR NOT THE EXTENSION DED FOR APPROVAL.
	ermined to be exempt from CEQA, and the proposed project will not nment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS OF THE EXTENSION OF TIME.
Signature:  Dionne Harris, Urban Regional	Date: 12/9/16  Planner I For Steve Weiss, Planning Director

HI Dionne,

I am the project manager for the subject property with Griffin Residential, and I am sending you this email confirming the acceptance of the COA added to our Macie Tract 31199.

Please let me know if you have any further questions or need any other information.

Thank you for your consideration and time.

Kim

Kim Berry Project Manager GRIFFIN

110 N. Lincoln Ave. #100 | Corona, CA 92882 PH: 951.547.3559 | CELL: 949.433.5610

kberry@griffin-residential.com

12/08/16 09:44

#### Riverside County LMS CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR31199

Parcel: 136-120-005

#### 50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5 EOT4- SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

50 E HEALTH. 8 EOT4 - ECP PHASE I REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

Agenda Item No.

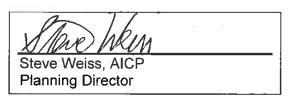
Area Plan: Lakeview/Nuevo

Zoning District: Nuevo/Perris Reservoir

Supervisorial District: Fifth Project Planner: Desiree Bowie

Planning Commission Hearing: January 18, 2017

TENTATIVE TRACT MAP NO. 32372 FIRST EXTENSION OF TIME Applicant: Richland Communities



## COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME STAFF REPORT

The applicant of the subject case has requested an extension of time to allow the recordation of the final map of a Schedule 'A' subdivision of 305.8 gross acres into 781 single family residential lots with a 17.80 acre sports park, 21.3 acres of natural open space, 21.3 acres of trails, and ladscaped open space.

Unless specifically requested by the applicant, this request will not be discussed at the time it is presented to the Planning Commission as a consent calendar item.

CEQA: The subject case has conformed to the requirements of the California Environmental Quality Act, and all impacts have been analyzed in order to protect the public health, safety, and welfare. No new environmental documentation is required prior to the extension of time.

GENERAL PLAN: Unless otherwise noted, the subject case had been determined to be consistent with the General Plan and all of its elements.

#### **REQUEST:**

#### FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32372

#### BACKGROUND:

The Tentative Tract Map No. 32372 was originally approved at Planning Commission on December 13, 2006. The Map proceeded to the Board of Supervisors and was approved on March 13, 2007.

The County Planning Department, as part of this Extension of Time review, recommends the addition of nine (9) new conditions of approval in order to determine that the project does not adversely affect the general health, safety, and welfare of the public.

The applicant was provided the recommended new conditions and is in concurrence with them. Included in this staff report package are the recommended conditions of approval, and the

correspondence from the Extension of Time applicant (dated December 7, 2016) indicating the acceptance of the nine (9) recommended conditions.

#### **FURTHER PLANNING CONSIDERATIONS:**

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 12 month extension on previously approved subdivision maps set to expire between July 15, 2008 and January 1, 2011.

EFFECT OF Assembly Bill No. 333 (AB333): On July 15, 2009, AB333 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 15, 2009 and January 1, 2012.

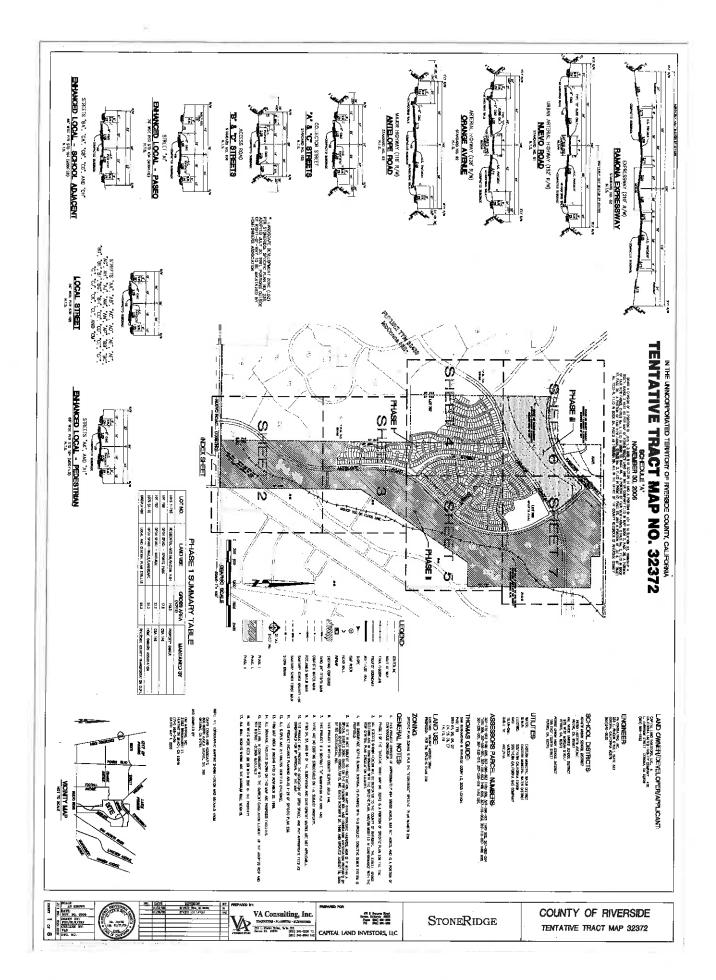
EFFECT OF Assembly Bill No. 208 (AB208): On July 13, 2011, AB208 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between January 1, 2000 and July 11, 2013.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become December 13, 2017. If a final map has not been recorded prior this date, a second extension of time request must be filed 180 days prior to map expiration.

#### **RECOMMENDATION:**

<u>APPROVAL</u> the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32372, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to December 13, 2017, subject to all the previously approved and amended Conditions of Approval.



**Supervisor Ashley District 5** 

TR32372 PM31446 SP00239S1

**DEVELOPMENT OPPORTUNITY** 

Planner: Matt Straite Date: 9/20/06

DATE DRAWN 8/31/06 **Exhibits Overview** Rural \$0Z0x **PERRIS** Community | evelopment MALNUTAVE **Community Center** Agriculti re PALOMAR RD PLACENTIA ST ANTEL WATER-AVE 305.8 AC ORANGE AVE Open Space THIRTEENTH SE Rural Community **NUEVO RD** NUEYÓ RD DAM/SON RD SUMAWA LN BENNINGTON LN

Area Plan:

**Nuevo/Perris Reservoir** 

Township/Range: T4SR3W

**SECTION: 14, 23** 

**ASSESSORS** 

BK. PG.

307-7, 11

**THOMAS BROS.PG** 

778 E4

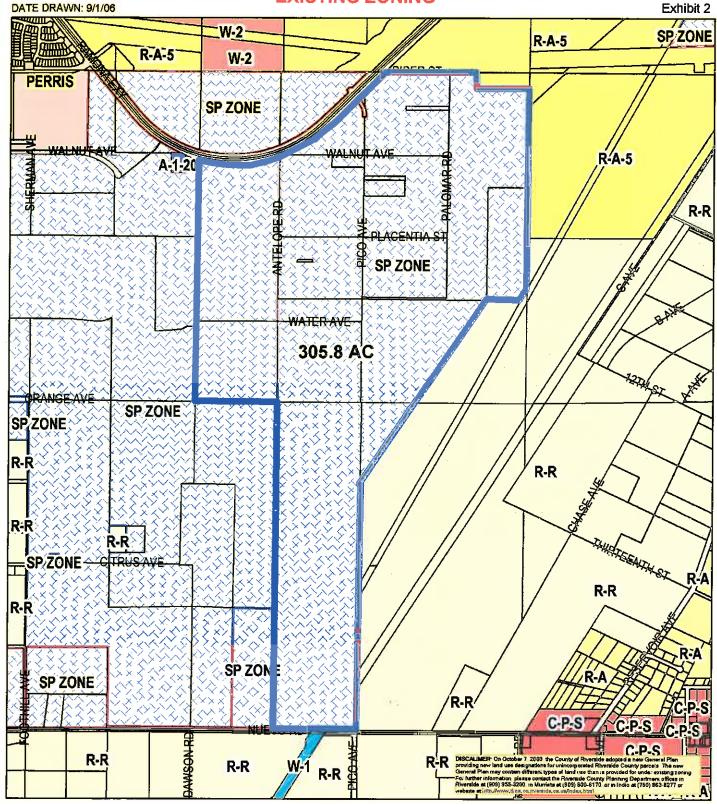
900 1,800 3,600 5,400 Feet Supervisor Ashley District 5

### TR32372 PM31446 SP00239S1

**EXISTING ZONING** 

Planner: Matt Straite

Date; 9/20/06 Exhibit 2

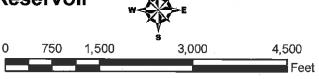


#### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: Nuevo/Perris Reservoir

Township/Range: T4\$R3W

Section: 14,23

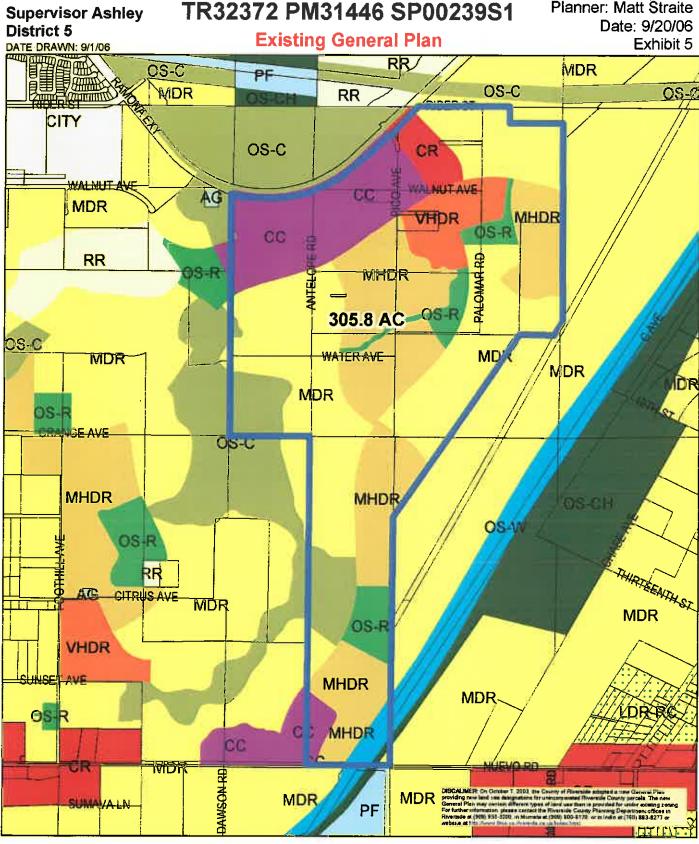


**ASSESSORS** 

BK. PG. 307-7,11

**THOMAS** 

BROS.PG 778 E4



#### RIVERSIDE COUNTY PLANNING DEPARTMENT

Zone Area: Nuevo/Perris Reservoir

Township/Range: T4SR3W

Section: 14, 23

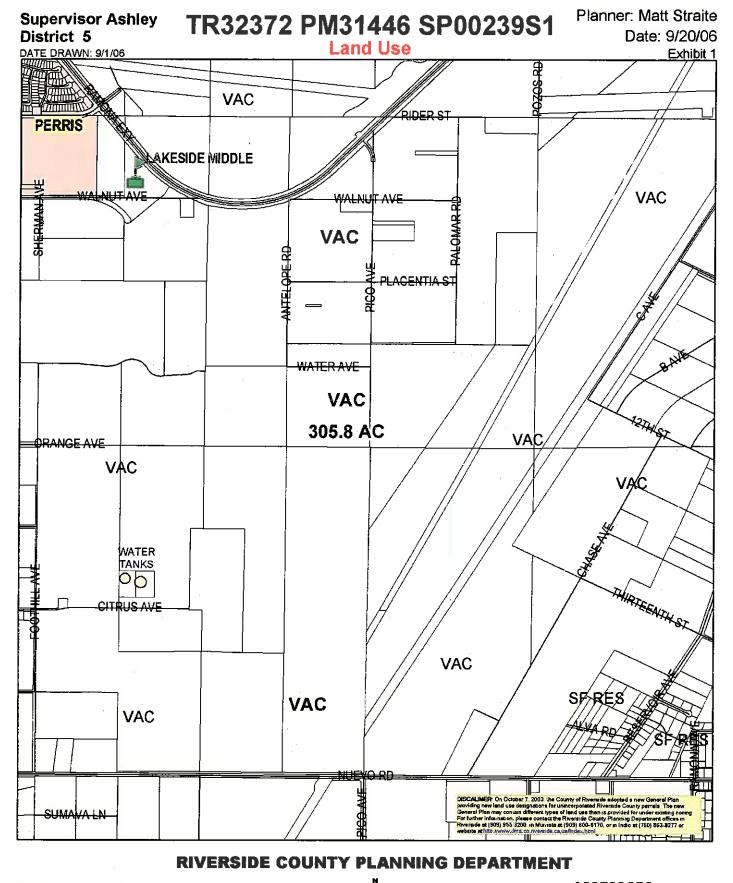


ASSESSORS

BK. PG. 307-7, 11

THOMAS

BROS.PG 778 E4

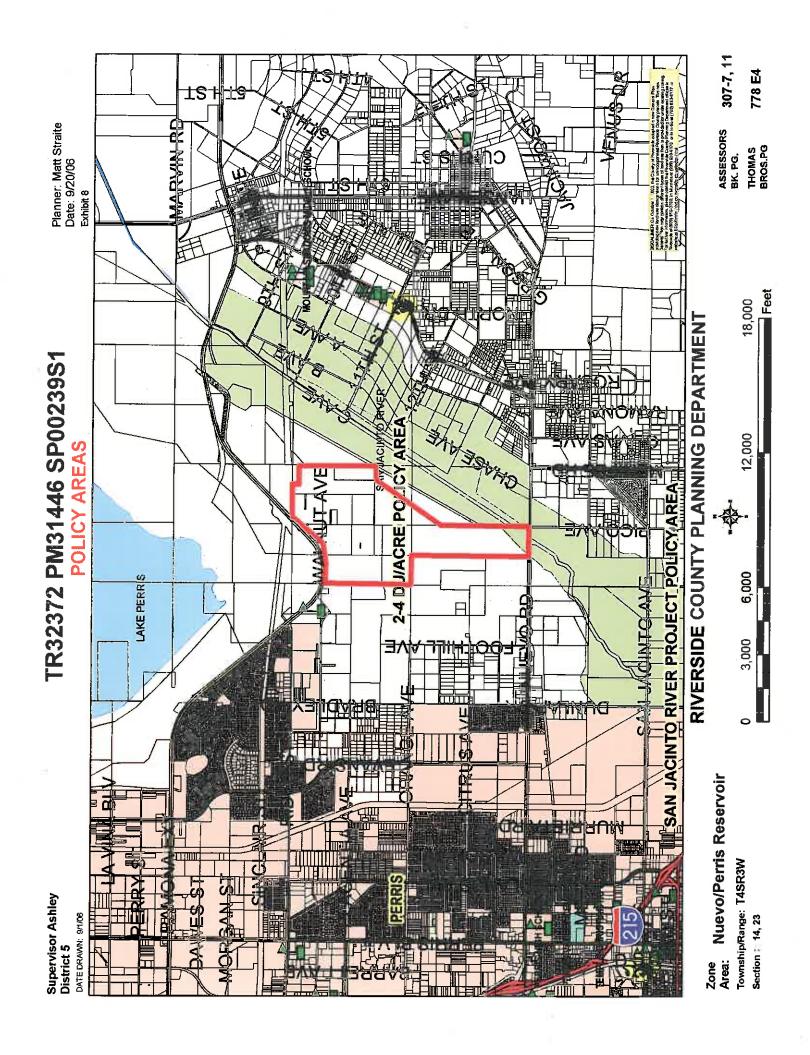


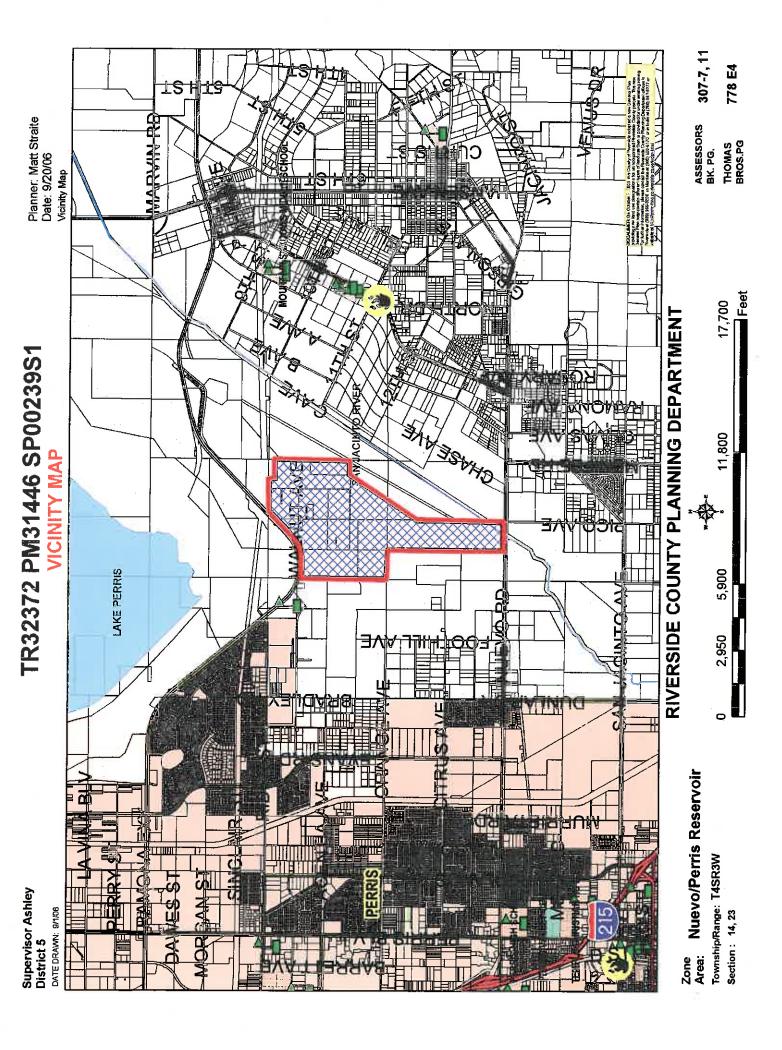
Zone Area: Nuevo/Perris Reservoir
Township/Range: T4SR3W
Section: 14, 23

0 875 1,750 3,500 5,250

Feet

ASSESSORS
BK. PG. 307-7, 11
THOMAS
BROS.PG
778 E4





## **Extension of Time Environmental Determination**

Project Case Number:	TR32372
Original E.A. Number:	39713
Extension of Time No.:	1st Extension of Time
Original Approval Date:	<u>December 13, 2006</u>
Project Location: Norther	ly of Nuevo Rd., southerly of Ramona Expwy, easterly of Perris Blvd., and
westerly of Lakeview Ave.	
Project Description: Sche	dule A subdivision of 305.8 acres into 781 single family residential lots.
On <u>December 13,</u>	2005 this Tentative Tract Map and its original environmental
assessment/environmenta	al impact report was reviewed to determine: 1) whether any significant or
potentially significant cha	anges in the original proposal have occurred; 2) whether its environmental
evaluation the following d	ces affecting the proposed development have changed. As a result of this etermination has been made:
	the proposed project could have a significant effect on the environment, NO NEW
ENVIRONMENTAL I	DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF
☐ IIME, because all p	potentially significant effects (a) have been adequately analyzed in an earlier EIR or
pursuant to that earli	n pursuant to applicable legal standards and (b) have been avoided or mitigated er EIR or Negative Declaration and the project's original conditions of approval.
I find that although t	he proposed project could have a significant effect on the environment, and there are
one or more potenti	ally significant environmental changes or other changes to the circumstances under
— willout and project is	undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR THE EXTENSION OF TIME, because all potentially significant effects (a) have been
adequately analyzed	I in an earlier EIR or Negative Declaration pursuant to applicable legal standards and
(b) have been avoide	ed or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the
project's original con	ditions of approval which have been made and agreed to by the project proponent.  one or more potentially significant environmental changes or other changes to the
circumstances under	r which the project is undertaken, which the project's original conditions of approval
□□□ may not address, a	nd for which additional required mitigation measures and/or conditions of approval
cannot be determine	ed at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS
may be needed ar	to determine what additional mitigation measures and/or conditions of approval, if any, and whether or not at least one of the conditions described in California Code of
Regulations, Section	15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the
environmental asses	sment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION
	BE RECOMMENDED FOR APPROVAL.  If project was determined to be exempt from CEQA, and the proposed project will not
have a significant effe	ect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS
REQUIRED PRIOR	TO APPROVAL OF THE EXTENSION OF TIME.
	·
Signature: A / Muci	Fauri Date: 12/15/16
	Urban Regional Planner For Steve Weiss, Planning Director

#### **Bowie, Desiree**

From:

Craig Cristina <ccristina@richlandcommunities.com>

Sent:

Wednesday, December 07, 2016 4:38 PM

To:

Bowie, Desiree

Cc:

Jennifer Gillen

Subject:

RE: First Extension of Time for TR32372

Yes, ready to move forward.

Thanks,

#### **Craig Cristina**

Vice President - Land Entitlement

#### **Richland Communities**

3161 Michelson Drive, Suite 425 - Irvine, CA 92612

Direct: 949.383.4124 Office: 949.261.7010 Mobile: 949.439.0525

CCristina@RichlandCommunities.com

From: Bowie, Desiree [mailto:DBOWIE@rctlma.org]
Sent: Wednesday, December 07, 2016 1:28 PM

**To:** Craig Cristina < <a href="mailto:ccristina@richlandcommunities.com">ccristina@richlandcommunities.com</a> <a href="mailto:ccristina@richlandcommunities.com">ccristina@rich

Subject: RE: First Extension of Time for TR32372

Are you ready to move forward or do you still need time to review?

Desiree a. Borie

Urban Regional Planner

Riv. Cty. Planning Dept.

dbowie@rctlma.org

4080 Lemon St.

Riverside, CA 92502

(951) 955-8254



How are we doing? Click the Link and tell us

11/30/16 09:46

### Riverside County LMS CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32372

Parcel: 307-080-005

#### 50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 6 EOT1- SOLID WASTE SERVICE

RECOMMND

The project must provide documentation from an approved waste hauler in regards to solid waste service, PRIOR TO MAP RECORDATION. Please call (951)955-8980 for additional details.

50 E HEALTH. 7 EOT1- WATER & SEWER WILL SERVE

RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water service for this project, PRIOR TO MAP RECORDATION. Please call (951)955-8980 for additional details.

50.E HEALTH. 8 EOT1- PHASE I ESA REQUIRED

RECOMMND

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

50.E HEALTH. 9 EOT1- NOISE STUDY REQUIRED

RECOMMND

Provide an original copy of a noise study to the Industrial Hygiene program for review and approval. For any questions, please contact Office of Industrial Hygiene at (951) 955-8980.

#### 60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT1- APPROVED WOMP

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.

Page: 2

TRACT MAP Tract #: TR32372

Parcel: 307-080-005

#### 90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 6 EOT1- 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 EOT1- 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. 8 EOT1- 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)

Page: 3

TRACT MAP Tract #: TR32372

Parcel: 307-080-005

#### 90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 EOT1- PRECISE GRDG APPROVAL (cont.)

RECOMMND

Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

- 3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- 4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

90.BS GRADE. 9 EOT1- WOMP 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.

Agenda Item No.: 3.1

Area Plan: Highgrove and Reche

Canyon/Badland

Zoning District: Edgemont - Sunnymead Supervisorial District: Second and Fifth

Project Planner: David Alvarez

Planning Commission: January 18, 2017

Continued from: January 4, 2017

Steve Weiss, AICP Planning Director General Plan Amendment No. 803 Change of Zone No. 7321 Tentative Tract Map No. 33410 Environmental Assessment No. 40800

Applicant: MRF Groves Development Engineer/Representative: Webb and

Associates

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

#### **PROJECT DESCRIPTION AND LOCATION:**

General Plan Amendment No. 803 proposes to amend the current General Plan Land Use designation for a portion of the project site from Community Development: Public Facilities (CD:PF)(≤ 0.60 FAR) to Community Development: Medium Density Residential (CD:MDR)(2-5 Dwelling Units Per Acre). Proposed lots A and K will retain their Community Development: Public Facilities (CD:PF)(≤ 0.60 FAR) designation as that they are flood control and water quality facilities.

Change of Zone No. 7321 proposes to change the Zoning Classification for a portion of the project site from Light Agriculture- 2 ½ Acre Minimum (A-1-2 ½) and Light Agriculture- 10 Acre Minimum (A-1-10) to Planned Residential (R-4). Proposed lots A and K will remain Light Agriculture- 2 ½ Acre Minimum (A-1-2 ½) and Light Agriculture- 10 Acre Minimum (A-1-10) as that they are flood control and water quality facilities.

**Tentative Tract Map No. 33410** proposes a Schedule "A" subdivision of 45.5 gross acres into 138 single family residential lots within an average lot size of 6,713 square feet. The proposed subdivision will also include twelve (12) open space lots which will encompass approximately 13.95 acres of the 45.5 acre site. The open space lots will be utilized for:

- A 4.11 acre debris basin (Lot A) will be located within the northwestern portion of the project site.
  The debris basin is the upstream terminus of the drainage system tributary to the Springbrook
  Wash. This system, including the debris basin, will become a Flood Control District owned and
  maintained facility upon completion of this project, as outlined in Condition of Approval
  10.FLOOD.1;
- A 2.3 acre Drainage Lot (Lot E) which will be located along the southwestern portion of the site (south of Street B);
- One (1) Water Quality Basin (Lot K) which will encompass approximately 1.58 acres. The Water Quality Basin will be located within the northwestern portion of the project site, north of Street G.
- Approximately 1.36 acres will be allocated for four (4) open space lots which will be utilized to develop a trail system along the western portion of the project site. Lot B (0.10 acres), C (0.59 acres), and D (0.45 acres) will extend along the furthermost western portion of the project site. More specifically, Lot D will extend from Street "A" to the southern portion of the project site, Lot C will be located directly north of Street "A" and will extend north until reaching Street "G", Lot B will be directly to the north of Street "G" and will extend along the northwestern portion of the project site towards the proposed Detention Basin (Lot A). Lot L (0.22 acres) will connect from Lot B and will extend along an easterly direction along the southern boundary of the detention basin located within Lot A;

GENERAL PLAN AMENDMENT NO. 803 CHANGE OF ZONE NO. 7321 TENTATIVE TRACT MAP NO. 33410 ENVIRONMENTAL ASSESSMENT NO. 40800 Planning Commission Staff Report: January 18, 2017 Page 2 of 14

- Two (2) open space lots (Lot I and H) will be for Fire Access Roads with Lot I (0.5 acres) located northerly of Street "A" between residential lots 99 and 100 and Lot H (0.4 acres) located within the southeastern portion of the project site; northerly of Lot G and southerly of residential Lot No. 82:
- Lot J (0.97 acres) will be an Open Space lot and will be located along the northerly portion of the project site, northerly of Lot L and southerly of the proposed detention basin (Lot A);
- Lot F (0.61 acres) will be designated as a Flood Control Vicinity Lot and will be located along the southern boundary of the project site; and,
- Lot G (2.12 acres) will be a recreational park space lot and will be located within the southeastern vicinity of the project site, southerly of residential lots 77-82.

The project site is located southerly of Highgrove Pass Road and easterly of Pigeon Pass Road.

#### **ISSUES OF POTENTIAL CONCERN:**

#### **Highgrove Sanitary Landfill:**

The project site is located approximately 0.1 miles west of the 280 acre Highgrove Sanitary Landfill, which operated from 1947 to 1998. The Highgrove Sanitary Landfill closed on July 10, 1998, and final closure construction activities occurred from September, 2000 through October, 2001. The landfill site is currently owned by the County of Riverside Waste Management Department (RCWMND) and is in the post-closure maintenance process.

Based on the type of use proposed and the close vicinity to the former sanitary landfill, a Phase I site assessment was conducted. Outlined in the Phase I study were two primary areas of concern which focused on the potential for contaminated groundwater in the Project vicinity and the potential for methane gas migration. The Phase I investigation identified that the underlying ground waters of the former Highgrove Sanitary Landfill were reportedly contaminated above the California Department of Health Services Maximum Contaminant Levels (MSLs) by several volatile organic compounds (VOCs), including three wells in close proximity to the Project site. Although the site is located adjacent to these wells, overall groundwater extraction is not a component of the Proposed project.

In addition, due to the two (2) environmental concerns identified in the Phase I study, a Limited Phase II analysis of the site was conducted. The Limited Phase II analysis focused on installing seven soil vapor probes beneath the project site at a depth of approximately five feet below ground surface to analyze for VOCs and methane, utilizing testing methods from the United States Environmental Protection Agency (USEPA) and the California Office of Environmental Health Hazard Assessment (OEHHA). The results determined that no VOC exceeded the method detection limits, and no methane concentrations exceeded the designated detection limit.

Overall, the findings of the Phase I and Limited Phase II studies determined that the likelihood of significant hazardous materials existing on or migrating into from the off-site landfill is low. However, prior to the issuance of grading permits, the project will be required to be monitored to identify the presence of soil discoloration and/or odors suggesting contamination. If suspected contamination is encountered, it is recommended by the Phase I and Phase II studies that the area be investigated to determine the depth of impact and whether groundwater is involved which may preclude excavation as a

GENERAL PLAN AMENDMENT NO. 803 CHANGE OF ZONE NO. 7321 TENTATIVE TRACT MAP NO. 33410 ENVIRONMENTAL ASSESSMENT NO. 40800 Planning Commission Staff Report: January 18, 2017 Page 3 of 14

simple remedy. Any impacted material that is excavated should be segregated, characterized, and disposed of off-site. Confirmation samples should also be collected to verify any removals.

#### Agricultural Preserve Consistency:

The northern lots, lots A and K, of the project site are partially located within the Highgrove Agricultural Preserve (Highgrove 1) and as a result, are required to adhere to Riverside County Ordinance No. 509 by retaining their existing agricultural zoning. Lot A which is 4.11 acres, has approximately .15 acres of the lot in Highgrove 1. At this time, lot A of the project site is partially disturbed due to construction activities associated with the detention basin which will serve the Box Springs Ranch (SP 323) development and will be conveyed to the Riverside County Flood Control (RCFC) once construction has been completed. Lot K which is 1.58 acres and serves as a water quality basin for the project, has approximately .02 acres of the lot in Highgrove 1. The approximately .17 acres of Highgrove 1 were severed from the main part of Highgrove 1 by road improvements. The proposed project is consistent with the Agricultural Preserve requirements outlined in Riverside County Ordinance No. 509; more specifically, under the allowed uses of Ordinance No. 509 Section 2.A.6, the Ordinance allows for the establishment of Flood Control works, including channel rectification and alteration. The project is consistent with Riverside County Ordinance No. 509.

Not changing the zoning or the designation on lots A and K is consistent with the analysis in the initial study.

#### Project Background:

#### General Plan Amendment Initiation:

On September 30, 2008, the Riverside County Board of Supervisors approved the initiation process for General Plan Amendment No. 803. Through initiating the GPA process, the Board of Supervisors allowed the proposed General Plan Amendment (GPA No. 803) to go through the discretionary review process including the appropriate environmental review with public hearings before the Planning Commission, as a recommending body, and Board of Supervisors for final approval and adoption.

#### <u>Further Planning Considerations:</u>

The project was continued on January 4, 2017 to January 18, 2017 at the request of the applicant.

#### **SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5):

Community Development: Public Facilities (CD:PF)

2. Surrounding General Plan Land Use (Ex. #5):

Rural: Rural Residential (R:RR) and Open Space: Recreation (OS:R) to the west, Open Space-Recreation (OS:R) to the north, Community Development: Public Facilities (CD: PF) to the east and south

GENERAL PLAN AMENDMENT NO. 803 CHANGE OF ZONE NO. 7321 TENTATIVE TRACT MAP NO. 33410 ENVIRONMENTAL ASSESSMENT NO. 40800 Planning Commission Staff Report: January 18, 2017

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3. Existing Zoning (Ex. #2) Light Agriculture- 2 ½ Acre Minimum (A-1-2 ½) and

Light Agriculture- 10 Acre Minimum (A-1-10)

4. Proposed Zoning (Ex. #2): Planned Residential (R-4)

5. Surrounding Zoning (Ex. #2): Specific Plan (SP) to the north, Specific Plan (SP)

and Light Agriculture- 2 ½ Acre Minimum (A-1-2 1/2) to the west, Residential Agricultural- 10 Acre Minimum (R-A-10) and Light Agriculture- 2 ½ Acre Minimum (A-1-2 1/2) to the south, and Light Agriculture- 2 1 ½ Acre Minimum (A-1-2 1/2) to the

eas

6. Existing Land Use (Ex. #1): The project site is currently undeveloped

7. Surrounding Land Use (Ex. #1): Vacant property to the north, south, and west, and

the Riverside County Waste Management

Percolation Basin to the east

8. Project Data: Total Acreage: 45.5

Total Proposed Lots: 138

Proposed Min. Lot Size: 5,261 square feet

Schedule: A

9. Environmental Concerns: See attached environmental assessment

#### **RECOMMENDATIONS:**

<u>ADOPT PLANNING COMMISSION RESOLUTION NO. 2016-002</u> recommending adoption of General Plan Amendment No. 803 to the Board of Supervisors as shown on Exhibit #6; and,

PLANNING STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THE FOLLOWING ACTIONS TO THE BOARD OF SUPERVISORS:

<u>ADOPT</u> a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40800**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and.

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 803, to amend the Land Use Designation for a portion of the project site from Community Development: Public Facilities (CD:PF)(≤ 0.60 FAR) to Community Development: Medium Density Residential (CD:MDR)(2-5 Dwelling Units Per Acre); in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report, subject to the adoption of the General Plan Amendment Resolution by the Board of Supervisors; and,

<u>TENTATIVELY APPROVE</u> CHANGE OF ZONE NO. 7321, to change the zoning classification for a portion of the project site from Light Agriculture- 2 ½ Acre Minimum (A-1-2 ½) and Light Agriculture- 10 Acre Minimum (A-1-10) to Planned Residential (R-4) in accordance with Exhibit #3, subject to adoption of the Zoning Ordinance by the Board of Supervisors; and,

GENERAL PLAN AMENDMENT NO. 803 CHANGE OF ZONE NO. 7321 TENTATIVE TRACT MAP NO. 33410 ENVIRONMENTAL ASSESSMENT NO. 40800 Planning Commission Staff Report: January 18, 2017 Page 5 of 14

APPROVE TENTATIVE TRACT MAP NO. 33410, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

**<u>FINDINGS:</u>** 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 has a General Plan Land Use Designation of Community Development: Public Facilities (CD:PF).
- 2. The proposed General Plan Land Use Designation of the project site is Community Development: Medium Density Residential (CD:MDR).
- 3. The project is within both the Highgrove and Reche Canyon/Badland Area Plans. The project is consistent with both area plans because:
  - a. HAP 1.1 Development applications shall incorporate existing orange groves into the project design when feasible. - The proposed project does not contain existing orange groves.
  - b. HAP 1.2a Wherever possible, the developer shall provide onsite amenities which will provide pedestrian, equestrian or bicycling options for making local trips of up to 2 miles one-way distance. The project has parks and trails.
  - c. HAP 1.2b These amenities shall be linked to scenic recreational and transportation corridors in an effort to connect trip generators. - The project has a link to the Spring Mountain Ranch Specific Plan Trail System which links to other trails systems that lead ultimately to trip generators.
  - d. HAP1.2c Applicants shall provide easements for public access along a project's perimeter or within a project. The project has been conditioned to provide a public trail.
  - e. HAP 1.2e A project that incorporates scenic recreation and transportation corridors shall construct a class I bikeway and jogging trial, equestrian paths, and landscape features that promote privacy. The project has a trail that incorporates a bikeway and jogging trial as well as equestrian paths, and has been included in the Flood Control channel to allow privacy for the potential homeowners.
  - f. HAP 1.3 Development applications that propose more intense residential uses than otherwise allowed within the Highgrove Area Plan Land Use Plan, must satisfy the following: greater than 40 acres must submit a specific plan and must cluster to an allowed minimum lot size of 7,200 square feet. The proposed project will not a more intense residential uses than otherwise allowed in the Highgrove Area Land Use Plan since the project is prosing to amend the General Plan from Public Facilities to Medium Density Residential which allows a density. Once this general plan amendment is adopted the proposed project will not be more intense than otherwise allowed in the Highgrove Area Plan.

GENERAL PLAN AMENDMENT NO. 803 CHANGE OF ZONE NO. 7321 TENTATIVE TRACT MAP NO. 33410 ENVIRONMENTAL ASSESSMENT NO. 40800 Planning Commission Staff Report: January 18, 2017 Page 6 of 14

- g. RCBAP 1.1 Provide for the orderly development of March Joint Air Reserve Base and the surrounding areas. This policy does not apply because the proposed project is approximately 7 miles from the March Joint Air Reserve Base and could not be considered a surrounding area of the March Joint Air Reserve Base.
- 4. The improvements on the proposed map are consistent with Highgrove Area Plan and the Spring Mountain Ranch Specific Plan (SP No. 323). On both plans the improvements along Pigeon Pass Road are designated as a Collector Street. Even though the project is not within Spring Mountain Ranch Specific Plan, the same modified Collector Street standard from the Specific Plan is being used for this project on Pigeon Pass Road.
- 5. Tentative Tract Map No. 33410 proposes a density of 3.03 units per acre based on the 138 single-family lots proposed on the 45.57 acre project site. The proposed dwelling units per acre is consistent with the allowed density ranges of 2 to 5 dwelling units per acre for Medium Density Residential (CD: MDR)(2-5 DU/AC) as designated by the Land Use section of the Riverside County General Plan.
- 6. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) and Open Space: Recreation (OS:R) to the west, Open Space-Recreation (OS:R) to the north, and Community Development: Public Facilities (CD: PF) to the east and south.
- 7. The proposed zoning classification for the residential portion of the subject site is Planned Residential (R-4), proposed lots A and K will retain their extisting zoning.
- 8. The project site is surrounded by properties which are zoned Specific Plan (SP) to the north, Specific Plan (SP) and Light Agriculture- 2 1 ½ Acre Minimum (A-1-2 1/2) to the west, Residential Agricultural- 10 Acre Minimum (R-A-10) and Light Agriculture- 2 1 ½ Acre Minimum (A-1-2 1/2) to the south, and Light Agriculture- 2 1 ½ Acre Minimum (A-1-2 1/2) to the east.
- 9. The proposed project meets the requirements for the proposed R-4 zoning by:
  - a. The development standards of the proposed Planned Development (R-4) zoning classification require a minimum lot size of 3,500 square feet. The proposed project will conform to this standard because the minimum lot size for the proposed subdivision will be 5,261 square feet.
  - b. The development standards of the proposed Planned Residential (R-4) zone require a minimum average lot width of 40 feet. The proposed project conforms to the width standard because the minimum lot width for each residential lot will be 50 feet.
  - c. The development standards of the proposed Planned Residential (R-4) zone require a minimum average lot depth of 80 feet. The proposed project conforms to the depth standard because the minimum lot depth for each residential lot will be 100 feet.
  - d. Pursuant to Ordinance No. 348 Section 8.93.F., states that individual sewage systems are not permitted on lots of less than one-half acre, the project will be connected to a sewer system for the whole project, and therefore meets this requirement.

GENERAL PLAN AMENDMENT NO. 803 CHANGE OF ZONE NO. 7321 TENTATIVE TRACT MAP NO. 33410 ENVIRONMENTAL ASSESSMENT NO. 40800 Planning Commission Staff Report: January 18, 2017 Page 7 of 14

- e. Ordinance No. 348 Section 8.93 H requires adequate and permanent access from a public street to each dwelling for pedestrians and emergency vehicles. The project is conditioned to meet this requirement.
- f. Ordinance No. 348 Sections 8.94 and 8.95 require that a development plan is approved prior to any structure is erected or use established. This requirement is met through a combination of the project exhibits and conditions of approval. The requirements for pedestrian walks, malls, recreation and open areas are displayed on the landscape plans associated with the project (exhibit L). On the same project exhibit L, walls, fences, types of surfaces, and landscaping are shown.

The maintenance of these areas of the above mentioned landscape areas and recreation areas has been conditioned prior to map recordation to be a home owner's association. A development plan for the homes has been conditioned prior to building permit issuance through a final site of development plot plan.

Based on the findings provided above, the proposed project will conform to the development standards of the R-4 zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

- 10. The proposed Zoning Classification of Planned Residential (R-4) is consistent with that of the proposed land use designation of Community Development: Medium Density Residential (CD:MDR).
- 11. The project site is surrounded by vacant property to the north, west, scattered single family residential dwellings to the south, and the closed Highgrove Landfill to the east. Overall, the project site is physically suitable for this type of development and the physically suitable for this level of density. More specifically, two (2) Schedule "A" subdivisions (TR29740 and TR29599) located directly to the north have been previously approved and initial grading activities have since commenced. The area surrounding the project site is gradually transitioning from a rural environment with scattered single family residential dwellings to that of a suburban residential environment.
- 12. The design of the proposed map or type of improvements is not likely to cause health impacts to the surrounding community. Although the project site is located 0.1 miles to the west of the closed Highgrove Sanitary Landfill, measures have been implemented to ensure that public health will not be affected due to the close proximity of the landfill. Measures which will be implemented will focus on geotechnical and geological studies which will analyze whether gas barriers shall be installed to ensure that single family residential dwellings located 1,000 feet from the Highgrove Sanitary Landfill are sufficiently protected from landfill gas migration. In addition, mitigation from the Phase I and Phase II Environmental Site Assessment has required that monitors remain onsite during all earthmoving activities to identify any soil discoloration and/or odors suggesting soil contamination. If contaminated soil is identified during earthmoving activities, appropriate measures will be implemented to extract and dispose of the soil offsite.
- 13. The design of Tentative Tract Map No. 36517 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the

GENERAL PLAN AMENDMENT NO. 803 CHANGE OF ZONE NO. 7321 TENTATIVE TRACT MAP NO. 33410 ENVIRONMENTAL ASSESSMENT NO. 40800 Planning Commission Staff Report: January 18, 2017 Page 8 of 14

tentative map there are both existing and proposed easements illustrated on the exhibit, with the proposed easements intended for Fire or Flood access. The existing easements within the project site are for existing Southern California Edison easements. Through the project's design, these easements public access will be maintained or alternatives will be provided.

- 14. 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 interdepartmental review process, a copy of the proposed exhibits were sent to the City of Riverside for review and comments. As of drafting this staff report, staff has not received comments from the City of Riverside and in result, has complied with the Memorandum of Understanding (MOU).
- 15. The proposed project site is located within a CAL FIRE state responsibility area and a Very High Fire Hazard Area.
- 16. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring 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.
- 17. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- 18. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 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.
- 19. On July 14, 2015, the County of Riverside notified four tribes of this project in accordance with AB52: Pechanga Band of Luiseno Indians, Rincon Band of Luiseno Indians, Soboba Band of Luiseno Indians, and Agua Caliente Band of Cahuilla Indians. Of the four tribes, only Soboba requested consultation. Consultation was held between Soboba and the County of Riverside on September 16, 2015, at which time the Soboba representative requested tribal monitoring during construction grading. The project has a Tribal Monitoring condition of approval. This condition of approval is not a CEQA mitigation measure. On February 24, 2016, the County of Riverside provided Soboba with a copy of the proposed Project's Cultural Report and record search for their review. After review of the cultural documents another consultation was held on March 7, 2016, which ended with Soboba's representative identifying a concern for potential resources within the vicinity of the proposed project. As such, Soboba reviewed their in house database. A final consultation between Soboba and the County of Riverside occurred on March 15, 2016, at which time the Soboba representative stated the potential resources were located quite a distance from the Project site, but that there were still concerns of potential subsurface resources on the site. As

GENERAL PLAN AMENDMENT NO. 803
CHANGE OF ZONE NO. 7321
TENTATIVE TRACT MAP NO. 33410
ENVIRONMENTAL ASSESSMENT NO. 40800
Planning Commission Staff Report: January 18, 2017
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a result, because no Tribal Cultural Resources (TCRs) were identified within the proposed Project or the immediate vicinity of the proposed Project during consultation, the the proposed Project will not have the potential to pose any significant impacts to TCRs as defined in Section 21073 of the Public Resources code

- 20. Pursuant to SB 18 requirements, Riverside County staff sent a request for an SB 18 tribal consultation list to the Native American Heritage Commission (NAHC) on May 5, 2015. The NAHCA responded on June 16, 2016 with a list of 13 tribes. Letters were sent out to the tribes on June 23, 2015. Of the tribes, only Soboba and Rincon responded. On July 1, 2015, Rincon deferred to either the Pechanga Band of Luiseno Indians or the Soboba Band of Luiseno Indians. Soboba requested Government-to-Government consultation as well as the request that a monitor from Soboba be present during ground disturbing activities associated with the project. No religious or sacred uses were identified during the consultation meeting.
- 21. The design of the proposed map or proposed improvement is not likely to cause substantial environmental damage or impact wildlife or their habitat. Based on the approval of HANS1108 and JPR 08-05-07-02 and the determination that no conservation was required under the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), it can be expected that no significant wildlife corridors were intended for the project site. There are no special linkage corridors within the proposed Project alignment and development of the project will not directly impact or impede the use of any recognized wildlife nursey sites.
- 22. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
- 23. Environmental Assessment No. 40800 was drafted for the proposed project which scope included General Plan Amendment No. 803, Change of Zone No. 7321, and Tentative Tract Map No. 33410. The Environmental Assessment analyzed the project's potential significant effects on the environment and made the required findings in compliance with the State CEQA Guidelines and Riverside County CEQA implementing projects. Based on the findings and conclusions identified in Environmental Assessment No. 40800 and the project's conditions of approval, the design of Tentative Tract Map No. 33410 is not likely to cause serious public health problems or substantially impact fish or wildlife habitat.
- 24. General Plan Amendment No. 803 is an Entitlement/Policy General Plan Amendment (GPA) because it will solely amend the current land use designation from Community Development: Public Facilities (CD:PF) to Community Development: Medium Density Residential (CD:MDR).

GENERAL PLAN AMENDMENT NO. 803 CHANGE OF ZONE NO. 7321 TENTATIVE TRACT MAP NO. 33410 ENVIRONMENTAL ASSESSMENT NO. 40800 Planning Commission Staff Report: January 18, 2017 Page 10 of 14

- The Administration Element of the 2015 Riverside County General Plan and Section 2.4 of Riverside County Ordinance No. 348 sets the required findings for Entitlement/Policy General Plan Amendments. GPA 803 satisfies the required findings for the reasons set forth below.
  - a). General Plan Amendment No. 803 does not involve a change in or conflict with the following:
    - I. The Riverside County Vision;
    - II. Any General Principles set for in General Plan Appendix B; or,
    - III. Or any foundation component designation in the General Plan.
  - b). The proposed amendment would either contribute to the achievement of the purpose of the General Plan or, at a minimum, would not be detrimental to them.
  - c). Special circumstances or conditions have emerged that were unanticipated in preparing the Riverside County General Plan.
- a) The first required finding explains that the proposed change will not involve in or conflict with either the Riverside County Vision, any General Plan Principle as set forth in General Plan Appendix B, or alter any foundation component designation in the General Plan.
- I. The proposed amendment does not involve a change or conflict with the Riverside Vision.

The Riverside County General Plan Vision discusses many concepts which are broken into categories including housing, population growth, community, transportation, etc. Specifically, to identify a key concept, the Population Growth Portion of the Riverside County Vision identifies that "Population growth continues and is focused where it can best be accommodated."

The project site is located directly to the south of the Spring Mountain Ranch Specific Plan (SP 323) development which proposed a master planned community of 1,461 single family residential dwellings on lots which range from 7,200 square feet to 10,000 square feet. In addition, the project site is located approximately 1.1 miles to the east of both existing industrial and commercial developments located within the City of Riverside Sphere of Influence and within close vicinity to two (2) existing bus lines (RTA 14 and OmniGo Grand Terrace Route No. 325).

Amending the current Land Use Designation to Medium Density Residential (CD:MDR)(2-5 DU/AC) and utilizing the vacant site for Medium Density Residential homes would create a logical extension of development within an area that is transitioning from rural residential and vacant property to a suburban residential environment. In accordance with the Riverside County Vision Statement, this project would consolidate future growth into an area that could accommodate it and will reduce further residential sprawl by being located within close vicinity to employment centers, existing transit lines, and previously approved residential developments that are similar in lot configurations.

II. The proposed project will not conflict with any General Plan Principle set forth in the General Plan Appendix B.

GENERAL PLAN AMENDMENT NO. 803 CHANGE OF ZONE NO. 7321 TENTATIVE TRACT MAP NO. 33410 ENVIRONMENTAL ASSESSMENT NO. 40800 Planning Commission Staff Report: January 18, 2017 Page 11 of 14

Principles in General Plan Appendix B consist of seven categories: Community Development, Environmental Protection, Transportation, Community Design, Agricultural, Rural Redevelopment, and Economic Development. The project is consistent with the principles. There are two principles that specifically apply to this project.

The first principle of note is within the Community Design category of principles, more specifically the Community Variety, Choice, and Balance Principle (IV.A.6):

Existing communities should be revitalized through development of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. To the extent possible, attention should be focused on brownfields and other urban sites whose rehabilitation provides not only economic benefits but all environmental improvements. Steps to implement this principle include:

- a) Preserving and enhancing existing pedestrian and transit-adaptive neighborhoods by pursuing redevelopment that retains pedestrian orientation and promotes transit use.
- b) Preparing neighborhood revitalization plans for areas suited for infill development. Assure public participation throughout the planning process. Streamline the permitting process, provide incentives as part of the process, and encourage public-private ventures to carry out these plans.
- c) Re-designating vacant land for higher density uses or mixed use, and providing incentives for assemblage of smaller parcels to create feasible infill projects that meet community goals and objectives.

The project site is located directly to the south of the Spring Mountain Ranch Specific Plan (SP 323) development which was approved by the Riverside County Board of Supervisors in 2001 and amended in 2007. The project proposed a mastered planned on 792.24 acres and proposed 1,461 single family residential dwellings on 443.89 acres with lot sizes ranging from 7,200 square feet to 10,000 square feet, a school site on 13.90 acres, and a Neighborhood Commercial Retail area on 11.73 acres. It should be noted that the Box Springs Ranch Specific Plan development is not an established development community at this time; however, two of the previously approved Tentative Tract Maps for the SP development (TR25599 and TR27940) are currently in a rough grade state.

Although the project site is not located within an existing "community," this project site can be classified as an under-used vacant tract of land which could be redeveloped into a use that is compatible with previously approved single family residential community (SP 323) located to the east. Through coordinating with Riverside County Waste Management Department, staff determined that the project site was initially a borrow site for the Highgrove Sanitary Landfill which operated from 1948 to 1998 and construction activities to close the facility concluded in 2003. Amending the current land use designation would allow for a higher density, as the current land use designation of Public Facilities does not allow for residential uses, and create a feasible project that would be compatible with surrounding residential development.

The second principle of note is within the Community Development category, more specifically, the Maturing Communities Principle (I.C.1):

The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to

GENERAL PLAN AMENDMENT NO. 803 CHANGE OF ZONE NO. 7321 TENTATIVE TRACT MAP NO. 33410 ENVIRONMENTAL ASSESSMENT NO. 40800 Planning Commission Staff Report: January 18, 2017 Page 12 of 14

local needs in order to accommodate the particular level of anticipated maturation in any given community.

Overall, the community in which the project site is located within has been maturing from a rural to suburban environment which is shown by smaller lot subdivisions that are located within close proximity. The general land use pattern has been changing due to both residential growth and the desire for new housing.

III. The project will not affect any foundation component designation in the General Plan

Finally, General Plan Amendment No. 803 does not involve a conflict in any foundation component designation because the existing foundation component designation of Community Development will remain unchanged.

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

One of the main purposes of the General Plan is for the logical development of the County. Outlined in Land Use Policy No. 22.1, one of the goals of the County is to "accommodate the development of single-and multi-family residential units in areas appropriately designed by the General Plan and area plan land use maps." The project site has a Land Use Designation of Community Development: Public Facilities (CD:PF) and a zoning classification of Light Agriculture (A-1) and Light Agriculture-10 Acre Minimum (A-1-10). Located to the south, north, and west of the project site are existing residential land use designations. By amending the current Land Use Designation, the proposed project would create a logical continuation of single family residential development and would be designed and conditioned to be consistent with the residential development located directly to the west (Spring Mountain Ranch Specific Plan). By amending the General Plan designation, the project would contribute to the achievement of the purpose and would not be detrimental to the Riverside County General Plan.

c) Special circumstances or conditions have emerged that were unanticipated in preparing the Riverside County General Plan.

As indicated on the current Land Use Plan of the Highgrove and Reche Canyon/Badland Area Plan (December 8, 2015), the project site has a current Land Use Designation of Public Facilities (CD: PF). The project site was initially as a borrow site for the Highgrove Sanitary Landfill, which operated from 1947 to 1998 as an unlined municipal solid waste landfill with the construction activities to close the landfill concluding in 2003. Since the closure of the landfill, ownership of the former borrow site has been sold off to a private owner and is no longer associated with a public use, the Public Facilities (CD: PF) designation is no longer applicable. Since this change from a public use to private ownership was not captured in the 2008 update to the General Plan, this still constitutes a change in circumstances that was unanticipated in the preparation pf the Riverside County General Plan.

- 25. The proposed project is consistent with the Schedule "A" map requirements of Ordinance No. 460 by:
  - a. Streets: by being in conformance with the local and collector streets, as per standard 105 of Ordinance No. 461.

GENERAL PLAN AMENDMENT NO. 803 CHANGE OF ZONE NO. 7321 TENTATIVE TRACT MAP NO. 33410 ENVIRONMENTAL ASSESSMENT NO. 40800 Planning Commission Staff Report: January 18, 2017 Page 13 of 14

b. Domestic Water: water will be provided by the Highland Water Company

- c. Fire protection: Hydrants and water pressure requirements are conditioned per the Standards of Riverside County Fire Department.
- d. Sewage Disposal: Sewage Disposal shall be provided by CSA 152-C
- e. Fences: All hazardous areas are fenced as shown of the landscape plan.
- f. Electrical and Communication Facilities: Electrical and communication facilities shall be installed underground.
- 26. Environmental Assessment No. 40800 identified the following potentially significant impacts:
  - a. Agriculture
  - b. Biological Resources
  - c. Cultural Resources
  - d. Geology/Soils

- e. Hydrology / Water Quality
- f. Hazards and Hazardous Materials
- g. Noise
- h. Transportation/Traffic

As indicated in the environmental assessment, these listed impacts will be fully mitigated to a level of less than significant 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 Community Development: Medium Density Residential (CD:MDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the One-Family Dwelling (R-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3. The proposed project is consistent with the Schedule "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 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 Flood Zone:

GENERAL PLAN AMENDMENT NO. 803 CHANGE OF ZONE NO. 7321 TENTATIVE TRACT MAP NO. 33410 ENVIRONMENTAL ASSESSMENT NO. 40800 Planning Commission Staff Report: January 18, 2017 Page 14 of 14

- b. The boundaries of a Redevelopment Area;
- c. An area drainage plan area; or,
- d. A dam inundation area.
- 3. The project site is located within:
  - a. The boundaries of the Romoland Union and Perris Union High School Districts;
  - b. City of Riverside sphere of influence;
  - c. WRCMSHCP Criteria Cell;
  - d. The Stephens Kangaroo Rat Fee Area;
  - e. County Service Area No. 126;
  - f. A high fire area;
  - g. An area susceptible to subsidence; and,
  - h. An area of low liquefaction potential.
- 4. The subject site is currently designated as Assessor's Parcel Numbers: 255-240-016, 255-240-018, 257-180-011, 257-180-013, 257-180-015.

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Date Prepared: 01/01/01 Date Revised: 01/10/17

#### County of Riverside

#### **Planning Commission**

#### **RESOLUTION 2016-002**

#### RECOMMENDING ADOPTION OF

#### GENERAL PLAN AMENDMENT NO. 803

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on January 18, 2017 to consider the above-referenced matter; and,

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

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

**BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission of the County of Riverside, in regular session assembled on January 18, 2017 that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

**ADOPTION** of the environmental document, Mitigated Negative Declaration for Environmental Assessment No. 40800; and,

APPROVAL of GENERAL PLAN AMENDMENT NO. 803 amending the Land Use Designation for portion of the subject property from Community Development: Public Facilities (CD:PF) (≤0.60 FAR) to Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre); in accordance with Exhibit # 6, and based on the findings and conclusions incorporated in the staff report.

3,200 Date Drawn: 01/27/2016 Author: Vinnie Nguyen Vicinity Map 1,600 800 CANTARINIRD TAT BINAULI RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07321 GPA00803 TR33410 SPRINGSY HIGHGROVE COMMUNITY 3 POLICY AREA PIGEON PASS RD Zoning Dist: Edgemont-Sunnymead BLUE OAK RD Supervisor: Tavaglione & Ashley CITY OF BLUE MOUNTAIN DR District 2 & 5 RIVERSIDE MINERNON

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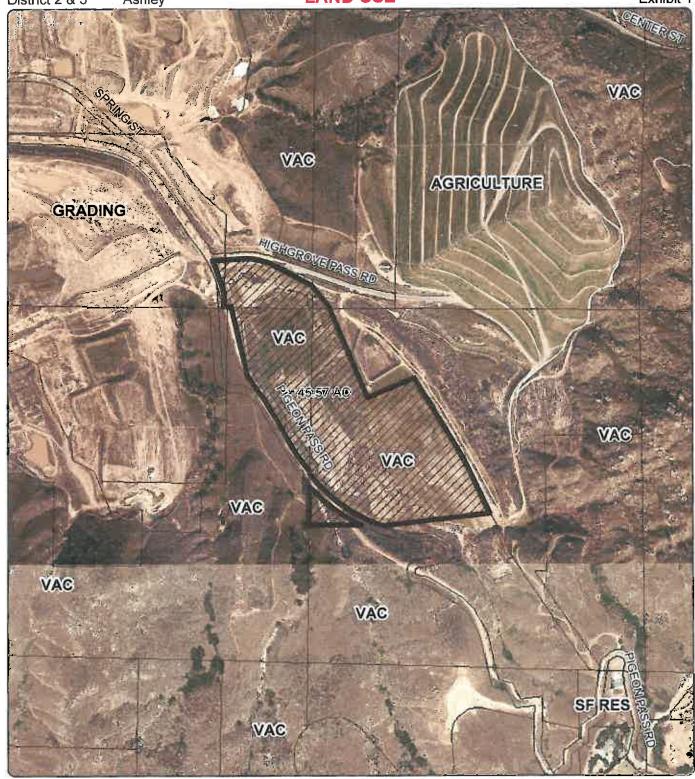
## RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07321 GPA00803 TR33410

Supervisor: Tavaglione & District 2 & 5 Ashley

**LAND USE** 

Date Drawn: 01/27/2016

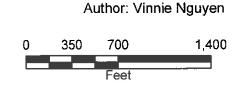
Exhibit 1

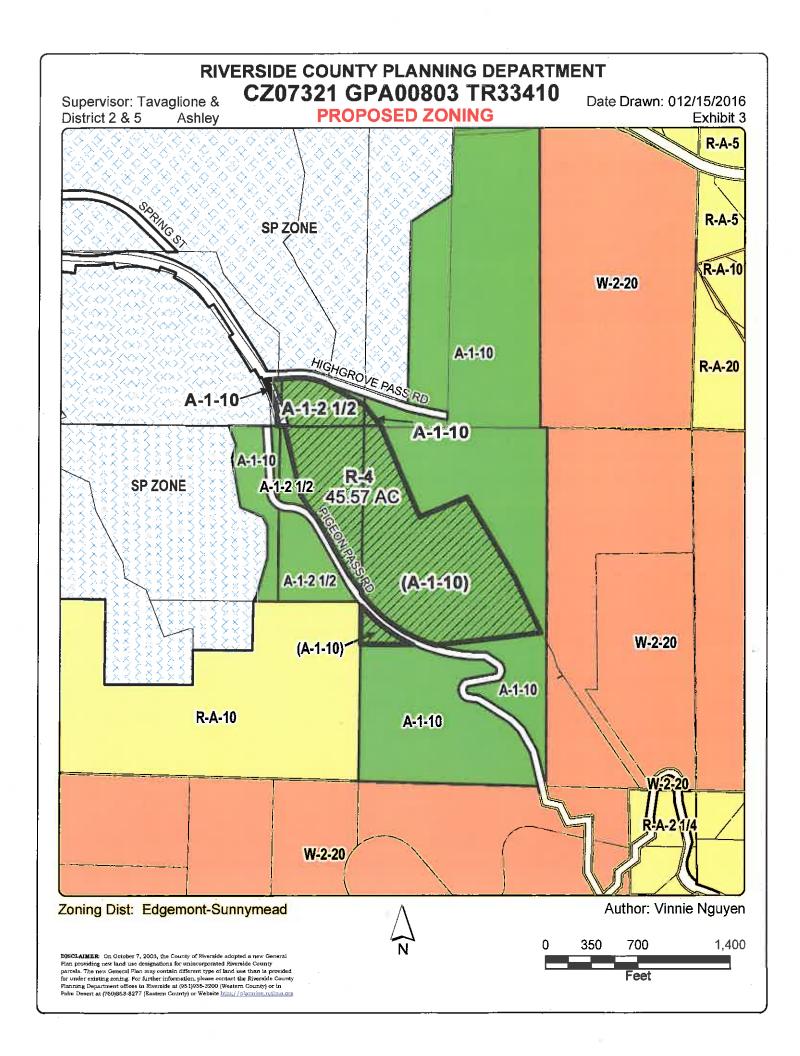


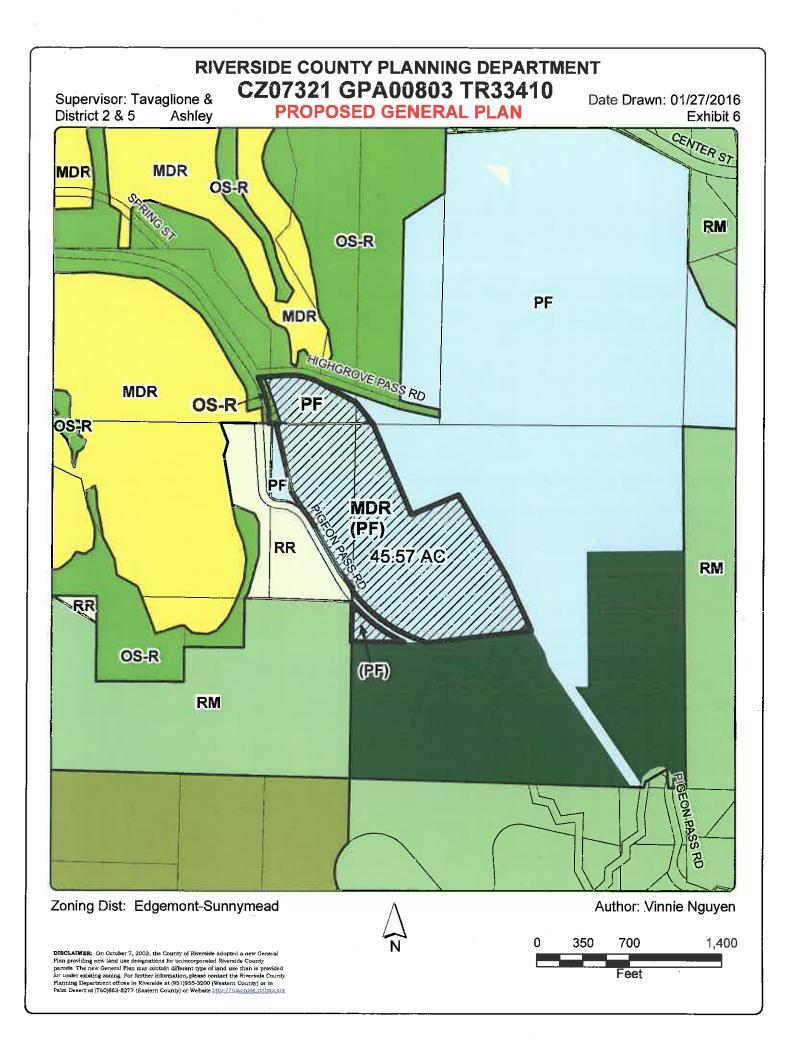
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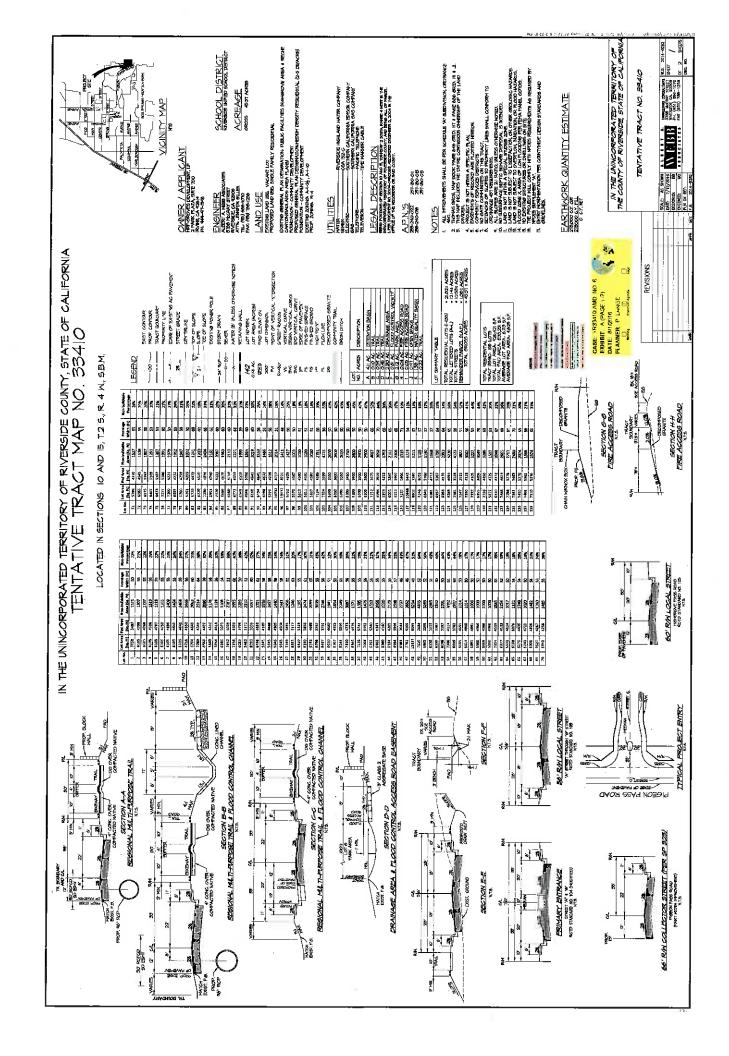
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (S) 1958-3200 (Western County) or in Palm Desert at (760)863-8277 (Rastern County) or Website http://olanning.ortima.org

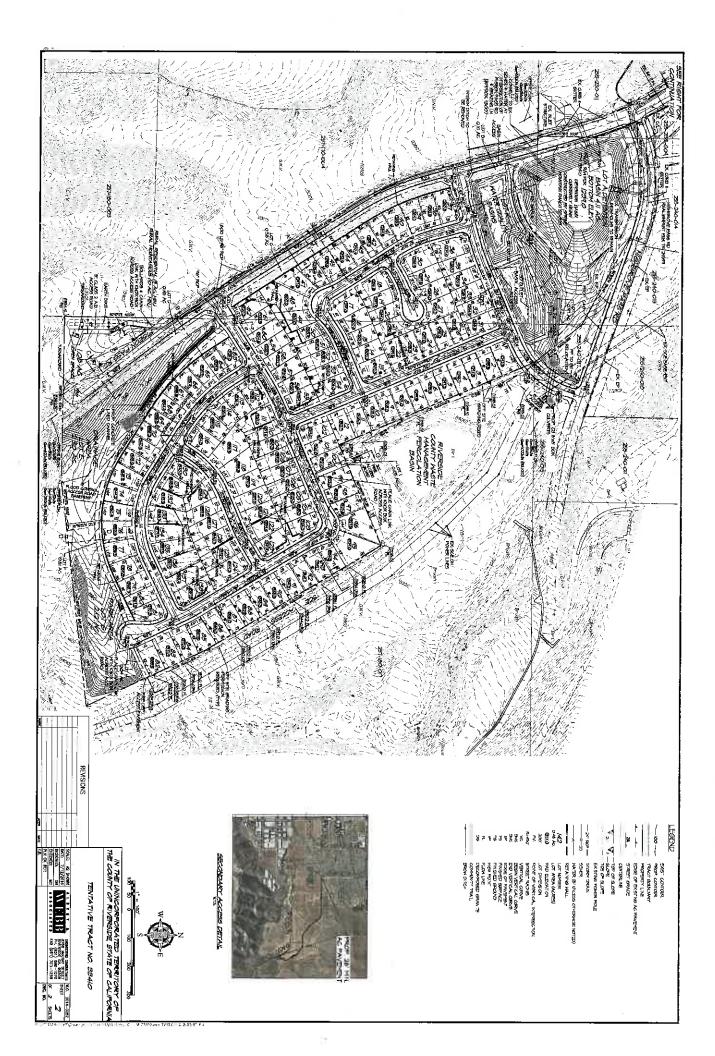








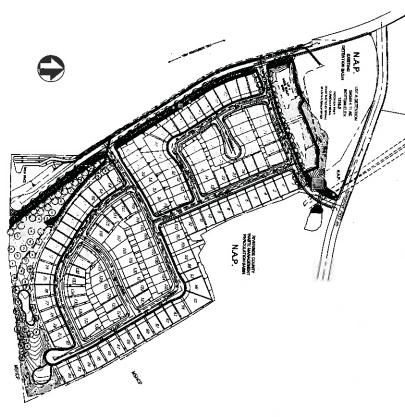




# LANDSCAPE PLAN CONCEPT

SPRING VALLEY RANCH - TENTATIVE
PIGEON PASS ROAD & HIGHGROVE PASS ROAD
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 33410

LOCATED IN SECTIONS 10 AND 15, T.2 S., R. 4 W., S.B.M.





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THE SHEET INDEX

VICINITY MAP

SITE PLAN

SECTIONS

TENTATIVE TRACT MAP

WALL AND FENCE DETAILS

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TENTATIVE TRACT NO. 33410

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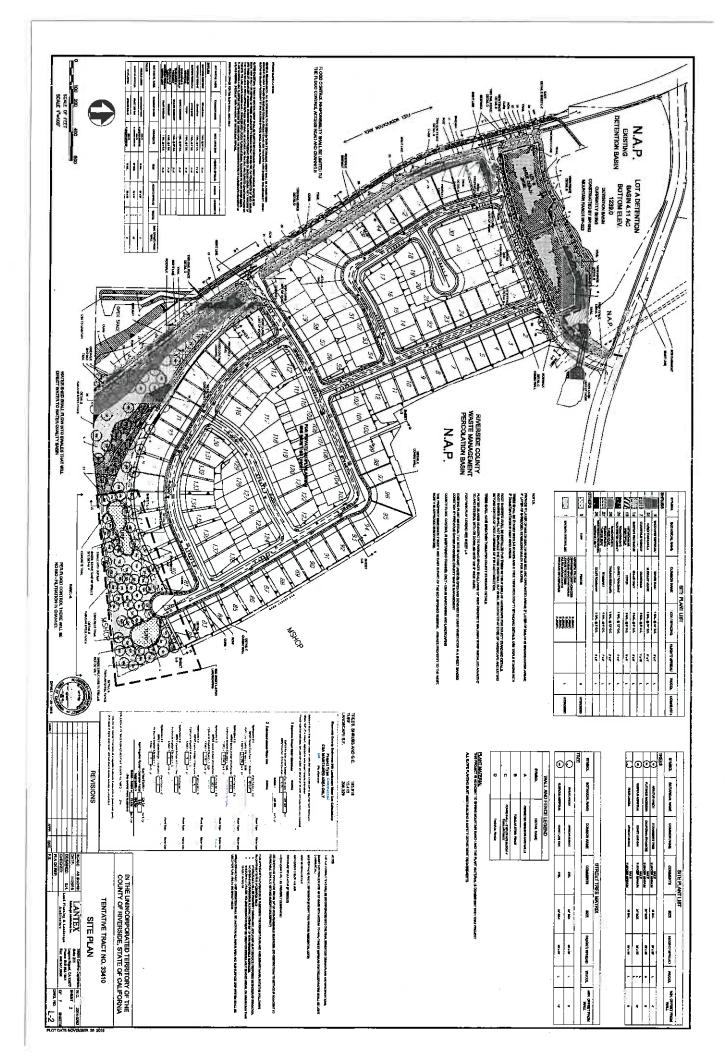
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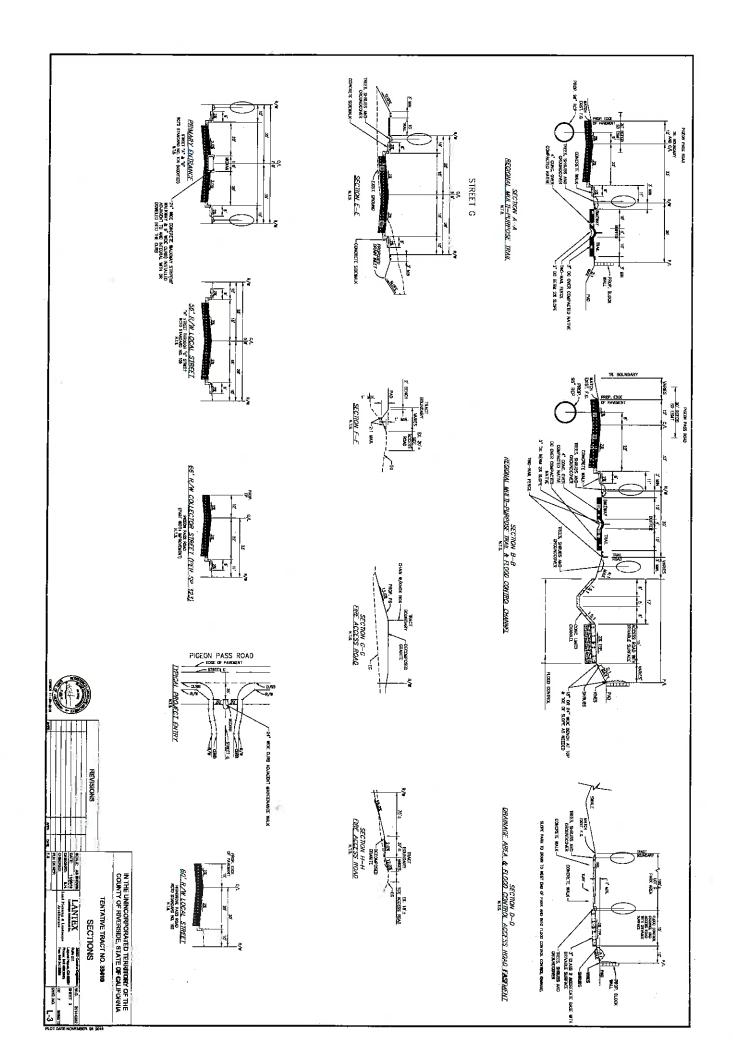
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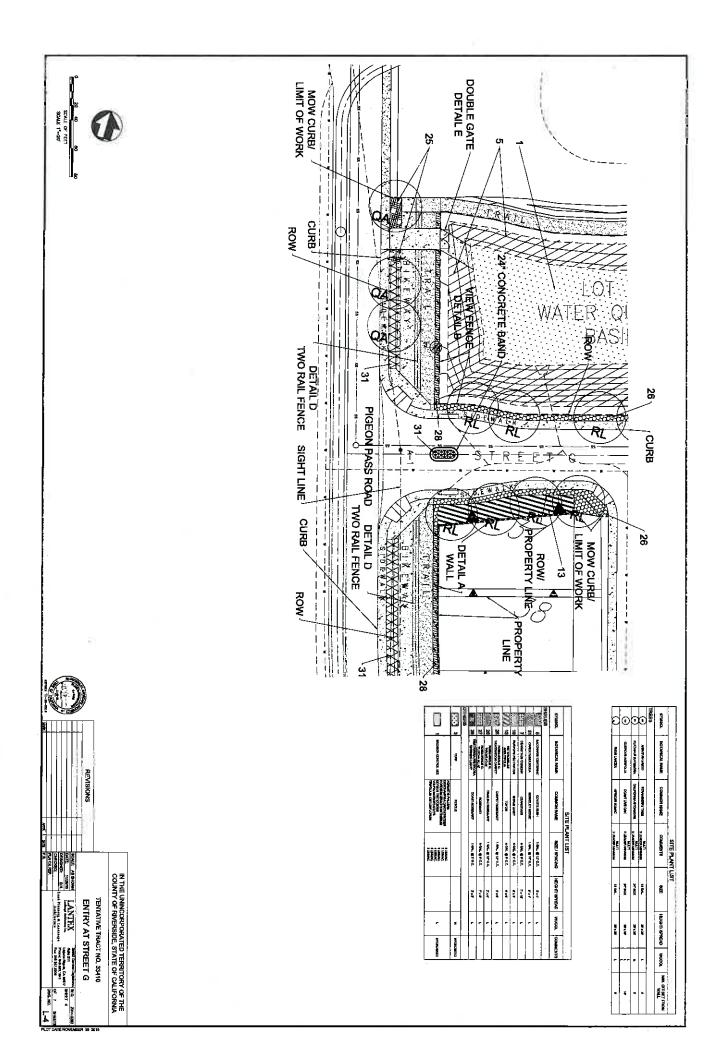
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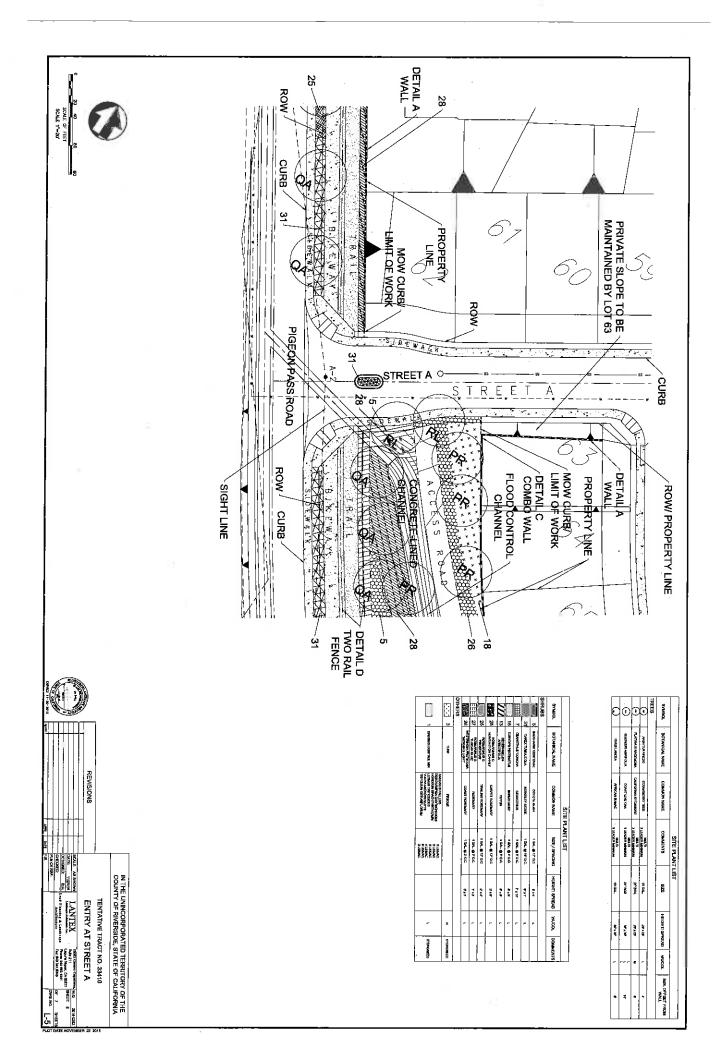
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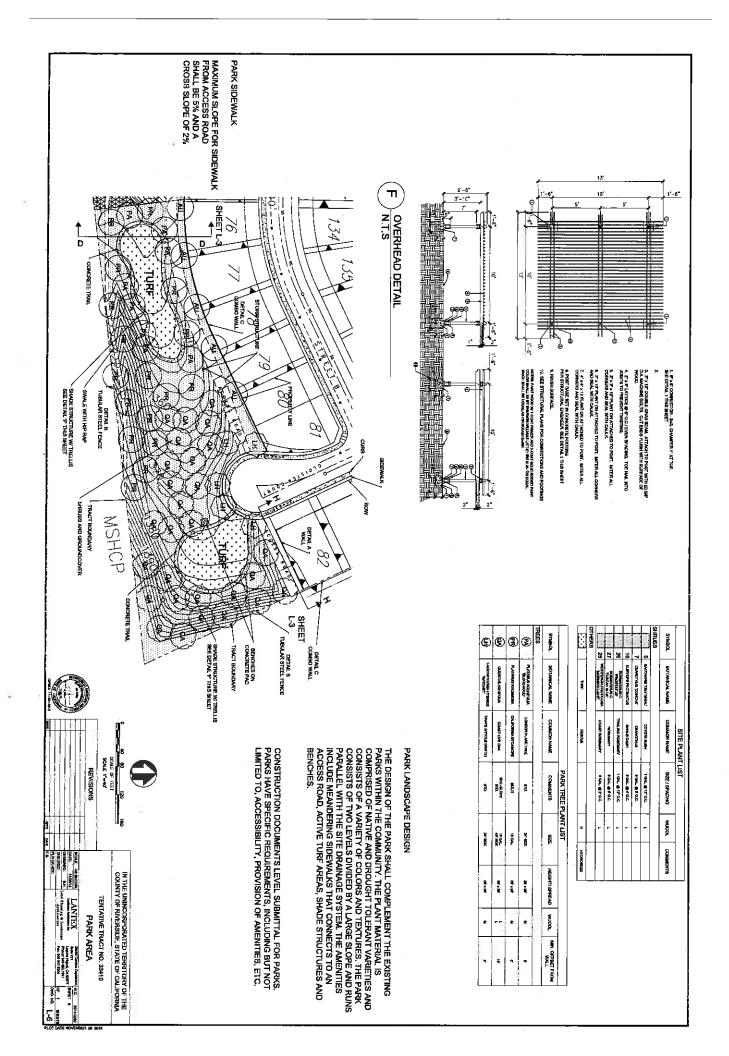
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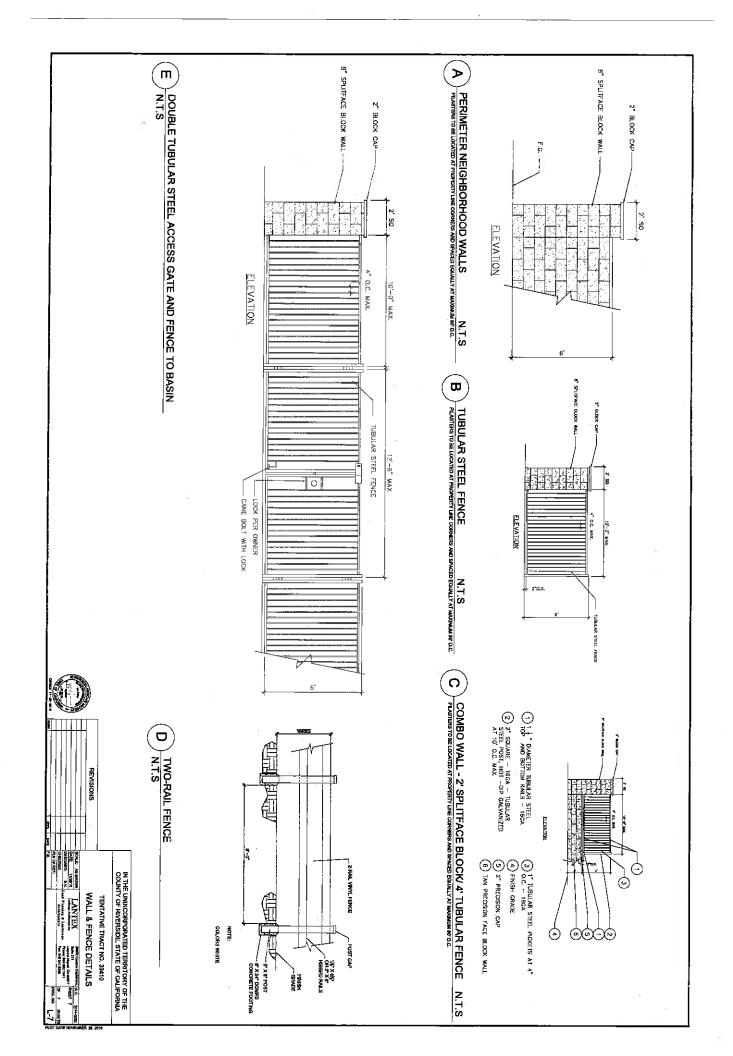














# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss AICP Planning Director

MITIGATED NEGATIVE DECLARATION
Project/Case Number: GPA00803/CZ07321/TR33410
Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.
PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)
COMPLETED/REVIEWED BY:
By: <u>David Alvarez</u> Title: <u>Project Planner</u> Date: <u>12/1/16</u>
Applicant/Project Sponsor: MRF Groves Development, LP Date Submitted: 4/7/2006
ADOPTED BY: Board of Supervisors
Person Verifying Adoption: Date:
The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:  Riverside County Planning Department 4080 Lemon Street, 12 <sup>th</sup> Floor, Riverside, CA 92501  For additional information, please contact Peter Lange at 951-955-1417.
Please charge deposit fee case#: ZEA40800 ZCFG 4241 FOR COUNTY CLERK'S USE ONLY

# COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA40800

Project Case Type (s) and Number(s): Tentative Tract Map No. 33410, Change of Zone No. 7321, General Plan

Amendment No. 803

**Lead Agency Name:** County of Riverside Planning Department **Address:** 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92502

Contact Person: Peter Lange

**Telephone Number:** (951)955-1417

Applicant's Name: MRF – Groves Development, LP

Applicant's Address: 2 Park Plaza, Suite 700, Irvine, CA 92614

#### I. PROJECT INFORMATION

The proposed Project includes:

<u>General Plan Amendment No. 803</u> to change the existing land use designation for the project site from Community Development: Public Facilities (CD:PF) to Community Development: Medium Density Residential (CD: MDR). The density range allowable under this land use designation is 2 to 5 dwelling units per acre.

<u>Change of Zone No. 7321</u> to change the existing zones of the project site, Light Agriculture – 10 Acre Minimum (A-1-10) and Light Agriculture – 2½ Acre Minimum (A-1-2½), to Planned Residential (R-4).

<u>Tentative Tract Map No. 33410</u> to permit a Schedule A subdivision of 45.5 acres into 138 single family residential lots with a minimum lot size of 3,500 square feet, two water quality basins, one passive park, one designated drainage area, and equestrian/bike trails.

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

B. Total Project Area: 45.5

Residential Acres: 45.5	Lots: 142	Units: 138	Projected No. of Residents: 415
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

- C. Assessor's Parcel No(s): 255-240-016, 255-240-022, 257-180-011, 257-180-013, and 257-180-015
- D. Street References: The proposed Project is located easterly of Pigeon Pass Road, southerly of Highgrove Pass Road, and northerly of the Box Springs Mountain Reserve, in the unincorporated community of Box Springs Mountain/Highgrove in the County of Riverside, California on approximately 45 acres in an unincorporated area of Riverside County as reflected in Figure 1, Regional Map and Figure 2, Aerial Map.
- E. Section, Township & Range Description or reference/attach a Legal Description: Township 2 South, Range 4 West, Section 10 and 15, San Bernardino Baseline and Meridian, identified on the San Bernardino South/Riverside East USGS Quad Map as reflected in Figure 3, USGS Topographical Map

### Brief description of the existing environmental setting of the project site and its surroundings:

<u>Surrounding Land Uses</u> — As shown in Figure 2, Aerial Map, the Project site is bordered by vacant land to the north, south, east and west. There is a landfill located to the east and approved residential development to the north and west as part of the Spring Mountain Ranch Specific Plan No. 323. Area to the west has been rough graded for single family residential use.

Existing Site Conditions – The Project site is currently vacant, undeveloped and covered by light vegetation in a sheet graded condition by the previous owner – Riverside County Waste Management. A majority of the Project site has been graded in the past as a result of quarrying activity associated with the Highgrove Sanitary Landfill located approximately 0.1 miles east of the site. The site itself was utilized as a borrow site for the Highgrove Sanitary Landfill which officially closed and stopped operation on July 10, 1998<sup>1</sup>. The northern portion of the Project site includes a detention base being constructed as part of the adjacent Spring Mountain Ranch project.

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

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

- 1. Land Use: The proposed Project includes a General Plan Amendment to change the land use from Community Development: Public Facilities (CD:PF) to Community Development: Medium Density Residential (CD:MDR)(2-5 DU/AC) and a Change of Zone to change the existing zoning from Light Agriculture 2½ Acre Minimum (A-1-2½) and Light Agriculture 10 Acre Minimum (A-1-10) to Planned Residential (R-4). With approval of the general plan amendment and change of zone proposed as part of this Project, the proposed Project will not conflict with any General Plan Land Use polices.
- 2. Circulation: No circulation changes are proposed. Further, the Project will provide adequate circulation facilities to serve the Project. Therefore, the proposed Project will not conflict with the General Plan.
- 3. Multipurpose Open Space: The proposed Project meets all applicable Multipurpose Open Space element policies. The proposed Project will not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The Modified Project is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). While portions are located within criteria cells, the Project has an approved HANS (HANS1108) that does not require conservation and has instead provided mitigation that will offset impacts to Riparian/Riverine streambed and swale habitat. Therefore, the proposed Project will not conflict with any General Plan Multipurpose Open Space polices.
- 4. Safety: The proposed Project is not located within a Fault Zone or active subsidence zone and has a low potential for liquefaction. The Project is not located within an airport land use zone, within a 100-year flood plain, or dam inundation area. The Project is located within a high fire hazard area and does propose future structures to be occupied by humans. However, the Project will provide a fuel modification plan and the structures will be required to comply with all local and state regulations including the California Building Code to ensure the health and safety of future

<sup>&</sup>lt;sup>1</sup> California Department of Resources Recycling and Recovery (CalRecycle), Facility/Site Summary Details: Highgrove Sanitary Landfill (33-AA-0003). Can be found at http://www.calrecycle.ca.gov/SWFacilities/Directory/33-AA-0003/Detail/

occupants. There are no known hazardous waste sites in the area but the Project site was previously used as a borrow site for the adjacent and now closed Highgrove Sanitary Landfill. The Project will mitigate against any potential hazards from the adjacent landfill. Therefore, the proposed Project will not conflict with any General Plan safety policies.

- **5. Noise:** Noise impacts from the Project will be generated during construction, from future on-site activities, and from future Project specific traffic increases that will occur as a result of the Project. During the lifetime of the Project, noise impacts to the Project site will be generated from vehicular-sourced noise from nearby roadways. However, with implementation of the mitigation described below, the Project would not conflict with any General Plan Noise Element policies.
- **6. Housing:** The Project is for residential development on land that is currently vacant, so implementation of the Project does not entail the displacement of significant numbers of existing housing nor does it create a need for new housing; thus, the Project will not conflict with General Plan Housing Element policies.
- 7. Air Quality: The proposed Project includes site preparation and construction-related activities. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
- **8. Healthy Communities:** The proposed Project includes 2.12 acres of parkland and 1.35 acres of community trails for both recreational purposes and promoting a healthy living environment for its residents by encouraging physical activity. Therefore, the proposed Project will not conflict with the General Plan Healthy Communities policies.
- B. General Plan Area Plan(s): Highgrove and Reche Canyonand Badlands
- **C.** Foundation Component(s): Community Development
- **D.** Land Use Designation(s): Public Facilities (PF)(<0.60 FAR)
- E. Overlay(s), if any: Not applicable
- F. Policy Area(s), if any: Highgrove Community Policy Area -
- G. Adjacent and Surrounding:
  - 1. Area Plan(s): Highgrove/Reche Canyon/Badlands
  - 2. Foundation Component(s): Community Development
  - 3. Land Use Designation(s): Community Development: Medium Density Residential (CD:MDR)(2-5 DU/AC), Community Development: Public Facilities (CD:PF)(< 0.60 FAR) and Open Space: Recreation (OS:R) to the north, Community Development: Public Facilities (CD:PF) to the east and south, Rural: Rural Mountainous (R:RM)(10 Acre Minimum), Rural: Rural Residential (R:R-R)(5 Acre Minimum), Community Development: Medium Density Residential (CD:MDR)(2-5 DU/AC) and Open Space: Recreation (OS:R) to the west.
  - 4. Overlay(s), if any: Not applicable

	5. Policy Area(s), if any: Highgrove Community Policy Area							
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							
l.								
J.	J. Proposed Zoning, if any: Planned Residential (R-4)							
K. Adjacent and Surrounding Zoning: Spring Mountain Ranch Specific Plan (SP323) and Light Agriculture – 10 Acre Minimum (A-1-10) to the north, Light Agriculture – 10 Acre Minimum (A-1-10) and Controlled Development – 20 Acre Minimum (W-2-20) to the east, Light Agriculture – 10 Acre Minimum (A-1-10) and Residential Agricultural – 10 Acre Minimum (R-A-10) to the south, and Residential Agricultural – 10 Acre Minimum (R-A-10), Spring Mountain Ranch Specific Plan (SP323), and Light Agriculture – 2 ½ Acre Minimum (A-1-2½) to the west.								
III.	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.								
Aes	thetics		Recreation					
Agr	iculture & Forest Resources	☐ Hydrology / Water Quality	Transportation / Traffic					
Air	Quality	Land Use / Planning	Utilities / Service Systems					
⊠ Bio	logical Resources	Mineral Resources	Other:					
⊠ Cult	tural Resources	⊠ Noise						
⊠ Geo	Geology / Soils							
☐ Gre	enhouse Gas Emissions	Public Services	Significance					
IV. DETERMINATION								
On the basis of this initial evaluation:								
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED								
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE								
DECLARATION will be prepared.  ☐ I find that although the proposed project could have a significant effect on the environment, there will not								
be a significant effect in this case because revisions in the project, described in this document, have been made								
or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.								
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.								
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED								
		ed project could have a significant ef						
<u> </u>	mid that although the propos		rect off the charlothinent, No NEW					
		Page 4 of 76	EA No. 40800					

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.
12/1/2016
12/1/2016 Date
David Alvarez , Contract Planner For Steve Weiss, Planning Director

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Printed Name

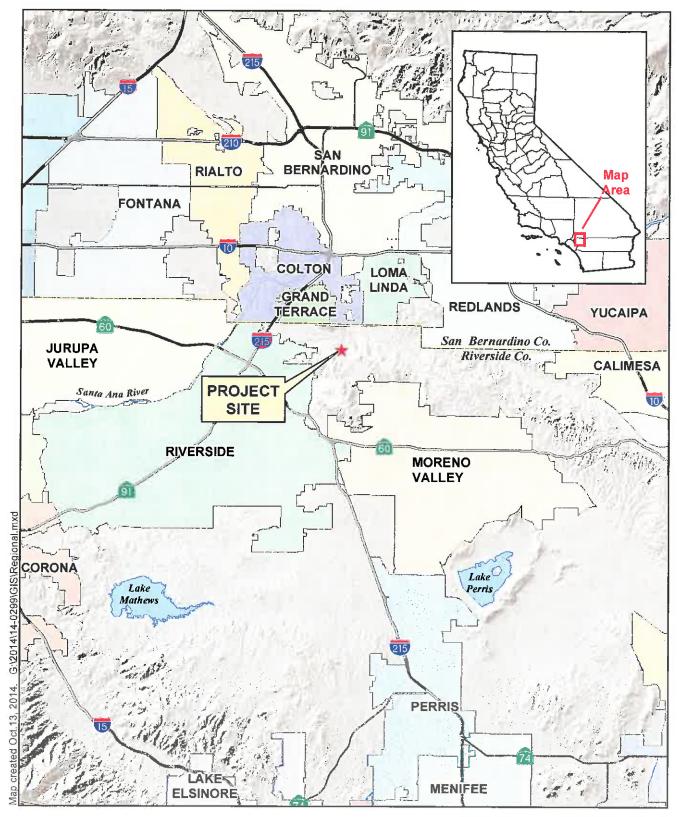


Figure 1 – Vicinity Map







Sources: Riverside Co. GIS, 2014; Eagle Aerial, 2012.

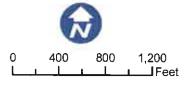
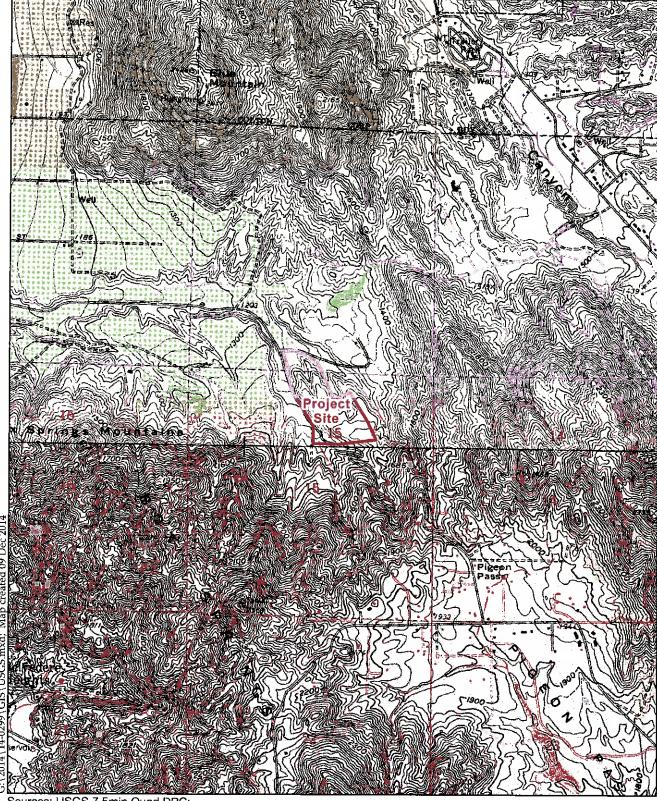


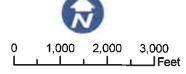
Figure 2 - Aerial Map TTM 33410



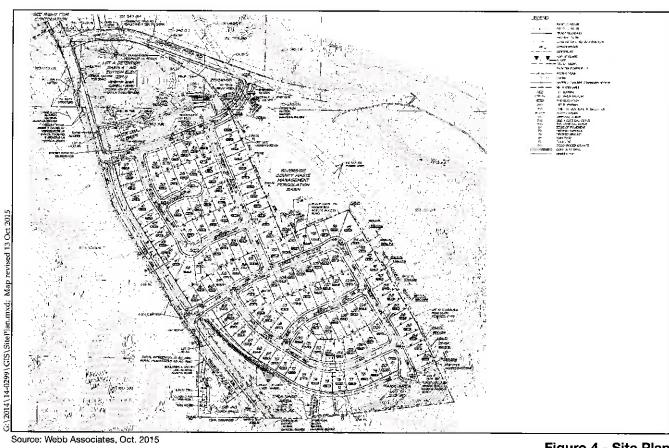


Sources: USGS 7.5min Quad DRG: SAN BERNARDINO SOUTH / RIVERSIDE EAST

Figure 3 - USGS Topographic Map
TTM 33410











## 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				$\square$
a) Have a substantial effect upon a scenic highway		<u></u>	<u></u>	
corridor within which it is located?				
b) Substantially damage scenic resources, including,				
but not limited to, trees, rock outcroppings and unique or	Ш	ш	$\boxtimes$	Ш
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?				
Source: Riverside County Land Information System (RCLIS)				

#### **Findings of Fact:**

- The proposed Project is located approximately 3.5 miles east of Interstate 215 and 3 miles north of Highway 60, at the intersection of Pigeon Pass Road and High Grove Dump Road. Neither road is designated as a scenic highway or identified as eligible for designation as a scenic highway. There are no designated scenic highways or identified Scenic Highway Corridors in the Project vicinity. Therefore, no impacts are anticipated.
- b) The site is vacant and there are no trees, rock outcroppings or unique/landmark features. Further, there are no designated scenic vistas in the project area. The area's most prominent natural feature is the Box Springs Mountains. The Project is located at the base of the Box Springs Mountains and adjacent to the Spring Mountain Ranch Specific Plan No. 323 (SP323), which was orginally approved on June 5, 2001 and amended on April 17, 2007. SP323 plans for 1,461 dwelling units of residential development north and west of the Project site. The Project will not significantly impede any views of the scenic Box Springs Mountains because it is located at an elevation lower than other planned residential development as part of the the adjacent SP323. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None required

2 MA DELESSA OFFICE AND ADDRESS OF THE PROPERTY OF THE PROPERT				
2. Mt. Palomar Observatory				$\boxtimes$
a) Interfere with the nighttime use of the Mt. Palomar		_		
Observatory, as protected through Riverside County Ordinance				
No. 655? Source: Riverside County Land Information System (RCLIS); Rivers	ide County (	Ordinance No	GEE /Ord 6	EE)
Journal of Michael Country Land Information System (Nells), Myers	ide County (	Jiumance No	. 033 (Old 0	33)
Findings of Fact:				
The intent of Riverside County Ordinance No. 655 is to restrict	the permit	ted use of c	ertain light	fixtures
directing undesirable light into the night sky; thereby having a de-				
and research at the Mt. Palomar Observatory. However, the pro				
Mt. Palomar Observatory which is outside of the Mt. Palomar N				
Project is not subject to the provisions relating to the protection	of the Mt. F	Palomar Obse	ervatory set	forth ir
COR Ord. 655. Therefore, no impacts are anticipated.				
Mitigation: None required				
Monitoring: None required				
Mone required				
3. Other Lighting Issues			$\boxtimes$	
a) Create a new source of substantial light or glare which		• 🗀		
would adversely affect day or nighttime views in the area?				
b) Expose residential property to unacceptable light levels?			$\boxtimes$	
b) Expose residential property to unacceptable light levels?  Source: Riverside County Ordinance No. 655 (Ord 655); Project De	scription			
Source: Riverside County Ordinance No. 655 (Ord 655); Project De	scription			
Source: Riverside County Ordinance No. 655 (Ord 655); Project De Findings of Fact:	•			
Source: Riverside County Ordinance No. 655 (Ord 655); Project De Findings of Fact:  a-b) The proposed Project will introduce new sources of nightti	me light into		m residentia	
Source: Riverside County Ordinance No. 655 (Ord 655); Project De  Findings of Fact:  a-b) The proposed Project will introduce new sources of nightti lighting, as well as outdoor lighting from residences.	me light into However,	spill of light	m residentia	unding
Source: Riverside County Ordinance No. 655 (Ord 655); Project De  Findings of Fact:  a-b) The proposed Project will introduce new sources of nightti  lighting, as well as outdoor lighting from residences.  properties will be reduced through the inclusion of de	me light into However, sign feature	spill of light es directing l	m residentia onto surro light downv	ounding vard or
Source: Riverside County Ordinance No. 655 (Ord 655); Project De  Findings of Fact:  a-b) The proposed Project will introduce new sources of nightti lighting, as well as outdoor lighting from residences. properties will be reduced through the inclusion of de shielded and hooded, addressed through standard Cour	me light into However, sign feature ty conditior	spill of light es directing l ns of approva	m residentia onto surro light downv al, plan che	ounding vard or ck, and
Source: Riverside County Ordinance No. 655 (Ord 655); Project De  Findings of Fact:  a-b) The proposed Project will introduce new sources of nightti lighting, as well as outdoor lighting from residences.  properties will be reduced through the inclusion of de shielded and hooded, addressed through standard Cour permit procedures. The proposed Project will also introdu	me light into However, sign feature ty condition ce new soul	spill of light es directing l ns of approva ces of daytin	m residentia onto surro light downv al, plan che ne glare due	ounding vard or ck, and to the
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Source: Riverside County Ordinance No. 655 (Ord 655); Project De  Findings of Fact:  a-b) The proposed Project will introduce new sources of nightti lighting, as well as outdoor lighting from residences. properties will be reduced through the inclusion of de shielded and hooded, addressed through standard Cour permit procedures. The proposed Project will also introdu new building surfaces and vehicles traveling to and from Project's residential development will be consistent with planned surrounding residential development as part of t less than significant.  Mitigation: None  Monitoring: None  AGRICULTURE & FOREST RESOURCES Would the project  4. Agriculture	me light into However, sign feature ty condition ce new soul the site. Ho the levels o	spill of light es directing lass of approve rces of daytin wever, the gof glare that	m residentia onto surro light downv al, plan che ne glare due lare created will be emi	ounding vard or ck, and to the by the tted by
Source: Riverside County Ordinance No. 655 (Ord 655); Project De  Findings of Fact:  a-b) The proposed Project will introduce new sources of nightti lighting, as well as outdoor lighting from residences. properties will be reduced through the inclusion of de shielded and hooded, addressed through standard Cour permit procedures. The proposed Project will also introdu new building surfaces and vehicles traveling to and from Project's residential development will be consistent with planned surrounding residential development as part of t less than significant.  Mitigation: None  Monitoring: None  AGRICULTURE & FOREST RESOURCES Would the project  4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland	me light into However, sign feature ty condition ce new soul the site. Ho the levels o	spill of light es directing lass of approve rces of daytin wever, the gof glare that	m residentia onto surro light downv al, plan che ne glare due lare created will be emi	ounding vard or ck, and to the by the tted by acts are
Source: Riverside County Ordinance No. 655 (Ord 655); Project Defindings of Fact:  a-b) The proposed Project will introduce new sources of nightti lighting, as well as outdoor lighting from residences. properties will be reduced through the inclusion of deshielded and hooded, addressed through standard Cour permit procedures. The proposed Project will also introdunew building surfaces and vehicles traveling to and from Project's residential development will be consistent with planned surrounding residential development as part of the less than significant.  Mitigation: None  Monitoring: None  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	me light into However, sign feature ty condition ce new soul the site. Ho the levels o	spill of light es directing lass of approve rces of daytin wever, the gof glare that	m residentia onto surro light downv al, plan che ne glare due lare created will be emi	ounding vard or ck, and to the by the tted by acts are
Source: Riverside County Ordinance No. 655 (Ord 655); Project Defindings of Fact:  a-b) The proposed Project will introduce new sources of nightting lighting, as well as outdoor lighting from residences. properties will be reduced through the inclusion of deshielded and hooded, addressed through standard Courpermit procedures. The proposed Project will also introduce new building surfaces and vehicles traveling to and from Project's residential development will be consistent with planned surrounding residential development as part of the less than significant.  Mitigation: None  Monitoring: None  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	me light into However, sign feature ty condition ce new soul the site. Ho the levels o	spill of light es directing lass of approve rces of daytin wever, the gof glare that	m residentia onto surro light downv al, plan che ne glare due lare created will be emi	ounding vard or ck, and to the by the tted by acts are
Source: Riverside County Ordinance No. 655 (Ord 655); Project De  Findings of Fact:  a-b) The proposed Project will introduce new sources of nightti lighting, as well as outdoor lighting from residences. properties will be reduced through the inclusion of de shielded and hooded, addressed through standard Cour permit procedures. The proposed Project will also introdu new building surfaces and vehicles traveling to and from Project's residential development will be consistent with planned surrounding residential development as part of t less than significant.  Mitigation: None  Monitoring: None  AGRICULTURE & FOREST RESOURCES Would the project  4. Agriculture	me light into However, sign feature ty condition ce new soul the site. Ho the levels o	spill of light es directing lass of approve rces of daytin wever, the gof glare that	m residentia onto surro light downv al, plan che ne glare due lare created will be emi	ounding vard or ck, and to the by the tted by acts are
Source: Riverside County Ordinance No. 655 (Ord 655); Project De  Findings of Fact:  a-b) The proposed Project will introduce new sources of nightti lighting, as well as outdoor lighting from residences. properties will be reduced through the inclusion of de shielded and hooded, addressed through standard Cour permit procedures. The proposed Project will also introdu new building surfaces and vehicles traveling to and from Project's residential development will be consistent with planned surrounding residential development as part of t less than significant.  Mitigation: None  Monitoring: None  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	me light into However, sign feature ty condition ce new soul the site. Ho the levels o	spill of light es directing lass of approve rces of daytin wever, the gof glare that	m residentia onto surro light downv al, plan che ne glare due lare created will be emi	ounding vard or ck, and to the by the tted by acts are

				F	
		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
D:	ide Country Assistable and Day				
c)	ide County Agricultural Preserve?  Cause development of non-agricultural uses within 300				
-,	f agriculturally zoned property (Ordinance No. 625 "Right-				
due to	Involve other changes in the existing environment which, their location or nature, could result in conversion of and, to non-agricultural use?				$\boxtimes$
Source Rivers	e: Riverside County Land Information System (RCLIS); Natuide County Ordinance No. 625 (Ord 655); Department oring Program (FMMP)				
<u>Findin</u> ;	gs of Fact:  Based on the state Department of Conservation, Division Mapping and Monitoring Program (FMMP), the Project Unique Farmland, Farmland of Statewide Importance or Fais designated "Urban and Built Up Land". Smaller por western edge are identified as "Other Land" and "Farmland Project will not convert Prime Farmland, Unique Farmland (Farmland) to non-agricultural use. Further, the Project agricultural uses. Therefore, no impacts are anticipated.	site does no armland of Lo tions of the ad of Local Ir and, or Farr	ot contain and ocal Importand Project site mportance." T mland of Stat	y Prime Far ce. The Proje located alo hus, the pro ewide Impo	mland, ect site ng the oposed ortance
b)	With the exception of a small 0.16 acre parcel in the no identified by RCLIS as part of the Highgrove Agricultural Pras being located within an agricultural preserve. In 199 County and is part of an existing water detension basin. No boundary, the Project does not propose any development basin to the Riverside County Flood Control and Water Cagricultural uses existing on the Project site or adjacent existing agricultural use or a Williamson Act contract. There	eserve No. 16, this parc While this ba to this area Conservation to the Proje	I, no other pa el was conde asin is located and will dedid District. Fur ect site that w	rcels are ide mned to Riv within the p cate this det ther, there vould conflic	ntified verside project ension are no
c)	Property adjacent to the east, south and west of the pro- Agriculture (A-1), Light Agriculture – 2½ Acre Minimum (A- Minimum (R-A-10), and Controlled Development – 20 Acre	1-2½), and F	Residential Agi	ricultural – 1	.0 Acre

- Property adjacent to the east, south and west of the proposed Project site is currently zoned Light Agriculture (A-1), Light Agriculture 2½ Acre Minimum (A-1-2½), and Residential Agricultural 10 Acre Minimum (R-A-10), and Controled Development 20 Acre Minimum (W-2-20). Thus, construction of the proposed Project will establish residential land uses within 300 feet of agriculturally zoned property. However, development of the proposed Project is part of the overall land use pattern within the vicinity of the proposed Project and there are no active agricultural uses on or in the vicinity of the project site. As Ordinance No. 625 (Ord 625) was established to protects surrounding agricultural land by establishing that normal agricultural operations on that land are not a nuisance to non-agricultural uses. Lots 1-12, 14-21, 27-33, 37-52, 57-62, 63-76, 96-102, 124-126, ans 136-138 are within 300 of agricultural zoned propoerty and as a result these lots will be conditoned for an evironmental constraint to be place on each of theose lots informating each potential owner that they are within 300 feet of agricultural land. Therefore, impacts are less than significant with mitigation.
- d) The Project site is located in an area that has been characterized by agricultural uses for several decades but is transitioning to residential uses. Most of the agricultural property near the Project site is located within the Spring Mountain Ranch Specific Plan which was adopted by the Board of

	Potentially Less than Less No Significant Significant Than Impact Impact with Significant Mitigation Impact Incorporated
	Supervisors in 2001. Development of the proposed Project is part of the overall land use pattern that has developed or been approved within vicinity of the proposed Project. Development of the proposed Project will result in the extension of approximately 1500 feet of sewer and water services, but it will be extended to existing sewer and water connections located within the intersection of Pigeon Pass Road and Grazing Lane, located at the southern border of Spring Mountain Ranch. However, the proposed Project will not result in the extension of road improvements into an agricultural area where such services do not currently exist. Thus the proposed Project will not result in changes to the existing environment which will result in conversion of farmland to non-agricultural uses. Therefore, no impacts are anticipated.
prope	ation: The project has been conditioned that all the lots within 300 feet of agriculturally zoned erty shall have an environmental constraint notice placed on the final map to inform future residents that are subject to Ordinance No. 625. (50 PLANNING.13)
<u>Moni</u>	toring: Monitoring will occur during the final map process.
foresi 1222( sectio	Forest ) Conflict with existing zoning for, or cause rezoning of, t land (as defined in Public Resources Code section O(g)), timberland (as defined by Public Resources Code on 4526), or timberland zoned Timberland Production (as ed by Govt. Code section 51104(g))?
b	) Result in the loss of forest land or conversion of forest
c) due t	to non-forest use?  Involve other changes in the existing environment which,  to their location or nature, could result in conversion of tland to non-forest use?
Sourc	ce: Riverside County Land Information System (RCLIS)
<u>Findir</u> a)	The proposed Project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Gov't Code section 51104(g)). Thus, the proposed Project will not impact land designated as forest land, timberland or timberland zoned Timberland Production. Therefore, no impacts are anticipated.
b)	The Project site is not located within forest land and will not result in the loss of forest land or conversion of forest land to a non-forest use. Therefore, no impacts are anticipated.
c)	As discussed under items 5(a) and 5(b) above, Project site is not zoned for or being used for or being used as forest land. Thus, the Project will not involve other changes in the existing environment

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EA No. 40800

·	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: None required				
AIR QUALITY Would the project	<del></del>			<del></del>
6. Air Quality Impacts <ul> <li>a) Conflict with or obstruct implementation of the applicable air quality plan?</li> </ul>				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			$\boxtimes$	
<ul> <li>Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment</li> </ul>				
under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?		<i>V</i>		
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?				
f) Create objectionable odors affecting a substantial number of people?			$\boxtimes$	
Source: AQMP, RCIP Table AQ-2 "Attainment of State and Federal 2012, SCAQMD CEQA Air Quality Handbook, RCIP Fig AQ-2 "South California Air Resources Board Air Monitoring Network in River Analysis (WEBB-A)  Findings of Fact:  a) The Air Quality Management Plan (AQMP) for the South program that will lead the Basin into compliance with all AQMP control measures and related emission reducting projections for a future development scenario derived from the characteristics defined in consultation with local governance.	Coast Air Q rside County Coast Air Ba federal and ion estimate om land use	tuality Manag y", Air Quality asin sets forth state air qual es are basec e, population,	ement Distr y/Greenhous n a compreh lity standard d upon em and emplo	ict and se Gas ensive ds. The issions yment
AQMP for development projects is determined by demons and/or population projections or evaluation of assumed en	trating comp			
The existing 2012 AQMP was developed based on South (SCAG) population projections for the region. The populati existing and planned land uses as set forth in the var jurisdictions within the region. The Project site is current Public Facilities (CD:PF). The proposed Project will invoresidences, which will generate approximately 415 residences.	on projection ious generally designate live the dev	ons made by S al plans of lo d as Commur relopment of	CAG are basecal governraity Develop 138 single-	sed on mental oment: family

RTP/SCS Growth Forecast, in 2008, the population projection for unincorporated Riverside County,

<sup>&</sup>lt;sup>2</sup> Calculated based upon the County of Riverside General Plan, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Average Household Size, to determine Project's population as follows: (138 dwelling units) x (3.01 persons per dwelling unit) = 415 persons generated.

 Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	
	Mitigation	Impact	
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which was used in the 2012 AQMP, was 349,100 people. The Project will result in an approximate 0.1 percent increase in the total population of unincorporated Riverside County. Therefore, the Project is considered to be consistent with SCAG's population projections and is considered to be consistent with the AQMP. In addition, the Project will comply with all applicable control measures contained within the AQMP. Impacts are less than significant.

b) The short-term construction emissions and long-term operation emissions from this Project were modeled using the CalEEMod version 2013.2.2 program, as described in the Air Quality/GHG Analysis (WEBB-A) prepared for the proposed Project. Project construction will be subject to SCAQMD Rule 403 for fugitive dust. The AQ/GHG Analysis evaluated Project compliance with Rule 403 by incorporating the option of watering the site three times daily. Short-term emissions consist of fugitive dust and other particulate matter, as well as exhaust emission generated by construction-related vehicles. Maximum daily emissions from Project construction are compared to the SCAQMD daily regional thresholds and shown below in **Table 1, CalEEMod Model Results – Short-Term impacts**. As reflected, the project will not exceed any of the short-term thresholds.

Table 1, CalEEMod Model Results – Short-Term Impacts

Activity	Maximum Daily Emissions (lbs/day)					
Activity	VOC	NO,	co	SO <sub>2</sub>	PM-10	PM-2.5
SCAQMD Daily Construction Thresholds	75	100	550	150	150	55
	2015					
Grading	6.88	79.35	52.29	0.06	14.72	7.16
Exceeds Threshold Y/N	N	N	N	N	N	N
	2016					
Grading	6.57	75.08	50.45	0.06	12.50	6.96
Building Construction	4.76	37.02	34.84	0.07	4.50	2.70
Maximum1	6.57	75.08	50.45	0.07	12.50	6.96
	2017					
Building Construction	4.32	34.15	33.09	0.07	4.29	2.50
Exceeds Threshold Y/N	N	N	N	N	N	N
	2018					
Building Construction	3.77	30.23	31.38	0.07	3.97	2.20
Architectural Coatings	49.13	2.80	4.04	0.01	0.58	0.30
Paving	1.98	17.36	15.34	0.02	1.12	0.91
Maximum	54.88	50.39	50.76	0.10	5.67	3.41
Exceeds Threshold Y/N	N	N	N	N	N	N

Note: <sup>1</sup> Maximum emissions are the greater of grading or building construction since these activities do not overlap.

Source: Table 2, Albert A. Webb Associates, Air Quality/Greenhouse Gas Analysis.

The maximum emissions from operation of the Project (long-term summer and winter emissions), as set forth in the Air Quality/GHG Analysis, are summarized in Table 2, CalEEMod Model Results – Long-Term Impacts (Summer) and Table 3, CalEEMod Model Results – Long-Term Impacts (Winter) below and are compared to the SCAQMD daily regional thresholds.

Table 2, CalEEMod Model Results – Long-Term Impacts (Summer)

Course	Peak Daily Emissions (lbs/day)						
Source	voc	NO.	со	SO <sub>2</sub>	PM-10	PM.2.5	
SCAQMD Daily Threshold	55	55	550	150	150	55	

Po	tentially	Less than	Less	No
Sig	gnificant	Significant	Than	Impact
.li	mpact	with	Significant	
		Mitigation	Impact	
		Incorporated		

Area	13.54	0.14	11.81	0.01	0.25	0.25
Energy	0.11	0.96	0.41	0.01	0.08	0.08
Mobile	4.79	15.00	53.23	0.15	10.60	2.98
Total	18.44	16.10	65.45	0.17	10.93	3.31
Exceeds Threshold Y/N	N	N	N	N	N	N

Note: Emissions reported as zero are rounded and not necessarily equal zero.

Source: Table 3, Albert A. Webb Associates, Air Quality/Greenhouse Gas Analysis.

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

Table 3, CalEEMod Model Results – Long-Term Impacts (Winter)

Source	Peak Daily Emissions (lbs/day)					
Source	VOC	NO <sub>x</sub>	со	SO <sub>2</sub>	PM-10	PM.2.5
SCAQMD Daily Threshold	55	55	550	150	150	55
Area	13.54	0.14	11.81	0.01	0.25	0.25
Energy	0.11	0.96	0.41	0.01	0.08	0.08
Mobile	4.67	15.63	49.79	0.14	10.60	2.98
Total	18.32	16.73	62.01	0.16	10.93	3.31
Exceeds Threshold Y/N	N	N	N	N	N	N

Note: Emissions reported as zero are rounded and not necessarily equal zero. Source: Table 4, Albert A. Webb Associates, Air Quality/Greenhouse Gas Analysis

As shown in the tables above, the emissions from both construction and operation of the proposed Project are below all applicable SCAQMD thresholds for all criteria pollutants. Therefore, impacts are less than significant.

- c) The portion of the South Coast Air Basin within which the Project is located is designated as a non-attainment area for ozone, PM-10, and PM-2.5 under state and federal standards. (AQMD, p. 2-1). Since the Project's emissions do not exceed SCAQMD established thresholds of significance as identified in Item 6b, above, the Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment. Therefore, impacts are less than significant.
- d) As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality in both the short and long-term. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the state ambient air quality standard, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The Project is located near the border of SRA 23 and 24.

The LST thresholds are estimated using the maximum daily disturbed area (in acres) and the distance of the Project to the nearest sensitive receptors (in meters). The closest sensitive receptors are the existing residences approximately 1,360 feet (414 meters) southeast of the Project site. However, existing residential land use designations exist west of and adjacent to the Project site. The closest receptor on the LST look-up tables is 25 meters. According to LST methodology, projects with boundaries closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters. Therefore, a receptor distance of 25 meters (85 feet) was used. Table 4, LST Result for Daily Construction Emissions summarizes the results below.

**Table 4, LST Results for Daily Construction Emissions** 

Pollutant	Peak Daily Emissions (lbs/day)					
Fonutant	NO,	co	PM-10	PM.2.5		
LST Threshold for 5 acre at 25 meters	270	1,577	13	8		
Grading	79.7	43.1	7.6	4.2		
Building Construction	31.9	20.5	1.7	1.6		
Paving	33.9	22.0	2.3	2.1		
Exceeds Threshold (Y/N)	. N	N	N	N		

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
Source:	Table 5, Albert A. Webb Associates, Air Quality/Greenhouse Gas Analysis  As reflected in the table above, emissions from constructio established by SCAQMD. According to SCAQMD LST metho phase of a project, if the project includes stationary source long periods queuing and idling at the site; such as wareho does not include such uses. Therefore, due to the lack of stanalysis is needed.	on of the Pro dology, LSTs s, or attracts use/transfer	s would apply s mobile source facilities. The	to the opera ces that may proposed F	ntional spend roject
e)	Therefore, impacts are less than significant.  The proposed Project will involve the construction of ser there are currently no substantial point source polluter. Therefore, impacts from point source polluters will be less	s within a d	one mile radi		
f)	The Project presents the potential for generation of object during construction in the immediate vicinity of the Project cannot be quantified because it is subjective to each pershort-term duration and quantity of emissions in the substantial numbers of people to objectionable odors. Impless than significant.	tionable odo t site. Impac erson's sensi Project area	ors in the forn ets of constructivity to smel a, the Projec	tion-related II. Recognizi t will not o	l odors ng the expose
Mitigat Monito	<del>_</del>				
BIOLOG	GICAL RESOURCES Would the project			,	
7. V a) Conserv	Wildlife & Vegetation  Conflict with the provisions of an adopted Habitat vation Plan, Natural Conservation Community Plan, or pproved local, regional, or state conservation plan?				
b) through threate Regulat	Have a substantial adverse effect, either directly or				
c) through candida plans, p	Have a substantial adverse effect, either directly or habitat modifications, on any species identified as a				
	ate, sensitive, or special status species in local or regional policies, or regulations, or by the California Department of diame or U.S. Wildlife Service?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				$\boxtimes$

Source: Western Riverside County Multiple Species Habitat Conservation Plan, General Biological Resource Assessment Report for Tentative Tract Map 33410 Project (HELIX-A), Determination of Biologically Equivalent or Superior Preservation Report (HELIX-B), and Determination of Biologically Equivalent or Superior Preservation Addendum for TTM 33410 (HELIX-C), Joint Project Review (JPR 08-05-07-02)

#### **Findings of Fact:**

a) The proposed Project is located within Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The MSHCP is a comprehensive multi-jurisdictional effort that includes western Riverside County and multiple cities, including the study area. Rather than address sensitive species on an individual basis, the MSHCP focuses on the conservation of 146 species, proposing a reserve system of approximately 500,000 acres and a mechanism to fund and implement the reserve system. Most importantly, the MSHCP allows participating entities to issue take permits for listed species so that individual applicants need not seek their own permits from the Unites States Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW). The MSHCP was adopted on June 17, 2003 by the Riverside County Board of Supervisors. The Incidental Take Permit was issued by both the USFWS and CDFW on June 22, 2004. As this property is in unincorporated Riverside County, the County is the lead agency/permittee.

The MSHCP consists of a Criteria Area that assists in facilitating the process by which individual properties are evaluated for inclusion and subsequent conservation. In addition to Criteria Area requirements, the MSHCP requires consistency with Sections 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), 6.1.4 (Urban Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), Appendix C (Standard Best Management Practices), and 7.5.3 (Construction Guidelines). The MSHCP serves as a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP), pursuant to Section (a)(1)(B) of the Endangered Species Act (ESA), as well as the Natural Communities Conservation Plan (NCCP) under the State NCCP Act of 2001.

The MSHCP establishes "Criteria Area" boundaries in order to facilitate the process by which properties are evaluated for inclusion in the MSHCP Conservation. The Criteria Area is an area significantly larger than what may be needed for inclusion in the MSHCP Conservation Area, within which property will be evaluated using MSHCP Conservation Criteria. The Criteria Area is an analytical tool which assists in determining which properties to evaluate for acquisition and conservation under the MSHCP. The Project is located in subunit 2 (Springbrook Wash North) of the Highgrove Area Plan

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

and subunit 2 (Reche Canyon) of the Reche Canyon/Badlands Area Plan of the MSHCP; within Criteria Cells 148, 149, and 199.

A General Biological Resource Assessment Survey was conducted and prepared by Helix Environmental Planning for the Project site June 10, 2015 (HELIX) which provided the MSHCP consistency analysis discussed below.

#### Consistency with MSHCP Section 6.1.1

Pursuant to the provisions of the MSHCP, all discretionary development projects within the Criteria Area are to be reviewed for compliance with the "Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy" (HANS) process or equivalent process. The HANS process "ensures that an early determination will be made of what properties are needed for the MSHCP Conservation Area, that the owners of property needed for the MSHCP Conservation Area are compensated, and that owners of land not needed for the MSHCP Conservation Area shall receive Take Authorization of Covered Species Adequately Conserved through the Permits issues to the County and Cities pursuant to the MSHCP." The Project site is within the MSHCP Highgrove and Reche Canyon/Badlands Area Plans and within criteria areas. A HANS application was submitted to the Riverside County Environmental Programs Department (HANS No. 1108) and reviewed by the Regional Conservation Authority (RCA) for Joint Project Review (JPR 08-05-07-02) pursuant to Section 6.6.2 of the MSHCP. It was determined through approval of HANS1108 on June 4, 2008, that no conservation of the property is required.

### Consistency with MSHCP Section 6.1.2

Volume I, Section 6.1.2 of the MSHCP requires that projects develop avoidance alternatives, if feasible, that would allow for full or partial avoidance of riparian/riverine areas. The Project area includes an unvegetated drainage that runs along the westerly side of Pigeon Pass Road. This drainage would be collected in a storm drain as part of the storm drain and street improvements; however, 0.17 acre of the off-site riparian/riverine drainage would be impacted by Project construction. Therefore, a DBESP which included a Riparian/Riverine and Vernal Pool habitat assessment was conducted as part of the approval process for the HANS and determined that the Project Proponent will have to offset impacts to the riparian/riverine habitat at a 2:1 ratio by either (1) purchasing credits from the RCRCD in lieu fee program, (2) purchase credits from an approved mitigation bank, or (3) provide off site project specific mitigation at a location approved by the County and applicable resource agencies. To add, all habitats determined to be under CDFW jurisdiction were also considered to be Riparian/Riverine under the MSHCP. Because the project footprint was approved through HANS 1108, additional surveys are not required for Riparian/Riverine habitats. Further, the study area was assessed for habitat that could support the least Bell's vireo (LBV; Vireo bellii pusillus), southwestern willow flycatcher (WIFL; Empidonax traillii extimus), and western yellow-billed cuckoo (YBCU; Coccyzus americanus occidentalis). Typical habitat for LBV consists of well-developed riparian scrub, woodland, or forest dominated by willows (Salix spp.), mule fat (Baccharis salicifolia), and western cottonwood (Populus fremontii). LBV will also use small patches of trees adjacent to dense riparian habitat. WIFL and YBCU require mature riparian forest with a stratified canopy and nearby water. The MSHCP requires surveys to be conducted for projects that have impacts to suitable habitat for the aforementioned riparian birds. No habitat with potential to support WIFL or YBCU occurs in the study area. The study area includes mule fat scrub with low potential to support LBV.

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

Both the bald eagle (*Haliaeetus leucocephalus*) and peregrine falcon (*Falco peregrinus*) occur primarily in and adjacent to open water habitats, with the peregrine falcon possibly occurring in riparian areas. The peregrine falcon nests on large cliffs that are generally 200 to 300 feet in height. No open water habitat or large cliffs occur in the study area.

There are 3 species of sensitive fairy shrimp that occur in western Riverside County: Riverside fairy shrimp (Streptocephalus woottoni), Santa Rosa Plateau fairy shrimp (Linderiella santarosae), and vernal pool fairy shrimp (Branchinecta lynchi). The property was surveyed for habitat, such as vernal pools or ephemeral ponds, which could support fairy shrimp. Indicators of potential fairy shrimp habitat that were searched for include basins, ruts, cracked mud, algal mats, and drift lines. No suitable habitat occurs within the study area for these species, and no focused surveys were conducted or are required.

The MSHCP also lists 23 sensitive plant species that have potential to occur in Riparian/Riverine and Vernal Pool habitats. Sensitive plant surveys performed for the project included surveying for the Riparian/Riverine associated plant species. Sensitive plant species were not observed or occur in habitats that do not occur on the Project site.

The proposed project has been conditioned to provide documentation prior to issuance of grading permit that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the document entitled "Determination of Biologically Equivalent or Superior Preservation Analysis Addendum" prepared by Helix Environmental Planning (Riverside County Condition of Approval 60.EPD.005, Mitigation Credits).

The proposed project has also been conditioned to prepare a Biological Monitoring Work Plan prior to grading permit issuance that includes descriptions of Best Management Practices (BMP), fencing of sensitive areas, and monitoring reports (Riverside County Condition of Approval 60.EPD.006, Bio Monitoring Work Plan). The proposed project has also been conditioned for a Grading Plan Check prior to issuance of grading permit to ensure that the Grading Plan depict all impacts to Riparian/Riverine areas as mapped on Figure 3 (Vegetation Map/Impacts) of the Determination of Biologically Equivalent or Superior Preservation Report prepared by Helix Environmental Planning, Inc. (Riverside County Condition of Approval 60.EPD.007, Grading Plan Check). The proposed project will be conditioned to submit a final monitoring report to the Environmental Programs Department (EPD) to review and approve prior to building permit issuance. The applicant/qualified biologist must provide evidence they reviewed all construction activities to minimize impacts to any sensitive species and habitats (Riverside County Condition of Approval 80.EPD.004, Bio Monitoring Report).

The proposed project will be consistent with polices set forth in MSHCP Section 6.1.2 with adherence to County of Riverside Conditions of Approval with the incorporation of Mitigation Measure Bio 1. Impacts will be less than significant with mitigation incorporated.

### Consistency with MSHCP Section 6.1.3

Volume I, Section 6.1.3 of the MSHCP requires that within identified Narrow Endemic Plant Species Survey Areas (NEPSSA), site-specific focused surveys for Narrow Endemic Plants Species will be required for all public and private projects where appropriate soils and habitat are present. The

Potentially	Less than	Less	No
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Project site does not occur within the NEPSSA. As such, focused surveys are not required. Thus, the proposed Project is consistent with Section 6.1.3 of the MSHCP.

### Consistency with MSHCP Section 6.1.4

Section 6.1.4, Guidelines Pertaining to the Urban/Wildlife Interface, outlines the minimization of indirect effects associated with locating development in proximity to the MSHCP Conservation Area. To minimize these effects, guidelines in Section 6.1.4 of the MSHCP shall be implemented in conjunction with review of individual public and private development projects in proximity to the MSHCP Conservation Area and address the following: drainage, toxics, lighting, noise, invasive species, barriers, and grading/land development. Existing MSHCP Conservation area abuts the southern boundary of the site so compliance with Section 6.1.4 is required by the County as a Permittee to the MSHCP.

The proposed project site is adjacent to lands currently being conserved by the Regional Conservation Authority; therefore, the proposed project is conditioned to be in compliance with Urban Wildlands Interface Guidelines (UWIG) as described in Section 6.1.4 of the WRCMSHCP (Riverside County Condition of Approval 10.EPD.001, UWIG Compliance). The proposed project will also be conditioned to erect a temporary fence along the adjacent RCA Conservation Land located along the southern boundary of the project site prior to the issuance of grading permit to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping (Riverside County Condition of Approval 60.EPD.003 Temporary Fencing). The proposed project will also be conditioned submit a proposed permanent fencing and signage plan for the protection of all biologically sensitive areas prior to the issuance of grading permit (Riverside County Condition of Approval 60.EPD.004, Fencing Plan). The proposed project will also be conditioned to erect a permanent fence along the southern boundary of the property prior to the issuance of building permits (Riverside County Condition of Approval 80.EPD.001, Permanent Fence). Prior to building permit issuance EPD must verify that all lighting is directed away from the RCA Conserved Lands to the south of the project site. Lighting plan must be submitted to EPD for review and approval (Riverside County Condition of Approval, 80.EPD.003, UWIG Lighting).

The proposed project will be consistent with polices set forth in MSHCP Section 6.1.4 with adherence to County of Riverside Conditions of Approval. Impacts will be less than significant.

### Consistency with MSHCP Section 6.3.2

The MSHCP also requires additional surveys for certain species if the Project is located within criteria areas shown on Figure 6-2 (Criteria Area Species Survey Area), Figure 6-3 (Amphibian Species Survey Areas with Critical Area), Figure 6-4 (Burrowing Owl Survey Areas with Criteria Area) and Figure 6-4 (Mammal Species Survey Areas with Criteria Area) of the MSHCP. The Project site is located in a Critical Area Species Survey Area 6 (CASSA) for the following plants and mammals: Nevin's barberry (Berberis nevinii), smooth tarplant (Centromadia pungens), round-leaved filaree (California macrophylla [formerly Erodium macrophyllum]), and burrowing owl (Athene cunicularia). CASSA surveys were conducted by HELIX, on March 10, 2005. Based on those surveys, no CASSA plant species were observed on the site. Since the project is still consistent with JPR 08-05-07-02, no additional surveys are required.

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Additionally, the Project site is located within the area shown on Figure 6-4 (Burrowing Owl Survey). A burrowing owl habitat and burrow survey were conducted on the Project site on 2005 and 2007 and were evaluated as part of JPR 08-05-07-02. No burrowing owls or burrowing owl signs were observed during the surveys. Burrowing owl is not expected to occur within the burrowing owl study area. Since the site can be colonized by owls in the future until development occurs, pre-construction surveys will be required. The proposed project is conditioned for a preconstruction burrowing owl survey to be completed 30 days prior to the issuance of a grading permit (Riverside County Condition of Approval 60.EPD.002, 30 Day BUOW Survey).

The Project site also lies within the Fee Area Boundary of the Stephens' Kangaroo Rat Habitat Conservation Plan (HCP) for the Western Riverside County prepared by the Riverside County Habitat Conservation Authority (1996). Within this Fee Area, suitable habitat is assumed to be occupied and focused surveys are not required. Mitigation requirements of potentially significant impacts to the Stephens' kangaroo rat are satisfied through payment of fees in accordance with the regulatory requirements of the USFWS approved HCP.

The proposed project will be consistent with polices set forth in MSHCP Section 6.3.2 with adherence to County of Riverside Conditions of Approval and payment of MSHCP fees. Impacts will be less than significant.

#### MSHCP Appendix C and Section 7.5.3

The MSHCP lists standard best management practices and guidelines to be implemented during project construction that will minimize potential impacts to sensitive habitats in the vicinity of a project. The guidelines relate to water pollution and erosion control, equipment storage, fueling, and staging, dust control, exotic plant control and timing of construction. The Permittee is required to implement measures from Appendix C and Section 7.5.3 for projects. The project will be compliant with Appendix C and Section 7.5.3 of the MSHCP.

The Project is consistent with Sections 6.1.2 (Protection of Species within Riparian/Riverine Areas and Vernal Pools), 6.1.3 (Protection of Narrow Endemic Plant Species), 6.1.4 (Urban Wildlands Interface), 6.3.2 (Additional Survey Needs and Procedures), Appendix C (Standard Best Management Practices), and 7.5.3 (Construction Guidelines) of the MSHCP.

Thus, the proposed Project does not conflict with the MSCHP. Therefore, impacts will be less than significant with adherence to the County of Riverside Conditions of Approval and incorporation of Mitigation Measure Bio 1.

b-c) There are 25 sensitive plant species known to occur within the Project site; five of which are federally and/or state endangered. The listed endangered species are marsh sandwort (*Arenaria paludicola*), Nevin's barberry (*Berberis nevinii*), Santa Ana River woolly-star (*Eriastrum densifolium* ssp. *Sanctorum*), slender-horned spineflower (*Dodecahema leptoceras*), and Gambel's watercress (*Rorippa gambelii*). However, none are expected to occur within the Project site. (HELIX-A, p. 13)

There are 42 sensitive animal species known to occur within the Project site; ten of which are federally and/or state endangered. These endangered species include LBV, southern mountain yellow-legged frog (Rana muscosa), Southwestern willow flycatcher (Empidomax traillii extimus), Stephens' kangaroo

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rat (*Dipodomys stephensi*), San Bernardino kangaroo rat (*Dipodomys merriami parvus*), Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*), Riverside fairy shrimp (*Streptocephalus woottoni*), Santa Ana sucker (*Catostomus santannae*), coastal California gnatcatcher (*Polioptila californica californica*), and Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*). The LBV and Stephens' kangaroo rat both have low potential to occur in the study area, and both are covered species under the MSHCP. None of the other listed species are expected to occur in the study area. (HELIX-A, pp. 17-18).

Since the Project site has had a history of soil disturbing activities, it is not expected that any endangered or threatened species will be encountered but there is a potential for disturbance to nesting bird habitat as 0.3 acres of Eucalyptus woodlands, which provides nesting sites for raptors, is located in the southwest corner of the Project study area. During winter migrations, warbler birds may be found feeding on insects that are attracted to the eucalyptus flowers. Since the proposed project site supports suitable nesting bird habitat, the proposed project site has been conditioned for a preconstruction nesting bird survey if vegetation is removed during the nesting bird season (February 1st through August 31st) (Riverside County Condition of Approval 60.EPD.001, MBTA Survey). The proposed project is also conditioned to submit a report outlining the results of the preconstruction nesting bird survey to Riverside County Planning Department prior to issuance of building permit (80.EPD.002 (MBTA Report)

Impacts will be less than significant with adherence to County of Riverside Conditions of Approval.

- d) Wildlife movement corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation by human disturbance, or by the encroachment of urban development. Movement corridors are important as the combination of topography and other natural factors, in addition to urbanization, has fragmented or separated large open space areas. The fragmentation of natural habitat creates isolated 'islands' of vegetation that may not provide sufficient area to accommodate sustainable populations and can adversely impact genetic and species diversity. The project site is not in an area that has been identified as needed for wildlife movement through the MSHCP. Through approval of HANS1108, and JPR 08-05-07-02, since no conservation was required, it can be expected that no significant wildlife corridors were intended for the project site. There are no special linkage corridors within the proposed Project alignment and development of the project will not directly impact or impede the use of any recognized wildlife nursery sites. Therefore, impacts are less than significant.
- e) A jurisdictional delineation, Riparian/Riverine, and vernal pool assessment was originally conducted for the Project site on March 10, 2005 as stated in the Determination of Biologically Equivalent or Superior Preservation (DBESP) report prepared by HELIX February 7, 2008. The results of the surveys, which included on site and off site impact areas, indicated that no vernal pools existed on site, and no vernal pool species were expected to occur. Helix determined there is a total of 0.12 acres of ephemeral drainages and 0.29 acres of off-site southern willow scrub present on site. The jurisdictional delineation concluded that the Project site included 0.09 acres of non-wetland and 0.29 acres of southern willow scrub; CDFW habitat consisted of approximately 0.12 acres of unvegetated streambed and 0.29 acres of southern willow scrub, both of which are considered Riparian/Riverine habitats under section 6.12 of the MSHCP. The 2008 DBESP proposed mitigation for the 0.12 acres of riverine streambed impacts at a 2:1 ratio (0.24 acres). The DBESP also indicated that the 0.269 acres of

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riparian habitat impacts would be mitigated at a 3:1 ratio (0.87 acres). The DBESP identified purchase of credits with the Riverside-Corona Resource Conservation District (RCRCD).

Therefore, the 2008 DBESP and JPR 08-05-07-02 required the purchase of a total of 1.11 credits from the RCRCD in Lieu Fee Program. However, currently the RCRCD does not have in Lieu Fee credits available and the Riparian/Riverine and streambed and swale habitat impact acres have changed from 0.12 acre to 0.17 acre. According to the DBESP Addendum for TTM 33410 (JPR 08 05 07 02; HANS 1108) report prepared by HELIX June 10, 2015, to meet the criteria of a biologically equivalent or superior alternative, the applicant will offset impacts Riparian/Riverine streambed and swale habitat by implementation of (Riverside County Condition of Approval 60.EPD.005, Mitigation Credits) which proposes that the Project Proponent will have to offset impacts to riparian/riverine habitat at a 2:1 ratio by either purchasing credits from the RCRCD in lieu fee program, purchase credits from an approved mitigation bank, or provide off site project specific mitigation at a location approved by the County and applicable resource agencies. Therefore, with implementation of mitigation impacts are less than significant. (HELIX-C, p. 1)

According to Helix, the Project will result in impacts to a total of 0.12 acres of Federal jurisdictional waters along a total of 1,179 linear feet comprised of 0.08 acres of ephemeral dry wash, 0.04 acres of ephemeral dry wash/asphalt lined channel and less than 0.01 acres of ephemeral dry wash culvert. Approximately 0.01 acre of the ephemeral dry wash impacts are temporary impacts from the construction of the required off-site access road. These impacts will require a permit from the USACE under section 404 of the CWA and are considered significant. A minor amount of temporary impacts (0.003 acre of asphalt lined channel) and the associated linear feet (34) of impacts are included in the permanent impacts as rounding of the numbers to the nearest 0.01 acre would result in the same total impacts. (HELIX-A, pp. 10-11)

Further, the Project will result in impacts to 0.50 acre of State jurisdictional waters comprised of 0.49 acre of permanent impacts and 0.01 acre of temporary impacts. As with the Federal waters, a small amount of temporary impacts that are less than 0.01 acres are combined with the permanent impacts. The permanent impacts are comprised of 0.18 acres of mule fat scrub, 0.15 acres of disturbed mule fat scrub, 0.09 acres of swale, and 0.07 acres of ephemeral dry wash. The temporary impacts are comprised of 0.01 acres of ephemeral dry wash. (HELIX-A, p. 28)

Implementation of the proposed Project will result in the loss of federal and state jurisdictional waters. However, the Project will be required to comply with all federal and state regulatory requirements. With implementation of mitigation measure the Project will require a permit from USACE under Section 404 of the CWA, a Section 1602 Streambed Alteration Agreement from CDFW, and a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB) to reduce impacts to federal and state jurisdictional waters. Obtaining these permits will result in mitigation that is expected to be similar to what the DBESP offered for mitigation (Riverside County Condition of Approval 60.EPD.005, Mitigation Credits). Therefore, with implementation of 60. EPD.05, impacts are less than significant.

g) The proposed project site is subject to the County of Riverside Oak Tree Management Guidelines. However, no oak trees were observed within the proposed project site. No impacts will occur.

	<u> </u>		
Potentially	Less than	Less	No
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## Mitigation:

Prior to issuance of grading permit, a qualified biologist shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the document entitled, "Determination of Biologically Equivalent or Superior Preservation Analysis Addendum," dated June 10, 2015 prepared by Helix Environmental Planning, Inc. 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.

The applicant shall offset impacts to 0.17 acre of Riparian/Riverine streambed and swale habitat at a 2:1 ratio (0.34 acre) and 0.33 acre of mule fat scrub habitat at a 3:1 ratio (0.99 acre) through one of three options:

- Purchase of credits from the RCRCD in Lieu Fee Program;
- Purchase of credits from an approved mitigation bank; or
- Off-site project-specific mitigation at a location approved by the County and Regional Conservation Authority.

Purchase of in Lieu Fee or Mitigation Bank credits would provide preservation within areas targeted for long-term conservation and would benefit species targeted for MSHCP conservation. It is anticipated that this mitigation will provide habitat for a number of the species targeted for conservation under the MSHCP, and will contribute to the long-term MSHCP conservation goals within Riverside County. The third option would be identification of an off-site location that is suitable for restoration of 1.33 acres of riparian and riverine habitats, and restoring that area. The following criteria would need to be met:

- A minimum of 0.99 acre of the site would need to be riparian habitat upon completion of the restoration effort.
- The site would either need to be protected under a conservation easement or restrictive covenant, or given in fee title to the RCA for long-term conservation.
- A detailed restoration plan would need to be developed and submitted to the County Environmental Program Department for review and approval. The plan shall include the following:
  - Detailed plant and seed mix requirements
  - o Detailed planting plan requirements
  - 5-year success criteria
  - o 5-year maintenance and monitoring requirements
  - Irrigation requirements including the requirements to be off of irrigation for at least 2 years prior to final sign-off (60. Planning. 05)

Monitoring:

Riverside County Conditions of Approval 60.EPD.006 (Bio Monitoring Work Plan), 60.EPD.005 (Mitigation Credits), 60.EPD.007 (Grading Plan Check) and 80.EPD.004 (Bio Monitoring Report) require biological monitoring and reporting of grading and construction activities

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project		<del></del> -		
8. Historic Resources				
a) Alter or destroy an historic site?	Ш		$\boxtimes$	
b) Cause a substantial adverse change in the significance of			$\overline{\nabla}$	
a historical resource as defined in California Code of Regulations,	<u> </u>		$\boxtimes$	
Section 15064.5?				
Source: Cultural Resources Survey (BFSA-2005C); A Phase I Culti Springs Project (BFSA-2016C)	ural Resourc	es Assessmen	it for the M	RF Box
Findings of Fact:				
<ul> <li>a) A Cultural Resources Survey was conducted and prepare Project site on April 18, 2005 (BFSA-2005C). An update was concluding that no further archaeological considerations those identified in the Cultural Resources Survey. The surand archaeological evaluation to evaluate the potential records search revealed four prehistoric and four history Project site. However, no resources have been recorded or historic artifacts, features, or darkened soils were obtaining are less than significant.</li> <li>b) A substantial adverse change in the significance of a history destruction, relocation or alteration of the resources or</li> </ul>	s conducted are recommenced for historic ic sites are within the Proserved with torical resoutits immedia	February 16, 2 mended for the d a records se resources to located within roject boundar in the Project rce means protes are surroundi	2016 (BSFA- he Project I earch, field a exist on site n one mile ary. No prefet area. The mysical demangs such the	2016C) beyond survey, te. The of the nistoric refore, olition, nat the
significance of an historical resource would be materiall concluded that no historical resources exist within the Praisignificant.				
Mitigation: None required				
Monitoring: None required				
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<u> </u>	LJ 	_ <u> </u>	<u></u>
b) Cause a substantial adverse change in the significance of			$\boxtimes$	
an archaeological resource pursuant to California Code of Regulations, Section 15064.5?				
c) Disturb any human remains, including those interred				<del></del>
outside of formal cemeteries?			$\boxtimes$	
d) Restrict existing religious or sacred uses within the			·	
potential impact area?	Ц		$\bowtie$	
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?				
Source: Cultural Resources Survey (BFSA-2005C); A Phase I Cultu Springs Project (BFSA-2016C)	ral Resource	s Assessment	for the M	₹F Box

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EA No. 40800

Potentially	Less than	Less	No
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- a) Cultural Resources Survey was conducted and prepared by Brian F. Smith and Associates for the Project site in April 2005 (BFSA-2005C), in which a records search, field survey, and archaeological evaluation were completed to evaluate the potential for archaeological resources to exist on site. The archaeological pedestrian survey of the property concluded that no significant archaeological sites are present on the Project site. The update to this survey (BFSA-2015C) presented the same conclusions. Therefore the impact is less than significant.
- b) As discussed above, the cultural resource study concluded that no archaeological resources exist within the Project site. Thus, the Project will not result in impacts to known archaeological sites. Therefore the impact is less than significant.
- There are no cemeteries located within the proposed Project boundary. The closest cemetery is the Montecito Memorial Park which is located approximately 3.5 miles north of the Project site. The proposed Project is not expected to disturb any human remains, including those interred outside of formal cemeteries. In addition, the project site does not contain any cultural resources that might contain human remains. In the unlikely event that suspected human remains are uncovered during construction, all activities in the vicinity of the remains shall cease and the contractor shall notify the County Coroner immediately, pursuant to California Health & Safety Code Section 7050.5 and California Resource Protection Code Section 5097.98. Therefore the impact is less than significant.
- A request for an SB18 tribal consultation list was sent to the Native American Heritage Commission (NAHC) on May 05, 2015. The NAHCA responded on June 16, 2016 with a list of 13 tribes. Letters were sent out to the tribes on June 24, 2015. Of the 13 tribes, only Soboba and Rincon responded. On July 1, 2015 Rincon deferred to either the Pechanga Band of Luiseno Indians or the Soboba Band of Luiseno Indians. Soboba requested Government-to-Government consultation as well as the request that a monitor from Soboba be present during ground disturbing activities associated with the project. No religious or sacred uses were identified during the consultation meeting. There are no known or documented existing religious or sacred uses within the Project site. Therefore, impacts are less than significant.
- e) As of July 1, 2015, Assembly Bill 52 (AB52), signed into law in 2014, amends CEQA and establishes new requirements for tribal consultation. The law applies to all projects that have a notice of preparation or notice of negative declaration/mitigated negative declaration. It also broadly defines a new resource category of "tribal cultural resource" and establishes a more robust process for meaningful consultation that includes:
  - Prescribed notification and response timelines
  - Consultation on alternatives, resource identification, significance determinations, impact evaluation, and mitigation measures
  - Documentation of all consultation efforts to support CEQA findings

On July 14, 2015, the County of Riverside notified four tribes of this project in accordance with AB52: Pechanga Band of Luiseño Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseño Indians, and Agua Caliente Band of Cahuilla Indians. Of the four tribes, only Soboba requested consultation. Consultation was held between Soboba and the County of Riverside on September 16, 2015 at which

Potentia Significa Impac	nt Significant	Less Than Significant Impact	No Impact
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time the Soboba representative requested tribal monitoring during construction grading. On February 24, 2016, the County of Riverside provided Soboba with a copy of the proposed Project's Cultural Report and record search for their review. After review of the cultural documents another consultation was held on March 7, 2016 which ended with Soboba's representative identifying a concern for potential resources within the vicinity of the proposed Project. As such, Soboba reviewed their inhouse database. A final consultation between Soboba and the County of Riverside occurred on March 15, 2016, at which time Soboba representative stated the potential resources were located quite a distance from the Project site, but that there were still concern remains as to possible subsurface resources. As a result, Soboba and the County of Riverside it was agreed that an archaeological monitor will be required to be present during initial brushing and grading. Therefore, because no Tribal Cultural Resources (TCRs) were identified within the proposed Project site or the immediate vicinity of the proposed Project during consultation, the County of Riverside's Planning Department concluded that the proposed Project will not have the potential to pose any significant impacts to TCRs as defined in Section 21073 of the Public Resources Code. Therefore the impact is less than significant.

Mitigation:	None required				
Monitoring:	None required				
a) Directly resource, or sit	plogical Resources y or indirectly destroy a unique paleontological e, or unique geologic feature?				
Source: Paleo 2015P)	ntological Resource and Monitoring Assessment (E	8FSA-2005P);	Updated	Paleo Letter	BFSA-

## **Findings of Fact:**

The Project site is located within an area that has both a high potential and low potential for paleotological sensitivity. Additionallty, a site-specific Paleontological Resources Assessment was prepared by Brian F. Smiths and Associates for the Project site in April 2005 (BFSA-2005P), to evaluate the Project site's potential for paleontological resources. An update to this study was prepared on January 26, 2015 (BFSA-2015P), which identified the same recommendations as identified in the Paleontological Resources Assessment. The result of this assessment determined that the proposed Project may impact surface and subsurface sediment with high potential to contain significant paleontological resources. Implementation of mitigation measure 70. Planning. 02, ensures that potential impacts to paleontological resources are reduced. Therefore, with implementation of 70. Planning. 02, impacts are less than significant.

#### Mitigation:

Prior to site grading, a qualified paleontologist will attend a pre-grading meeting with the construction manager to outline the procedures to be followed if paleontological resources have been accidentally discovered during earth-moving operations and to discuss appropriate means to implement mitigation measures the following procedures (70. Planning. 02):

a) Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources by a qualified paleontologist or paleontological monitor. Monitoring will be conducted in areas of grading or excavation in undisturbed older alluvial fan sediments, as well as where over-excavation of the thin veneer of

			Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
		younger alluvial sediments will encount subsurface. Paleontological monitors will unearthed to avoid construction delays ar likely to contain the remains of small fossil must be empowered to temporarily halt abundant or large specimens in a timely potentially fossiliferous units are not predetermined upon exposure and examinatinave low potential to contain or yield fossil	be equipped nd to remove I invertebrate t or divert ed manner. Mo esent in the on by qualifie	d to salvage samples of samples of sand vertebout to quipment to nitoring may subsurface,	fossils as the sediments the rates. The reallow removed for if prese	ney are hat are nonitor oval of the nt, are
	b)	Preparation of recovered specimens to preservation, including screen-washing of svertebrates. Preparation of individual vert than for accumulations of invertebrate fossi	sediments to tebrate fossils	recover smal	l invertebrat	tes and
	c)	The identification and curation of specin museum repository with a commitment retrievable storage (e.g., the San Bernard program should include a written reposmitigation activities.	to archival	conservation	n and perr he paleonto	nanent ological
						icance.
	d)	Preparation of a final mitigation and m including lists of all fossils recovered and record their original location. The report Agency, will signify satisfactory completion any paleontological resources.	necessary m	nitted to the	appropriat	urately e Lead
<u>Monitoring:</u>	Rive will	including lists of all fossils recovered and record their original location. The report Agency, will signify satisfactory completion of	necessary m t, when subn of the Project g implementa	nitted to the program to r	appropriat mitigate imp nitigation m	urately e Lead acts to easure
Monitoring:  GEOLOGY AN	Rive will thro	including lists of all fossils recovered and record their original location. The report Agency, will signify satisfactory completion any paleontological resources.  rside County conditions of approval requiring be monitored by the Department of Buildin	necessary m t, when subn of the Project g implementa	nitted to the program to r	appropriat mitigate imp nitigation m	urately e Lead acts to easure
GEOLOGY AN 11. Alquist- Hazard a) Expos	Rive will thro D SOIL: Priolo Zones e peo	including lists of all fossils recovered and record their original location. The report Agency, will signify satisfactory completion of any paleontological resources.  In the county conditions of approval requiring the monitored by the Department of Building ugh the permitting process.  Solution Would the project  Earthquake Fault Zone or County Fault only on the structures to potential substantial	necessary m t, when subn of the Project g implementa	nitted to the program to r	appropriat mitigate imp nitigation m	urately e Lead acts to easure
GEOLOGY ANI 11. Alquist- Hazard a) Exposi adverse effect b) Be sui delineated on	Rive will thro  D SOIL: Priolo Zones e peo s, inclubject the nesued be	including lists of all fossils recovered and record their original location. The report Agency, will signify satisfactory completion of any paleontological resources.  rside County conditions of approval requiring be monitored by the Department of Buildin ugh the permitting process.  S Would the project  Earthquake Fault Zone or County Fault	necessary m t, when subn of the Project g implementa	nitted to the program to r	appropriat mitigate imp nitigation m nning Depa	urately e Lead acts to easure

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		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a-b)	A Geotechnical Investigation was performed by CHJ, Inc. Project site. On January 19, 2015, CHJ prepared and Upr 2015). The update concluded that all conclusions and revalid and applicable to the Project site. The Project site do an Alquist-Priolo Earthquake Fault Zone or County fault had adjacent to the site. The nearest earthquake fault is the trending, right-lateral strike-slip faults, located approximal Southern California as a whole is a seismically-active region site is located within an area that is subject to strong ground the proposed site would be exposed to moderate to strike proposed site would be exposed to moderate to strike proposed site would be required to it edition of the California Building Standards Code (CBC), criteria for the seismic design of buildings. Seismic acceleration, soil, profile, and other site conditions; further standards intended to primarily protect public safety and Further, the Project will be conditioned to provide a final which includes site-specific recommendations to address design considerations, site grading recommendations, con and construction, floor slab design and construction, retain design parameters. Therefore, impacts are less than significant and construction, floor slab design and construction, retain design parameters.	date to the officerommendations not lie with azard zone. The San Jacinto ately 2.5 miles on that contains and motions frong ground implement at applicable design crite armore, they are secondly Geotechnical seismic design contains wall desi	Geotechnical cions of the 2 ithin or imme There is no account shaking during the Project of the	Investigation 005 report in diately adjactive faulting tem of northeast. In grand and eartheast As a ng an eartheast of the oct, which property dan prior to grand ations, geotectoundations	n (CHJ- remain cent to g on or hwest- eneral, ts. The result, quake. current rovides ground design amage. rading, chnical design
Mitigat	tion: None required				
Monito	oring: None required				
	Liquefaction Potential Zone  Be subject to seismic-related ground failure, including ction?				
	: Geotechnical Investigation for the Proposed 46± Acre Foad and Highgrove Pass Road (CHJ-2005); Update to Geot Land Information System (RCLIS)	Residential Dechnical Inve	evelopment   estigation (CH	located on F IJ-2015); Riv	Pigeon erside
	s of Fact:				
a)	Three conditions must take place for liquefaction to occur cohesionless soils, and severe ground shaking. The Project moderate potential for liquefaction (RCLIS). CHJ identifies for significant hydroconsolidation in the western portion observed at a depth of 34 feet within only one of the two groundwater was encountered in any of the remaining bounded in any of the borings. Thus, only two of three conditionare expected to exist on site reducing impact to less that mitigation measure 80. BS Grading. 01 any impact would be	t site is located younger alon of the sirely elve explorations, nor waltons for incretthan significations for incretthan significations.	ed in an area Iluvial soils ex te. Perched tory boring ho is any evidence eased liquefac ant. With ir	as having a lackhibiting pot groundwate oles. However of ground tion suscep	low to tential er was er, no lwater tibility

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
Mitigation:	Prior to grading, a registered Geotechnical Engir site preparation shall be in conformance with th reports as approved by Riverside County (80. BS G	e recommend				
Monitoring:	Riverside County conditions of approval requirin will be monitored by the Department of Building a					
	shaking Zone			$\square$		
Source: Geor Pass Road and	Ject to strong seismic ground shaking? technical Investigation for the Proposed 46± Acre I Highgrove Pass Road (CHJ-2005); Update to Geo Iformation System (RCLIS)	Residential Ditechnical Inv	Development lestigation (CH	ocated on	Pigeon /erside	
a) As disc Califor earthq Earthq in close propos Califor	Findings of Fact:  a) As discussed in Items 11(a) and 11(b)above, as the proposed Project is located within Southern California, it has the potential to be exposed to moderate to strong ground shaking during an earthquake. However, the proposed Project is not located within or adjacent to an Alquist-Priolo Earthquake Fault Zone or County fault hazard zone. Furthermore, the proposed Project is not located in close proximity to an active fault. However, to offset any potential impacts from earthquakes the proposed Project would be required to implement all requirements of the current edition of the California Building Standards Code (CBC) and will be conditioned to provide a final Geotechnical Investigation prior to grading. Therefore, impacts are less than significant.					
Monitoring:	None required  None required					
that would be	ited on a geologic unit or soil that is unstable, or come unstable as a result of the project, and ult in on- or off-site landslide, lateral spreading,					
Pass Road and	echnical Investigation for the Proposed 46± Acre Highgrove Pass Road (CHJ-2005); Update to Geot formation System (RCLIS)	Residential D technical Inve	evelopment le estigation (CH.	ocated on F J-2015); Riv	Pigeon erside	
norther site is r percent inclined suscept	oposed Project is located east and south of place of the Box Springs Mountains and the south oughly planar with slopes generally to the north at the hillsides near the south and east tract be at relatively steep angles. The bedrock, as explicitly to deep-seated land sliding. Therefore, impa	neastern base gradients of oundary incl osed in the	of Blue Mour approximatel udes boulder natural slopes	ntain. The P y 6 percent y bedrock s s, has a ver	roject to 16 slopes	
<u>Mitigation</u> :	None required					

	· · · <u>-</u>	<u> </u>		
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: None required				
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: Geotechnical Investigation for the Proposed 46± Acre Pass Road and Highgrove Pass Road (CHJ-2005); Update to Geot County Land Information System (RCLIS)				

Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes. Hydroconsolidation, or soil collapse, typically occurs in recently deposited, Holocene (less than 10,000 years old) soils that were deposited in an arid or semi-arid environment. Soils prone to collapse are commonly associated with man-made fill, wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods.

The Project site is within a susceptible ground subsidence area. However, the Project area is not located in one of the three documented subsidence areas. Much of the overburden soils at the site had been removed for use at the, now closed, landfill site to the northeast of the site. The removals included old and young alluvial soils. Although the site was used as a borrow area, it is anticipated that the grading activity possibly resulted in areas of fill being placed. Documentation for the placement of the fill is not available and most likely does not exist.

The geology of the site consists of Granitic bedrock, as well as younger and older alluvium. The granitic material forms rocky outcrops where it is exposed along the north side of the Box Springs Mountains. Granitic bedrock was not exposed at the surface, but it was encountered within the exploratory borings at shallow depths.

Based upon the relative compaction of the soils determined during field investigation, and the relative compaction anticipated for the properly compacted fill soils, it is estimated that compaction shrinkage will be approximately 3percent to 8percent for the older alluvial soil, and 15 percent to 20 percent for younger alluvial soils and fills. Subsidence of approximately 0.1 foot for the older alluvial soil and 0.2 foot for the younger alluvial soils are anticipated, and subsidence is not anticipated on the granitic bedrock material.

With implementation of **10**. **BS Grading**. **15**, up to 30-feet of young alluvial soils will be removed from western portion of the site and at least the upper 24-inches of existing soil will be subexcavated. This subexcavated soil may be reused as compacted fill after treatment. Prior to placing fill, areas to receive fill will be scarified to a depth of approximately 12 inches, moisture conditioned to or slightly above optimum moisture content and re-compacted to a minimum of 90 percent relative compaction; 95 percent relative compaction if fill exceeds 10 feet. Further, all potential impacts related to subsidence will be reduced to less than significant through adherence to standard County Building

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
imple	s. Thus, potential impacts due to soil instability and mentation of mitigation measure <b>80 BS Grading. 01</b> BC. Therefore, impacts are less than significant.				
Mitigation:	Prior to grading, a registered Geotechnical Engir site preparation shall be in conformance with the reports as approved by Riverside County (10. BS G	e recommend			
Monitoring:	Riverside County conditions of approval requirin will be monitored by the Department of Building				
	ieologic Hazards  Dject to geologic hazards, such as seiche, mudflow, zard?	· 🗆			$\boxtimes$
Source: Geo Pass Road and Aerial Map	technical Investigation for the Proposed 46± Acre I Highgrove Pass Road (CHJ-2005); Update to Geot	Residential Dechnical Inve	evelopment stigation (CH.	located on J-2015); Figu	Pigeon ure 2 –
includ Additio Projec	ct: are no volcanoes in the proposed Project site vides are no volcanoes in the proposed Project site vides steep slopes, the granitic nature of the Project sonally, the USGS topographic map does not depict site that could produce earthquake-induced sefore, no impacts are anticipated.	ite makes it ι t large bodie	inlikely to ge s of water in	nerate a mun proximity	idflow. to the
Mitigation:	None required				
Monitoring:	None required				
17. Slopes a) Change	e topography or ground surface relief features?			$\boxtimes$	
b) Create 10 feet?	cut or fill slopes greater than 2:1 or higher than			$\boxtimes$	
c) Result sewage dispos	in grading that affects or negates subsurface al systems?				$\boxtimes$
Source: Geot Pass Road and Site Plan	echnical Investigation for the Proposed 46± Acre Highgrove Pass Road (CHJ-2005); Update to Geote	Residential D echnical Inves	evelopment l stigation (CHJ	ocated on F -2015); Figu	Pigeon re 4 –
consist	t: Diect site is situated at the northern base of the Box s of relatively flat terrain, with slopes ranging from tance with Ordinance No. 457 is required regardless	1,260 to 1,400	) feet above s	ea level.	ıγ

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	topography. Ord 457 will assure cut or fill slopes are const 457 and the CBC will ensure potential impacts remain less	tructed appro	priately. Com ant.	pliance with	Ord.
b)	There are no slopes greater than 10 feet in height of Therefore, impacts are less than significant.	or with slop	es greater th	nan 2:1 pro	posed.
c)	There are no known subsurface sewage disposal systems of anticipated.	on the Projec	t site. Therefo	ore, no impa	cts are
Miti	gation: None required	12			
<u>Mon</u>	itoring: None required				
18.	Soils  a) Result in substantial soil erosion or the loss of topsoil?			$\boxtimes$	
1802 subs	b) Be located on expansive soil, as defined in Section 1.3.2 of the California Building Code (2007), creating tantial risks to life or property?				$\boxtimes$
septi sewe	Have soils incapable of adequately supporting use of c tanks or alternative waste water disposal systems where ers are not available for the disposal of waste water?				
Sour	ce: U.S. Department of Agriculture Web Soil Survey (USDA); (	Ordinance No	. 457 (Ord 45	7)	
<u>Findi</u> a)	ngs of Fact:  The Project has the potential to result in the short-term los runoff and soil erosion. However, this will be minimized th (Ord No. 457) for and the National Pollutant Discharge Elin construction permit which requires that a storm water poll prior to construction activities and implemented during coincorporate applicable Best Management Practices (BMPs) substantial erosion during Project construction. Therefore	rough compli nination Syste lution preven nstruction ac to minimize	ance with Ordern (NPDES) go tion plan (SW tivities. The Si the loss of to	dinance No. eneral (PPP) be pre WPPP will psoil or	457
b)	Expansive soils have a significant amount of clay particles of up water and shrink or take on water and swell. The Handford coarse sandy loam, Monserate sandy loam associated types are considered to be well drained soil precluded that soils located within the Project site were for significant expansion. Clay-bearing soils were not encorposed will not create a substantial risk to life or property as	soil types lo and Terrace types. Addition sufficiently gountered on-	ocated at the escarpments onally, an on ranular to pro site. Theref	Project site. All of the site investige clude a potore, the pro	e are: e soils gation cential
c)	The proposed Project site would be served by a sewer wastewater disposal systems would be required. Therefore				native
Mitiga	ation: None required				

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: None required			-	
19. Erosion a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or off site?				
Source: U.S. Department of Agriculture Web Soil Survey (USDA)		•		·
<ul> <li>Findings of Fact:         <ul> <li>Implementation of the proposed Project will involve grading, over-excavation, trenching, temporary stockpiling, and various construction activities in areas of relatively moderate to steep terrain. Standard construction procedures and federal, state, and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its best management practices (BMP) required under the State NPDES general construction permit will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding within the Project site. Therefore, modification of the receiving water (i.e. the Santa Ana River) and clogging of existing and proposed storm drain systems is not expected for this Project. Therefore, impacts are less than significant.</li> </ul> </li> <li>b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. Potential off-site erosion resulting from the proposed Project will be minimized through the implementation of a Water Quality Management Plan (WQMP) required under the State NPDES MS4 permit and by the Riverside County Flood Control and Water Conservation District. By following these regulatory requirements for construction and post-construction activities, the Project is expected result in less than significant increases to on-site or off-site water erosion. Therefore,</li> </ul>				
Mitigation: None required				
Monitoring: None required				
<ul> <li>20. Wind Erosion and Blowsand from project either on or off site.</li> <li>a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?</li> <li>Source: County of Riverside General Plan (COR GP) Figure S-8 "Wind</li> </ul>	ad Erosion Su	sceptibility M	lap"	⊠ —––
Findings of Fact:  a) The proposed Project site is located within a moderate was regional regulations require that during the construction provided Riverside County and the Santa Ana Regional Water Quality Management Practices (BMPs), including compliance with District's Rule 403, to prevent wind erosion. Compliance	vind erosion ohase, all co y Control Bo th South Co	susceptibility nstruction wi pard NPDES po past Air Qua	r area. Locall be require ermit) to use lity Manage	ed (by e Best ement

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
reduce to less than significant any wind erosion and/or b the proposed Project. No impacts are anticipated.	lowsand imp	pacts caused	by developn	nent of
Mitigation: None required				
Monitoring: None required				
GREENHOUSE GAS EMISSIONS Would the project	<del>-</del> .			
21. Greenhouse Gas Emissions  a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			$\boxtimes$	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				
Source: Air Quality/Greenhouse Gas Analysis (WEBB-A),				-

a) The AQ/GHG Analysis (Appendix A) evaluated the Project's greenhouse gas (GHG) emissions generated from the Project and indicates that an estimated total of 2,561.70 metric tons per year of carbon dioxide (CO<sub>2</sub>) equivalents per year (MTCO2E/yr) will be generated, which includes construction-related emissions amortized over a typical project life of 30 years. As seen in **Table 4, Total Project Related GHG Emissions** below, the Project's GHG emissions are below the SCAQMD recommended screening level of screening level of 3,000 MTCO<sub>2</sub>E/yr for non-industrial projects. Therefore, impacts are less than significant.

**Table 4, Total Project Related GHG Emissions** 

Source	Metric Tons per year (MT/yr)			
	CO <sub>2</sub>	CH₄	N <sub>2</sub> O	Total Co₂E
Amortized Construction				
Area	36.49	0.00	0.00	36.75
Energy	505.28	0.01	0.00	507.69
Mobile	1,894.31	0.06	0.00	1,850.53
Solid Waste	15.88	0.94	0.00	35.59
Water	47.51	0.24	0.01	54.52
Total	2,454.47	1.25	0.01	2,561.70

Source: Table 8, Albert A. Webb Associates, Air Quality/Greenhouse Gas Analysis

b) Although the Project includes a GPA to change the land use designation from Community Development: Public Facilities (CD:PF) to Community Development: Medium Density Residential (CD:MDR) as stated in response 6.a., above, the proposed Project will result in an approximate increase to the total population of unincorporated Riverside County of 0.1 percent. Further, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project will be subject to a variety of standards and regulations that will reduce the Project's GHG emissions. These include the following:

- a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their Climate Change Scoping Plan (December 2008 and updated in May 2014) for AB 32 implementation.
- b. Compliance with County Ordinance No. 859, Water-Efficient Landscaping Standards.
- c. Compliance with the 2013 CalGreen Code (Green Building Standards Code) and 2013 Title 24 (Building Energy Efficiency Standards)

As a result of implementation of, and compliance with these standards and regulations, the Project will further reduce GHG emissions, consistent with the policies and plans of the County and the State AB32 in particular. These standards and regulations further ensure the Project will not conflict with any applicable plans, policies or regulations related to reducing GHG emissions, and that this Project's effect on the attainment of these plans is less than significant. Therefore, impacts are less than significant.

Mitigation:	None required
1	

None required

Monitoring:

MATARRA AND MATARRANGE AND MATARRANG				
HAZARDS AND HAZARDOUS MATERIALS Would the project				
22. Hazards and Hazardous Materials	<b></b> .		$\square$	
a) Create a significant hazard to the public or the	Ш	Ш		Ш
environment through the routine transport, use, or disposal of				
hazardous materials?				
b) Create a significant hazard to the public or the				
environment through reasonably foreseeable upset and accident		$\bowtie$		
conditions involving the release of hazardous materials into the				
environment?				
c) Impair implementation of or physically interfere with an				
adopted emergency response plan or an emergency evacuation			$\bowtie$	
plan?				
d) Emit hazardous emissions or handle hazardous or				
acutely hazardous materials, substances, or waste within one-		Ш		$\boxtimes$
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		$\square$	Ш	LJ
Code Section 65962.5 and, as a result, would it create a				
significant hazard to the public or the environment?				
Course: Phase I Environmental City Assessment Courty of Division			<del></del>	

Source: Phase I Environmental Site Assessment, County of Riverside Tentative Tract Map No. 33410 Southeast of Pigeon Pass Road and Highgrove Dump (EEI-A); Results of Limited Phase II Environmental Site Assessment Proposed Residential Development TTM 33410 Highgrove (EEI-B); Department of Toxic Substance Control (DTSC)

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

- a) The proposed Project is a residential subdivision with associated park and recreational area. This type of development will not generate hazardous wastes. Construction of the proposed Project will require the short term use of petroleum based fuels, lubricants, pesticides, and other similar materials. During construction, petroleum based fuels may be stored at the Project site for the specific purpose of fueling construction equipment. The transportation and storage of hazardous materials, such as fuels, cleaning solvents or pesticides that could occur in conjunction with Project construction, or along roadways near the Project, may result in accidental spills, leaks, toxic releases fires, or explosions. However, hazardous material transport, storage and response to upsets or accidents are primarily subject to federal regulation by the Department of Transportation (DOT) Office of Hazardous Materials Safety in accordance under Title 49 of the Code of Federal Regulations. California regulations applicable to Hazardous material transport, storage and response to upsets or accidents are codified in Title's 8, 13, 22, and 26 of the California Code of Regulations, Chapter 6.95 of the Health and Safety Code (Hazardous Materials Release Response Plans and Inventory), and the California Building Code. As the Project will be subject to all applicable federal, state, and local regulations related to the transportation, use, and disposal of hazardous materials, impacts are less than significant.
- A Phase I Environmental Site Assessment was prepared by EEI Geotechnical & Environmental Solutions b) (EEI-A) dated July 2, 2015, to assess the presence of hazardous substances or petroleum products on the site from past site uses. According to historical records, aerial photographs, and topographic maps, the Project site has been undeveloped in the area of Pigeon Pass Road from 1938. In 1967, the clearing and possible flood irrigation associated with the agricultural uses of the area that was seen in previous photographs was no longer apparent due to the ceasing of agricultural use on the Project site. By 1989, many portions of the Project site had been graded and the adjacent Highgrove Sanitary Landfill had been graded. In addition, a SCE utility easement and access road were visible along the eastern property boundary; however, the orchards and agricultural uses remained in the surrounding area. By 2005 through 2009, a retention basin was seen in the northwestern portion of the Project site along with small structures. The adjacent landfill percolation basin was present to the east; the property to the west and northwest which were previously covered by orchards had been graded. Based on the research conducted by EEI, there are no known leaking underground tanks, oil or gas wells on the site. The site has never been cited or known to have been involved with hazardous waste and/or petroleum generation, treatment, or disposal. (EEI-A, pp. 5-6)

The formerly 280 acre solid waste EPA funded site, Highgrove Sanitary Landfill, located 0.1 miles east of the site, first became operational in the 1960's but was closed July 10, 1998, and final closure construction occurred from September 2000 through October 2001. The Project site was previously utilized as a borrow site for this adjacent landfill. However, the landfill site is currently owned by the County of Riverside Waste Management Department (RCWMD) and is in the post-closure maintenance period. (EEI-A, p. 7)

On June 16, 2015 EEI conducted a site reconnaissance to visually observe the subject property and surrounding properties for conditions indicating a potential recognized as environmental concern. EEI, noted that apart from the adjacent landfill site there were no evidence of contamination, distressed vegetation, petroleum-hydrocarbon surface staining, waste drums/containers USTs, ATS, illegal dumping, or improper waste storage/handling were observed on site or on the surrounding properties. (EEI-A, p. 15)

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

Fifteen groundwater monitoring wells were installed on and off-site between 1987 and 2000 and two additional off-site wells were installed in 2010 at the landfill site. According to EEI the prior landfill created two areas of concern: contaminated groundwater in the Project vicinity and methane gas migration. The underlying groundwaters of the prior landfill are reportedly contaminated above the California Department of Health Services Maximum Contaminant Levels (MCLs) by several volatile organic compounds (VOCs), including within three wells in close proximity to the Project site. However, as groundwater extraction is not a component of the proposed Project, less than significant impacts are expected. (EEI-1, pp. 10-18)

Due to the project site being in close proximity of the Highgrove Sanitary Landfill and based on the environmental concerns within the Phase I ESA, EEI performed a Limited Phase II ESA to further evaluate subsurface conditions at the Project site. On July 10, 2015, EEI installed seven soil vapor probes beneath the Project site at a depth of approximately five feet below ground surface. The seven soil vapor samples were analyzed for VOCs and methane by using the United States Environmental Protection Agency (USEPA) Test Method 8015M and were then compared to California Office of Environmental Health Hazard Assessment (OEHHA) Soil-Gas-Screening Numbers - Residential Scenario. According to the laboratory results, no VOC exceeded the method detection limits, and no methane concentrations exceeded the laboratory detection limit. In addition, EEI attempted to sample shallow groundwater at three locations in an effort to assess potential dissolved phase chemicals of concern beneath the property, but at a depth of 15 feet two locations met boring refusal and one location at 40 feet failed to encounter groundwater. Nevertheless, to further reduce potential impacts relating to contamination mitigation measure 80. Waste, 02 will be implemented. Based on the findings of the investigation, the likelihood of significant hazardous materials existing on or migrating into from the off-site landfill is low. With implementation of 80. Waste. 03, impacts related to hazardous materials are less than significant. (EEI-B, pp. 2-3) (60. Waste. 01, 80. Waste. 02, 80. Waste. 03, 80. Waste. 04)

- c) The County of Riverside has an Emergency Operation Plan (EOP), created by the Riverside County Emergency Management Office. The proposed Project includes street improvements and adequate access for emergency response vehicles and personnel within the Project site, as developed in consultation with County Fire Department personnel. Thus, implementation of the proposed Project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan. Therefore, impacts related to emergency operation plans are considered less than significant.
- d) The proposed Project is not located within one-quarter mile of an existing or planned school. The closest school is the Highgrove Elementary School, located at 690 Center Street, in Riverside County which is approximately 2 miles to the northwest of the Project site. Therefore, the project will have no impact.
- e) According to the California Department of Toxic Substance Control (DTSC) EnviroStor database and EEI-A, there was one listed hazardous material sites within one mile of the proposed Project, which was listed on the Federal, State and Regional list of hazardous materials (compiled pursuant to Government Code Section 65962.5). The Highgrove Sanitary Landfill site was listed on the Federal CERCLIS No Further Assessment Planned site, the State and tribal solid waste facilities ISWF) and Landfill site, State and tribal registered storage tank (UST) list, and RCRA Non-Generator. However, as

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
t	stated above in Item 27 b, mitigation measure 80. Nan significant. Therefore, impacts are less than s7-9)				
Mitigatio	Prior to grading permit, monitoring by a presence of soil discoloration and/or contamination is encountered, it is recommended the depth of impact and whether groundwisimple remedy. Any impacted material that and disposed of off-site. Confirmation sample (80. Waste. 02)	odors suggesting mended that the are ater is involved which t is excavated shou	contaminati ea be investig ch may preclu ld be segrega	on. If sus ated to deto de excavation ted, charact	pected ermine on as a erized,
Monitorin	ng: The Department of Building and Safety sl barriers prior to the issuance of occupancy				or gas
	ports esult in an inconsistency with an Airport Master Pl	an?			
	equire review by the Airport Land Use Commission				$\boxtimes$
where surpublic air	or a project located within an airport land use plach a plan has not been adopted, within two mile port or public use airport, would the project resultant for people residing or working in the project a	s of a			
d) Fo	or a project within the vicinity of a private airstr would the project result in a safety hazard for p or working in the project area?	ip, or			
	County of Riverside Airport Land Use Commission (	ALUC); Highgrove A	rea Plan (HAP	)	
	of Fact: he Project site is located outside of the Airport Infl not located within an airport master plan. Theref			Reserve Bas	se and
	ne proposed Project is not located within an airp irport Land Use Commission. Therefore, no impac		will not requ	ire review l	by the
of ap	ne proposed Project is not located within an airport a public airport or public use airport. The closest oproximately 6.7 miles southeast of the Project sifety hazard for people living or working near the a	public airport is the ite. Thus, the propo	Flabob Airpoi sed Project v	rt which is lo vill not resu	cated It in a
d) Th	ne Project is not located near a private airstrip or h	eliport. Therefore,	no impacts ar	e anticipate	d.
<u>Mitigation</u>					
magacion	: None required				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: RCLIS; Ord 787				
a) The proposed Project site is located within an area identification wildfires and within a state responsibility area. Wild extremely dangerous and complex fire conditions, posing wildland fires meet structural developments, vegetation continue, sustained by structures igniting. Thus, the I structures to a significant risk of loss, injury or death invol 787 (Ord No. 787) requires that any proposed development Area prepare and implement a Fire Protection Plan (FP modification distance and measurement criteria for ap determination of fuel-modified vegetation and improve Department will review new developments and fire service and facilities to residents and businesses. Further, all new California Fire and Building Codes and County Fire statemergency vehicle access, per County Fire Department require compliance with all regulatory requirements concisignificant.  Mitigation: None required	dland-urban a threat to reases to Project may ving wildlan it located with the P). The FP plication of ments and ces to ensury construction off will revies standards.	interface co public and fir burn but cat potentially d fires. Howe thin an identifical P will identifical fuel modifical maintenance to adequate en is required to w the design As condition	refighter safe tastrophic fi expose peover, Ordinantied Hazardo y the setback d areas, income . The Countier mergency seto comply we to and will restof approver	create ety. As re can ple or ice No. ius Fire ck/fuel cluding ty Fire ervices ith the require val will
Monitoring: None required				
HYDROLOGY AND WATER QUALITY Would the project				
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?			$\boxtimes$	
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)?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or			$\boxtimes$	
provide substantial additional sources of polluted runoff?				
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance				$\boxtimes$
Rate Map or other flood hazard delineation map?				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				$\boxtimes$
g) Otherwise substantially degrade water quality?			$\boxtimes$	
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)?				
Source: Federal Emergency Management Agency (FEMA); Preliminary Water Quality Management Plan (WEBB-C); Riverside Highland Water Company Union Weter Management Plan (PUMC)	Highland Wa			

Highland Water Company Urban Water Management Plan (RHWC-UWMP)

## **Findings of Fact:**

a) While there are no existing streams or rivers on the proposed Project site, as discussed in Item 7e above, development of the proposed Project will impact jurisdictional features. However, with implementation of mitigation measure 60. EPD.05, impacts to jurisdictional features are reduced to less than significant. The Project site is in a mass graded condition and currently drains in a north westerly manner. The site receives offsite flows from the surrounding mountainous terrain. Two Major flow lines meet at the existing Highgrove debris basin and continue on to Springbrook wash. Development of the proposed Project will replace vacant land with a residential neighborhood to include roadways, walkways, and structures. Because the majority of the Project site is undeveloped land, the impervious surfaces proposed by the Project will reduce infiltration of rainfall and increase stormwater runoff volumes. However, according to the Preliminary Hydrology Report prepared by Albert A. Webb Associates February 2015 (WEBB-B), the existing site has been mass graded and runoff drains in a north westerly manner. Development of the proposed Project will mimic this condition by collecting offsite runoff in a 96-inch reinforced concrete pipe (RCP) at its southerly boundary allowing the westerly and easterly offsite runoff to flow in the existing natural channels located along the western and eastern boundaries of the Project site. Thus, development of the Project is consistent with the existing drainage conditions and the existing storm drainage pattern is maintained. Further, the construction of storm drain and/or other flood control facilities are required by the County's regulatory requirements and are enforced through the Project's conditions of approval. In accordance with National Pollutant Discharge Elimination System (NPDES) requirements, a Water Quality Management Plan has been developed to identify Best Management Practices (BMPs) to minimize impacts to stormwater runoff. Additionally, prior to the issuance of grading permits, the Project is required to prepare a Stormwater Pollution Prevention Plan (SWPPP) pursuant to the statement General Construction Permit NPDES No. CAS000002, Waste Discharge Requirements Order No. 2012-0006-DWQ that incorporates BMPs to minimize the potential for construction related runoff and erosion. Through compliance with these regulatory requirements, the proposed Project will not result in substantial erosion or siltation. Therefore, with implementation of mitigation measure 60. EPD.05. impacts are less than significant.

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

- In addition to the requirements identified in Item 25(a) above, the site will also comply with the State Water Resources Control Board's General Construction Stormwater Permit 99-08. The WQMP prepared for the site, mandated by the County, conforms to the NPDES Permit R8-2002-0011, issued to the Riverside County Flood Control and Water Conservation District, the County of Riverside, and the incorporated cities of Riverside County within Santa Ana Region for Area-wide Urban Runoff Potential pollutants of concern (POC's) that are expected with residential use include bacteria, nutrients, pesticides, sediments, trash/debris, and oil/grease. The WQMP provides BMPs to adequately treating the Project's runoff. The proposed design will utilize infiltration (ornamental landscaping), low impact development bioretention/biotreatment, and on-site storm drain inlet BMP's to treat anticipated POC's. Thus, impacts as a result of violation to any water quality standards or waste discharge requirements are less than significant.
- Potable water service will be provided to the site by the Riverside Highland Water Company (RHWC). RHWC water supply is mainly obtained through groundwater extraction from the Lytle Creek Basin, the San Bernardino Bunker Hill Basin, Rialto-Colton Basin, and the Riverside Basin (RHWC-UWMP). Withdrawals from these basins by RHWD have occurred since being incorporated February 21, 1898. A "Can Serve Letter" was issued by RHWC on February 2005 which states that RHWC can and will serve potable water in ample quantity for domestic use to the proposed Project. The quantity of water required to serve the proposed Project will therefore, not substantially deplete groundwater supplies. Therefore, impacts are less than significant.
- The proposed Project will collect offsite runoff at the southerly side of the Project site via a 96 inch reinforced concrete pipe (RCP) sized for bulked flow per the Riverside County Flood Control and Water Conservations Districts (RCFCWCD) hydrology manual. The westerly and easterly offsite runoff flows in existing natural channels along the west and east boundaries of the Project site. Onsite flows will be collected in a series of catch basins and routed via a storm drain network to two proposed onsite bioretention basins which eventually drain to the Highgrove Regional Detention basin, a master planned facility, located just north of the Project site. The basins are provided for water quality purposes and mitigate for the 2 year- 24 hour storm event as required by the MS4 permit. The proposed storm drain facilities will ultimately convey a 100 year storm event in accordance with RCFCWCD requirements. Therefore, impacts are less than significant.
- e-f) According to the Flood Insurance Rate Map (FIRM) Panel Numbers 06065C0070G issued by the Federal Emergency Management Agency (FEMA), the Project site is not located within a mapped 100-year flood plain or flood hazard area (FEMA). Specifically, the Project site is located within Zone X. Zone X is defined as areas determined to be outside the 0.2 percent annual chance floodplain. Thus, no structures will be placed in a 100-year flood hazard area. Therefore, no impacts are anticipated.
- g) Project construction has the potential to result in sources of polluted runoff from activities such as clearing and grading, stockpiling of soils and materials, concrete pouring, painting, and asphalt surfacing which could have impacts on surface water quality. Construction of projects associated with the proposed Project would involve various types of equipment such as dozers, scrapers, backhoes, other earthmoving equipment, dump trucks, cranes, trucks, concrete mixers, and generators. Pollutants associated with these construction activities that could result in water quality impacts include sediment, trash, and oils. However, potential water quality impacts related to construction of

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

the proposed Project are limited as a result of the nature of the proposed land uses and established regulatory mechanisms which govern the construction phase of the Project.

During construction, the Project is required to comply with NPDES requirements, as discussed in Item 23(a), above. Preparation of a project-specific SWPPP, in accordance with the NPDES Statewide General Construction Permit, is required to reduce the discharge of pollutants into receiving waters. The General Permit requires development and implementation of a project-specific SWPPP to identify an effective combination of erosion control and sediment control BMPs to minimize or eliminate the discharge of pollutants into receiving waters. Further, BMPs for managing sources of non-storm water discharges and waste are required to be identified in the SWPPP. Thus, through regulatory compliance, impacts to water quality during construction are less than significant.

Development of the proposed Project will add approximately 15.3 acres of impervious surface to the site. By increasing the percentage of impervious surfaces on the site, less water will percolate into the ground and more surface runoff will be generated. Paved areas and streets will collect dust, soil and other impurities that would then be assimilated into surface runoff during rainfall events. Potential pollutants for residential development include bacteria, nutrients, pesticides, sediments, trash/debris, and oil/grease.

For post-construction, a project-specific WQMP containing measures to effectively treat all pollutants of concern and hydrologic conditions of concern, developed in compliance with the County's MS4 permit, has been prepared. Implementation of site design, source control and low impact development (LID) retention BMPs to protect downstream areas from pollutants after construction, will reduce post-construction impacts to less significant.

Therefore, impacts to water quality standards are less than significant.

h) Areas of standing water may promote increased vectors and/or odors. The Project site includes two water quality basins which may result in potential impacts as basins are designed to capture drainage flows from the site. However, in accordance with Riverside County Flood Control District regulations, basins has been designed to infiltrate water within a period not to exceed 72 hours; thereby reducing the potential for increased vectors or odors. Therefore, impacts are less than significant.

## Mitigation:

The applicant shall offset impacts to 0.17 acre of Riparian/Riverine streambed and swale habitat at a 2:1 ratio (0.34 acre) and 0.33 acre of mule fat scrub habitat at a 3:1 ratio (0.99 acre) through one of three options (60. EPD.05):

- Purchase of credits from the RCRCD in Lieu Fee Program;
- Purchase of credits from an approved mitigation bank; or
- Off-site project-specific mitigation at a location approved by the County and resource agencies.

Purchase of in Lieu Fee or Mitigation Bank credits would provide preservation within areas targeted for long-term conservation and would benefit species targeted for MSHCP conservation. It is anticipated that this mitigation will provide habitat for a number of the species targeted for conservation under the MSHCP, and will contribute to the long-term MSHCP conservation goals within Riverside County. The third option would be identification of an off-site location that is suitable for restoration of 1.33 acres of riparian and riverine habitats, and restoring that area. The following criteria would need to be met:

··· <u>-</u>		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	<ul> <li>A minimum of 0.99 acre of the site would of the restoration effort.</li> <li>The site would either need to be protrestrictive covenant, or given in fee title to</li> <li>A detailed restoration plan would need Riverside County Environmental Programs plan shall include the following:         <ul> <li>Detailed plant and seed mix require</li> <li>Detailed planting plan requirement</li> <li>5-year success criteria</li> <li>5-year maintenance and monitoring</li> <li>Irrigation requirements including the least 2 years prior to final sign-off</li> </ul> </li> </ul>	tected under the RCA for do to be deverois Departments ts	r a conserva long-term conveloped and nt for review	tion easem nservation. submitted and approv	to the
Monitoring:  26. Floodp Degree of	The Riverside County Environmental Programs Project to ensure that mitigation measure 60. El occupancy permits.  ains Suitability in 100-Year Floodplains. As indicated belo	PD.05 is imp	olemented pr	ior to issua	ence of
been checked NA - Not Appl		, ,,			_
a) Subst	antially alter the existing drainage pattern of the		П	R - Restric	tea [
site or area, i	ACILIAING ENTALIGH THE SITERSTIAN AT THE CALLEGE AT A	_	<del></del>	<u>د</u>	
stream or rive	ncluding through the alteration of the course of a er, or substantially increase the rate or amount of fin a manner that would result in flooding on- or				
stream or rive surface runof off-site?	er, or substantially increase the rate or amount of in a manner that would result in flooding on- or es in absorption rates or the rate and amount of				
stream or rive surface runof off-site?  b) Chang surface runoff  c) Expos injury or deat	er, or substantially increase the rate or amount of in a manner that would result in flooding on- or es in absorption rates or the rate and amount of				
stream or rive surface runof off-site?  b) Chang surface runoff  c) Expos injury or deat of the failure of d) Chang	er, or substantially increase the rate or amount of in a manner that would result in flooding on- or es in absorption rates or the rate and amount of?  e people or structures to a significant risk of loss, h involving flooding, including flooding as a result				
stream or rive surface runof off-site?  b) Chang surface runoff  c) Exposinjury or deat of the failure of the failure of body?	er, or substantially increase the rate or amount of in a manner that would result in flooding on- or es in absorption rates or the rate and amount of?  e people or structures to a significant risk of loss, h involving flooding, including flooding as a result of a levee or dam (Dam Inundation Area)?	U U U Water Qua	ality Managen		□

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

Offsite runoff flows into existing natural channels along the west and east boundaries of the project. Hence, **Table 5**, **Existing Flow Rates 100-Year Storm Event** and **Table 6**, **Developed Condition Flow Rates 100-Year Storm Event**, depicts the existing and developed runoff flow rates and volumes along the eastern and western boundaries of the proposed Project. Flow rates in the developed condition include bulked flows since the site receives offsite flows from surrounding mountainous terrain.

Table 5, Existing Flow Rates 100-Year Storm Event

	Ε	ast	w	est		
Event (Hours)	Peak (cfs)	Vol (Ac-ft)	Peak (cfs)	Vol (Ac-ft)	Total Peak Flows	Total Volume
01	626	30.9	594	28.6	1,220	59.5
3	414	40.7	385	37	799	77.7
6	361	45.9	336	41	697	86.9
24	183	72.5	168	64.8	351	137.3

Source: WEBB-B, Table 1

Bulking results from increasing the clear-water discharge to account for high concentrations of sediment in the flow. Mud and debris flows, which can significantly increase the volume of flow transported from a watershed, most often occur in mountainous areas subject to wildfires with subsequent soil erosion, and in arid regions near alluvial fans and other zones of geomorphic and geologic activity. In areas prone to high sediment and debris concentrations, the use of a bulking factor (BF) can help provide for adequately-sized facilities. As the Project site is located in such an area, Table 6 below provides bulked flow results for the developed condition, anticipating for worst case condition.

Table 6, Developed Condition Flow Rates 100-Year Storm Event

		W	est			Ea	st			The second
	A			В		C		D	14	
Event (Hours)	Peak (cfs)	Vol (Ac-ft)	Peak (cfs)	Vol (Ac-ft)	Peak (cfs)	Vol (Ac-ft)	Peak (cfs)	Vol (Ac-ft)	Total Peak Flows	Total Volume
1	632	28	622	30	282	12	1022	50	2,558	120
3	412	36	422	38	170	14	672	66	1,676	154
6	354	40	366	42	146	16	588	74	1,454	172
24	168	64	176	66.8	68	26	296	120	708	277

Source: WEBB-B, Table 3

Peak flow rates and volumes will increase in the developed condition. As reflected in Tables 5 and 6 above, the Project will result in a net increase of 1,338 cubic feet per second (cfs) in peak flow rates and a net increase of 60.5 acre feet (Ac-ft) in flow volumes. However, approximately 50 percent of the Project site will be comprised of either ornamental landscaping or native soil resulting in infiltration. Offsite runoff at the southern portion of the project site will be collected in a 96-inch reinforce concrete pipe (RCP) that has been sized for bulked flow per RCFC&WCD standards. The westerly and easterly offsite flows will continue to flow into the existing natural channels along the eastern and western project boundaries. The onsite flows will be captured in a series of catch basins and routed to a network of storm drain lines which will convey flows to two on-site bio retention basins. These

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	basins drain into the Highgrove Regional Detention Basi the project site, designed to handle flows from the develo Ana Reach 4 via Springbrook wash. Therefore, impacts are	ped area and	l eventually d		
b)	Implementation of the proposed Project would result in the contours from grading and introduce impervious surfaces discussed in Item 26a above, in the developed 1 hr/100-yearea results in peak flows of 652 cfs (4 percent increase) a second (cfs) in peak flow rates and a net increase of 60.5 a However, as further discussed storm drain facilities will be and volumes to reduce impacts to less than significant leves significant.	that do not c ear storm eve and a net incr acre feet (Ac- de designed to	urrently exist ent condition, ease of 1,338 ft) in flow vol capture these	on the site. the eastern cubic feet p umes would increased f	sub er result.
c)	There are no dams or levees in the proximity of the propo within a Dam Inundation Area. Therefore, no impacts are		nd the Projec	t site is not I	ocated
d)	The closest water body to the Project site is the Santa A half mile northwest of the Project site. Storm water from Santa Ana River via the County's storm drain/flood contisignificant.	the propose	d Project will	discharge ir	nto the
<u>Mitiga</u>	ation: None required				
<u>Monit</u>	oring: None required				
LAND	USE/PLANNING Would the project				
a)	Land Use  Result in a substantial alteration of the present or ed land use of an area?			$\boxtimes$	
	Affect land use within a city sphere of influence and/or				
	adjacent city or county boundaries? e: County of Riverside General Plan (COR GP); Riverside Cou e Plan	unty Land Info	ormation Syst	tem (RCLIS);	Figure
Finding a)	gs of Fact:  The proposed Project site is currently vacant land that w landfill, which is now closed. The Project site has an exicommunity Development: Public Facilities (CD: PF). This uses in the Project vicinity, in relation to the now closed H surrounding land use designations include a mix of ur approval of the General Plan Amendment to change Community Development: Medium Density Residentia consistent with the current surrounding land use designal Mountain Ranch Specific Plan No. 323 to the north, Light A Residential Agricultural — 10 Acre Minimum (R-A-10) to the	isting Genera land use de lighgrove Lan ban and rur the land us I (CD:MDR), ations, which Agriculture –	Il Plan Land ( signation refl dfill, which cl al residentia se designatio the residen consists of t 10 Acre Mini	Use designatects the pasosed in 1998 I densities. In from CD tial uses whe planned mum (A-1-1	ion of st land 8. The With PF to vill be Spring 0) and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
(A-1-10) and Controlled Development – 20 Acre Minir Agricultural – 10 Acre Minimum (R-A-10), Spring Moun Agriculture – 2 ½ Acre Minimum (A-1- 2½) to the wes planned within the adopted Spring Mountain Ranch Springosed Project. Therefore, impacts are less than significant	itain Ranch S st. Thus, wit pecific Plan	Specific Plan th the planne	(SP323), an ed residenti	d Light al uses
b) The proposed Project site is not located within a designal within adjacent city or county boundaries. Therefore, no i			ce (SOI) and	l is not
Mitigation: None required				
Monitoring: None required				
28. Planning  a) Be consistent with the site's existing or proposed zoning?		. 🗀		
b) Be compatible with existing surrounding zoning?			$\boxtimes$	
c) Be compatible with existing and planned surrounding land uses?	. 🔲			
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?			$\boxtimes$	
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?				
Source: HAP; Riverside County Land Information System (RCLIS);	County of Riv	erside Gener	al Plan (COR	GP)
Findings of Fact:  a) The Project site is currently zoned Light Agriculture – 2½ A – 10 Acre Minimum (A-1-10). As the proposed Proclassifications, a zone change is required. Change of Zo existing zoning to Planned Residential R-4 (Planned Reside both single and multiple-family dwelling units, requiring r which the Project is consistent. Thus, upon approval of the zoning consistency. Therefore, no impacts are anticipated.	oject is not one No. 7321 ntial). The R-4 minimum lot he zone char	consistent w proposes to 4 zoning class sizes of 3,500	vith these change the ification allo O square fee	zoning e site's ows for et with

b) The existing surrounding zoning is reflected in **Table 7, Existing Surrounding Zoning**, below.

Table 7, Existing Surrounding Zoning

Direction from Project	Existing Zoning
North	SP323 ; A-1-10
East	A-1-10; W-2-20
West	A-1-2½; A-1-10; R-A-10; SP323
South	A-1-10; W-2-20; A-1-10; R-A-10

Notes:

Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	•
	Mitigation	Impact	
	Incomorated	•	

SP = Spring Mountain Ranch Specific Plan No. 323 for residential development

A-1-10 = Light Agriculture - 10 Acre Minimum

A-1-2½ = Light Agriculture - 2½ Acre Minimum

W-2-20 = Controlled Development with 20 acre minimum lot size

R-A-10 = Residential Agricultural – 10 Acre Minimum

Existing zoning to the north and west of the Project site is designated as Spring Mountain Ranch Specific Plan No. 323 (SP323), which is a master planned development approved by the County of Riverside in 2003. SP323 provides for development of 1,461 residential dwelling units, one school site, 4.75 acres of institutional/special use, 11.73 acres of neighborhood commercial, 13.96 acres of public facilities, and 304.01 acres of open space. Construction of residential units within this specific plan area have already begun. Surrounding parcels have existing agricultural zoning designations. However, all surrounding parcels immediately adjacent to the proposed Project are vacant and do not include any active agricultural operations in which the proposed Project will impede upon. As Riverside County's rural landscape is changing rapidly to that of urban uses, zoning classifications such as R-4 are desirable in that this designation permits development of subdivisions that containing open areas for recreational purposes and/or will aid in preserving the rural atmosphere of the area. As the surrounding area is transitioning to urban development, the proposed zoning will provide complimentary zoning to the existing surrounding zoning and development that has already occurred and been approved in the area. Therefore, impacts are less than significant.

c) The existing surrounding land uses and General Plan land use designations are reflected in **Table 8**, **Surrounding Land Uses**, below.

**Table 8. Existing Surrounding Zoning** 

Direction from Project	Existing General Plan Foundation Component: Land Use Designation	Existing Land Use
North	Open Space: Open Space Recreation (O:O-SR); Community Development: Medium Density (CD:MDR)	Vacant
East	Community Development: Public Facilities (CD:PF)	Vacant
West	Rural: Rural Residential (R:RR); Community Development: Medium Density Residential (CD:MDR); Rural: Rural Mountainous (R:RM)	Vacant
South	Community Development: Public Facilities (CD:PF)	Vacant

The proposed General Plan Amendment (GPA) will change the site's existing General Plan Land Use Designation of Community Development: Public Facilities (CD:PF) to Community Development: Medium Density Residential (CD:MDR). This change will allow for development of single family detached homes with a density range of 2.0 to 5.0 du/ac and lot sizes ranging from 5,500 to 20,000 square feet; with which the Project is consistent. As the surrounding area is developing with similar uses as described in Item 28.b, above, the proposed Project will provide a complementary land use for the Project area. Therefore, impacts are less than significant.

d) The existing General Plan land use designation of the proposed Project site is Community Development: Public Facilities (CD:PF). As described in Items 28.b and 28.c, above, upon approval of the GPA and CZ, the land use and zoning will be consistent with the proposed Project.

· · · · · ·		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
	The proposed Project is located within the Highgrove Coapproximately 2,454 acres of unincorporated land immediately land and proposed Project Area has a mix of urban and rural facilities the policy area include the following: (1) encourage a variate promote greater economic self-sufficiency in Highgrove; areas with land use and zoning designations that we encourage reinvestment in homes and businesses, and Highgrove community's ability to respond to changing future planning policies; (4) recommend future infrastructure adequate public facilities and services for the Highgrove Highgrove's rural character as the community develops in Mountains and Springbrook Wash from development impand wildlife habitat or as natural areas for public enjoyme Highgrove's Community Plan Goals and its applicable policithe existing and planned surrounding uses while enhomomously trail which will allow for equestrian and biking oproposed Project will provide adequate infrastructure and Therefore, impacts are less than significant.	iately south as and amer ied future per (2) identify ill discoura support per developed improvement the future acts that went. The procies in that is ancing the options for the sacts that the per control of the per control of the per control of the per control of the per control of the per control of the	of San Bernal nities. Communities. Communities. Community existing and ge incompation of the community posed Project to provide a community of the community of	rdino Count unity Plan go elopment the future resi ble develo ; (3) enhar ns through ry to provi a; (5) help rd the Box their value their value is consiste empatible unite levelopmen y. Additiona	ty. The oals for hat will idential pment, nee the flexible ide for sustain Springs as fish nt with se with at of a ally, the
e)	The Project site is located in an area that has been chadecades but is transitioning to residential uses. Project site physical arrangement of an established community. Theref	e developme	ent will not dis	srupt or div	
<u>Mitiga</u>	ation: None required				
Monit	coring: None required				
MINE	RAL RESOURCES Would the project				
	Mineral Resources  Result in the loss of availability of a known mineral rece that would be of value to the region or the residents of ate?				
miner	Result in the loss of availability of a locally-important al resource recovery site delineated on a local general specific plan or other land use plan?				$\boxtimes$
c)					
d)	Expose people or property to hazards from proposed, ag or abandoned quarries or mines?				
Source	e: County of Riverside General Plan (COR GP) Figure OS-5 "Mi	neral Resou	irces Area"		
<u>Findin</u> a-d)	gs of Fact: The mineral resource zone (MRZ) mapped for this area is M the available geologic information indicates that mineral de significance of the deposit is undetermined. As the Project s	posits are li	kely to exist, h	nowever, the	e '

	Si	otentially gnificant Impact	Less than Significant with Mitigation ncorporated	Less Than Significant Impact	No Impac
recovery uses and does not contain any kno has been classified or designated as a miner no impacts are anticipated. Furthermore, the mineral resource areas located near the Pro proposed, existing or abandoned quarries of people or property in the Project area to the	ral resource area b here are no known pject site and the P r mines. Thus, Pro	y the State existing su roject site vject develo	Board of Murface mines is not locate opment wou	ining and Go or designated in an area Id not expo	eology, ted of
Mitigation: None required					
Monitoring: None required					
NOISE Would the project result in	u				
Definitions for Noise Acceptability Ratings		-			
Where indicated below, the appropriate Noise Acce	ntahility Rating(s)	hac heen c	hecked		
·	y Acceptable	ilas beeli c		tionally Acc	entahle
C - Generally Unacceptable D - Land Use [			D Contain	tionally stee	cptable
30. Airport Noise		$\Box$			
a) For a project located within an airport land	l use plan or,				$\boxtimes$
where such a plan has not been adopted, within tw	•				
public airport or public use airport would the pr					
people residing or working in the project area to ex	cessive noise				
levels?					
NA 🔲 A 🔲 B 📗 C 🔲 D 🔲					
b) For a project within the vicinity of a pri					$\boxtimes$
would the project expose people residing or wo	orking in the			Ш.	
project area to excessive noise levels?					
NA A B C D				·	
Source: Riverside County Land Information System	(RLCIS)				
Findings of Fact:					
<u>rmanigs of Fact</u> . a) The proposed Project site is not located with	nin an airport land	use plan a	nd is located	l outside the	e noise
impact areas identified for airports. Thus, the Project area to excessive noise levels from a	-		•	•	in the
b) The Project site is not located within the people residing or working in the Project ar impacts are anticipated.					
Mitigation: None required					
Monitoring: None required					
31. Railroad Noise	5			П	$\square$
NA A B C D					
Page 5	52 <sub>.</sub> of 76		EA	No. 40800	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Figure 2 - Aerial; Google Earth (GE), Riverside County	Land Information	n System (RCI	LIS)	
Findings of Fact: The Project does not propose the construction of new or modif within the vicinity of a rail line. According to Google Earth, the west of the Project site. Therefore, no impacts are anticipated.	nearest rail line i			
Mitigation: None required				
Monitoring: None required				
32. Highway Noise  NA A B C D			$\boxtimes$	
Source: Google Earth (GE), Noise Impact Analysis (UC-NIA); Fig	gure 2 – Aerial M	ар		
Highgrove Pass Road and the Project's internal streets. However	er, due to the dis	traffic noise tance, topog	raphy and lo	m
Highgrove Pass Road and the Project's internal streets. However traffic volume/speed, traffic noise from these roads will not ma environment. The NIA indicates that the unmitigated exterior r Pass Road will range from 59.5 to 64.9 dBA CNEL. The County or residential land use is 65 dBA CNEL. Thus, the project does not	er, due to the dis lke a significant on noise levels at res of Riverside exter	traffic noise tance, topog ontribution t sidential lots ior noise leve	impacts fror raphy and lo to the noise adjacent to le standard fo	m w Pigeon
noise from Pigeon Pass Road. The Project will also experience so Highgrove Pass Road and the Project's internal streets. However traffic volume/speed, traffic noise from these roads will not material environment. The NIA indicates that the unmitigated exterior in Pass Road will range from 59.5 to 64.9 dBA CNEL. The County of residential land use is 65 dBA CNEL. Thus, the project does not impacts are less than significant.  Mitigation:  None required	er, due to the dis lke a significant on noise levels at res of Riverside exter	traffic noise tance, topog ontribution t sidential lots ior noise leve	impacts fror raphy and lo to the noise adjacent to le standard fo	m w Pigeon
Highgrove Pass Road and the Project's internal streets. However traffic volume/speed, traffic noise from these roads will not madenvironment. The NIA indicates that the unmitigated exterior in Pass Road will range from 59.5 to 64.9 dBA CNEL. The County of residential land use is 65 dBA CNEL. Thus, the project does not impacts are less than significant.  Mitigation:  None required	er, due to the dis lke a significant on noise levels at res of Riverside exter	traffic noise tance, topog ontribution t sidential lots ior noise leve	impacts fror raphy and lo to the noise adjacent to le standard fo	m w Pigeon
Highgrove Pass Road and the Project's internal streets. However traffic volume/speed, traffic noise from these roads will not man environment. The NIA indicates that the unmitigated exterior repass Road will range from 59.5 to 64.9 dBA CNEL. The County of residential land use is 65 dBA CNEL. Thus, the project does not impacts are less than significant.  Mitigation:  None required	er, due to the dis lke a significant on noise levels at res of Riverside exter	traffic noise tance, topog ontribution t sidential lots ior noise leve	impacts fror raphy and lo to the noise adjacent to le standard fo	m w Pigeon
Highgrove Pass Road and the Project's internal streets. However traffic volume/speed, traffic noise from these roads will not madenvironment. The NIA indicates that the unmitigated exterior in Pass Road will range from 59.5 to 64.9 dBA CNEL. The County of residential land use is 65 dBA CNEL. Thus, the project does not impacts are less than significant.  Mitigation: None required  Monitoring: None required  33. Other Noise  NA	er, due to the dis lke a significant on noise levels at res of Riverside exter exceed the Cour	traffic noise tance, topog ontribution to sidential lots for noise leventy standard.	impacts from raphy and low the noise adjacent to less standard for Therefore,	n Pigeon or
Highgrove Pass Road and the Project's internal streets. However traffic volume/speed, traffic noise from these roads will not mat environment. The NIA indicates that the unmitigated exterior in Pass Road will range from 59.5 to 64.9 dBA CNEL. The County of residential land use is 65 dBA CNEL. Thus, the project does not impacts are less than significant.  Mitigation: None required  Monitoring: None required  33. Other Noise  NA	er, due to the dis lke a significant on noise levels at res of Riverside exter exceed the Cour	traffic noise tance, topog ontribution to sidential lots for noise leventy standard.	impacts from raphy and low the noise adjacent to less standard for Therefore,	n Pigeon or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No 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?			Ш	
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 Impact Analysis (UC-NIA)				

a,c) A Noise Impact Analysis (NIA) was prepared by Urban Crossroads dated January 20, 2015 (UC-NIA) for the proposed Project to determine potential impacts. The following discussion summarizes the information found in the NIA as a result of the proposed Project. The primary source of noise impacts to the Project site will be traffic noise from Pigeon Pass Road. The Project will also experience some background traffic noise impacts from Highgrove Pass Road and the Project's internal streets. However, due to the distance, topography and low traffic volume/speed, traffic noise from these roads will not make a significant contribution to the noise environment.

The NIA indicates that the unmitigated exterior noise levels at residential lots and adjacent to Pigeon Pass Road will range from 59.5 to 64.9 dBA CNEL; which does not exceed the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use. However, interior noise levels in units adjacent to Pigeon Pass Road are expected to range from 59.4 to 64.4 dBA CNEL on first floor and range from 59.4 to 64.3 dBA CNEL on the second floor; both of which exceed the County of Riverside's 45 dBA CNEL interior noise level standard for residential use. However, with implementation of mitigation measure **80. E Health. 01,** interior noise levels will be reduced to a range of 34.4 to 39.4 on the first floor and 34.4 to 39.3 on the second floor; thus within the acceptable County standard for interior residential noise levels and impacts will be less than significant with the mitigation incorporated.

- b) During the construction phase, the proposed Project may have temporary or periodic increases in ambient noise levels. However, Riverside Ordinance 457 establishes that whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official. The Project will be required to comply with Ordinance No. 457; thus, limiting temporary construction impacts. Therefore, impacts are less than significant.
- d) The Project site operations will not generate excessive groundborne vibrations or groundborne noise levels during normal operations. Groundborne vibrations may be generated infrequently by use of heavy construction machinery. However, this type of noise would be temporary and infrequent. Therefore, impacts are less than significant.

			Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>M</u> itig	gation:	Prior to the issuance of building permits, a fin submitted to the Riverside County Department of STC ratings of building materials to be used in ord to verify all of the required mitigation and specify Health. 01).	of Public Hea der to mitiga	alth to deterr te all interior	nine the mi noise impa	nimum cts and
<u>Moni</u>	itoring:	Monitoring will occur through the Building and Saf	fety plan che	ck process.		
		ND HOUSING Would the project	····			
	ssitating t	e substantial numbers of existing housing, he construction of replacement housing else-				
housi	ing afforda ty's media	a demand for additional housing, particularly able to households earning 80% or less of the n income?				$\boxtimes$
		e substantial numbers of people, necessitating nof replacement housing elsewhere?			,	$\boxtimes$
d		County Redevelopment Project Area?				$\boxtimes$
e proje	) Cumula	tively exceed official regional or local population				
or inc	tly (for exa	substantial population growth in an area, either ample, by proposing new homes and businesses) or example, through extension of roads or other			$\boxtimes$	
Sourc		ct Description; Southern California Association of	f Governmen	its (SCAG); Co	ounty of Riv	erside
Fin alia	£ F	_				
a)	propose	ed Project will not displace substantial numbers of cement housing. Therefore, no impacts are anticip	existing resid			
b)	creating	posed Project will result in the construction of app a demand for additional housing, the Project wil re, there are no impacts are anticipated.				
c)	the pro	ject site consists of vacant land and there are no ex posed Project will not displace substantial numbe ment housing. Therefore, no impacts are anticipate	ers of people			
d)		posed Project is not located within or in proxin	nity to a Riv	erside Count	y Redevelo <sub>l</sub>	oment

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) SCAG (2014) projects the unincorporated area of Riverside County to be 487,514 by 2040. The proposed Project will construct a total of 138 dwelling units generating a total of approximately 415 persons<sup>3</sup>. The County of Riverside General Plan projects Riverside County's population to nearly double to 2.8 million by the year 2020. The proposed Project will extend infrastructure from its northern boundary throughout the proposed Project. Although the Project will extend services closer to undeveloped property to the south, that property has limited potential for significant densities of future residential development due to general plan designations for public facilities and hillside residential development. Any development on that property that is induced by the proposed Project will not result in substantial population growth within the area. Therefore, impacts are less than significant.

Mitigation:

None required

Monitoring:

None required

<sup>&</sup>lt;sup>3</sup> Calculated based upon the County of Riverside General Plan, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Average Household Size, to determine Project's population as follows: (138 dwelling units) x (3.01 persons per dwelling unit) = 415 persons generated.

<u> </u>	· · · · · <del>- ·</del> · <del>- ·</del> ·	<u> </u>		
	Potentially Significant Impact	Less than Significant with Mitigation	Less Than Significant Impact	No Impact
		Incorporated	mpact	
PUBLIC SERVICES Would the project result in substantial adversariation of new or physically altered government facilities of governmental facilities, the construction of which could cause significantly.	r the need	for new or	physically	altered
maintain acceptable service ratios, response times or other per				
services:  36. Fire Services			$\square$	
Source: County of Riverside General Plan Final Program Environme	nntal Impact	Papart (COR		
<u>source</u> . County of Riverside General Flan Final Flogram Environing	antai iiiipact	Report (COR	GP FPEIK)	
Findings of Fact:				
The development of the proposed Project will result in the constru	uction of 13	8 residential o	dwelling uni	ts. The
addition of these structures and residents will increase the numb				
and emergency medical services to the Project site and vicinity. Fi				
by the Riverside County Fire Department which operates in coord		h CAL FIRE, to	ວ provide Fi	re and
Emergency Services to residents of unincorporated areas of Riversia	de County.			
The level of service for fire services is expressed in terms of respons				
service ratios or other performance objectives. An impact to fire pro				it if a
project will result in an increase in fire response time in excess of se				
provision of fire stations varies more as a function of the geographic population increases. One of the most important criteria for effective				
to reach the site of the fire. (COR GP FPEIR, pp 432-433). Fire protect				
site by the Highgrove Station, Station No. 19 located at 469 Center S				
located approximately 1 mile from the Project site with an average				
response time is within the seven minute standard, no impacts are	anticipated.	Further, the	County of	
Riverside standard for the establishment of a new fire station is the				or 3.5
million square feet of commercial or industrial uses (COR GP FPEIR,				
industrial uses are proposed and only 142 dwelling units are propos				
facilities is not expected. The Project developer would be required time of Project construction; a portion of which can be used for the				he
equipment necessary to mitigate impacts to fire services. While the				a it
will not significantly increase population or response times to the Pr				
significant.			74000 410 100	S CHAIT
Mitigation: None required				
Monitoring: None required				
37. Sheriff Services			$\square$	
Source: County of Riverside General Plan Final Program Environme	ntal Impact	Report (COR (		
Findings of Facts				
<u>Findings of Fact</u> : The development of the proposed Project would result in an increm	ontal increa	co in the num	har of resid	ontial
units and residents in the area. Sheriff's services to the Project site v				
Jurupa Valley Sheriff's Department. Development of the proposed is				
demand for sheriff services. However, due to the Projects limited si				-

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
impact fees required by Ordinance No. 659, which is intended to for sheriff services, impacts are less than significant.	offset any inci	remental incr	eases in the	need
Mitigation: None required				
Monitoring: None required				
38. Schools			$\boxtimes$	
Source: Riverside Unified School District (RUSD)			<u> </u>	
The Project site is located within the Riverside Unified School facilities for kindergarten through high school-aged children. The the RUSD by adding 138 dwelling units; thereby generating addit Assembly Bill 2926 and Senate Bill 50 assist in providing school development projects by allowing school district to collect impacts such, the developer will be required to pay fees to the District to schools. Therefore, impacts are less than significant.	proposed devi tional student facilities to se t fees from d	velopment wi ts within the rve students evelopers of	ll impact sch District. Ho generated b new residen	wever, by new tial. As
Mitigation: None required  Monitoring: None required				
39. Libraries	П		$\square$	
Source: County of Riverside General Plan (COR GP); Ordinance No	o. 659 (Ord 65	59)	in i	
Findings of Fact: Library services will be provided by the Riverside County Public Li Project will incrementally increase the demand for library serv through the requirement of development impact fees as set forth facilities component that may be used for library facilities. Therefore	ices. Howev in Ordinance	er, impacts v No. 659 whic	would be re h includes a	duced
Mitigation: None required				
Monitoring: None required				
40. Health Services			$\boxtimes$	
Source: County of Riverside General Plan Final Programmatic Envi	ronmental Im	pact Report (	COR GP FPE	IR)
Findings of Fact: While the proposed Project will include 138 dwelling units who	ما النبيطة	habited by		L. 415

While the proposed Project will include 138 dwelling units which will be inhabited by approximately 415 individuals<sup>4</sup>; the resulting increase in population is not considered significant. Additionally, there are no

<sup>&</sup>lt;sup>4</sup> Calculated based upon the County of Riverside General Plan, Appendix E: Socioeconomic Build-Out Projections Assumptions & Methodology, Average Household Size, to determine Project's population as follows: (138 dwelling units) x (3.01 persons per dwelling unit) = 415 persons generated.

		Impact	with Mitigation Incorporated	Significant Impact	- <u>-</u>
statutory or regulatory standards in California for emergency medical facilities, or the expansion of County General Plan FPEIR does not specify any hospital or medical clinics. However, the increase base, which will provide some additional funding for is based on the findings of the Periodic Medical Neet the County General Plan EIR. Therefore, impacts are	existing facili specific crite d population or public medi eds Assessmer	ties, will be ria for deter will result in cal facilities. nt, required b	required. Furt mining future an increase to The need for a	her, the R needs fo the Cour additional	liverside r public nty's tax facilities
Mitigation: None required					
Monitoring: None required					
RECREATION				<u></u>	
41. Parks and Recreation  a) Would the project include recreational require the construction or expansion of recreation which might have an adverse physical effective environment?	onal facilities				
b) Would the project include the use neighborhood or regional parks or other recreation such that substantial physical deterioration of the occur or be accelerated?	onal facilities			$\boxtimes$	
c) Is the project located within a Community (CSA) or recreation and park district with a Commun Recreation Plan (Quimby fees)?					
Source: Riverside County Land Information System Development Agency (EDA)	tem (RCLIS);	Ordinance	No. 460 (Ord	460); Ec	onomic
Findings of Fact:  a-c) Development of the proposed Project will reduced dwelling units and thus, increase the use of Section 10.35 of Ordinance No. 460, which is dedication of land and /or payment of recreational facilities. New development proposed for required to dedicate five acress each 1,000 persons for neighborhood/comproposed developments. For the purposes of the proposed Project, Section 10.35 of Ordinate dwelling unit. The resulting estimate of neighborhood or community park or the payor The proposed Project includes 2.12 acress of the proposed Project includes 2.12 acres of the proposed Project includes 2.12 acres of the proposed Project includes 2.12 acres of the proposed Project includes 2.12 acres of the proposed Project includes 2.12 acres of the proposed Project includes 2.12 acres of the proposed Projec	of existing surmplements the fees devote roposals with of land per 1, munity park and identifying the fast persons ment of fees in the fee	rounding ne e Quimby Acd to neighboring the uninconding the uninconding recreation the amount of requires the equates to the in lieu thereouse.	ighborhood ar t, sets forth re- corhood/commorporated pol , or pay fees in anal facilities the f park acreage t use of the rat the need to prof <sup>5</sup> .	nd regiona quirement nunity par rtion of Ri n lieu there nat will se required to re of 2.59 povide 1.8 a	I parks. for the ks and iverside eof, for rve the co serve persons acres of
community trails for recreational purposes.					

Potentially

Significant

Less than

Significant

Less

Than

No

Impact

the Quimby Act requirement, potential impacts will be less than significant. The Project's impacts

<sup>&</sup>lt;sup>5</sup> Calculated based upon the County of Riverside Section 10.35 of Ordinance No. 460, to determine Project's dedication of parkland as follows:  $(138 \text{ dwelling units}) \times (2.59 \text{ persons per dwelling unit}) \times (5 \text{ acres of parkland} \div 1000 \text{ persons}) = 1.8 \text{ acres of required parkland}$ .

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
upon regional parks and open space are reduced to belowith the provisions of Ordinance No. 659, which includes				
The Community Services Division of the Riverside County operation of 60 County Service Areas (CSAs), includin appointed by the Riverside County Board of Supervisor based on the needs of each community. County Service taxes and assessments to provide services to specific an entire unincorporated Riverside County and provides in landscaping, water and sewer service, streetlights, stenhanced fire protection, enhanced ambulance service quality improvements. As the project is located within annually to continue and maintain improvements within less than significant.	g 21 CSAs was. Each CSA e Areas (CSA eas of the Conunicipal sentreetsweeping, road maint of CSA's 126,	vith communiis authorized 's) are formed unty. CSA jurivices such parg, enhanced enance and dit will be levi	ty advisory to provide s d to collect sdiction cov rks and recr sheriff prot rainage and ed special of	boards services special yers the reation, tection, I water charges
Mitigation: None required				
Monitoring: None required				
42. Recreational Trails		<u> </u>	$\square$	
Findings of Fact: The current Highgrove Area Plan identifies a Class I Bike/Regional and a Regional trail along Pigeon Pass Road on along the weste process of updating the general plan, a regional trail continues to the project site in the proposed updated Highgrove Area Plabike/Regional trail to the east is no longer proposed.	rn Project bo be proposed	oundary. As the along with we	ne County is estern boun	in the
The proposed Project provides a 30-foot regional multi-purpose connect to the multi-purpose trail to the north proposed as part cand a 10-foot trail just south of the detention basin in the north impacts are less than significant.	of the SP323	to provide a re	egional conr	nection
Mitigation: None required				
Monitoring: None required				
FRANSPORTATION/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				
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Significant Impact	Significant with Mitigation Incorporated	Than Significant Impact	Impact
			$\square$
		· . 🔲	$\boxtimes$
	$\boxtimes$		
		$\boxtimes$	
		Mitigation Incorporated	Mitigation Impact Incorporated

a-b) A Traffic Impact Analysis (TIA) was prepared by Urban Crossroads dated January 22, 2015 (UC-TIA) for

the proposed Project to determine potential impacts. The following discussion summarizes the information found in the TIA.

Trip generation represents the amount of traffic traveling to and from the Project. Trip generation rates used to estimate Project traffic are identified in Table 3, Trip Generation Rates, and are based upon data collected by the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition, 2012. Table 4, Project Trip Generation Summary presents the daily and peak hour trip generation.

**Table 3, Trip Generation Rates** 

Land Use	Unit <sup>1</sup>	AM Peak Hour PM Peak Hour				our	200	
	Unit	In	Out	Total	In	Out	Total	Daily
Single Family Detached Residential Land Use Category: 210	DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52

Source: UC-TIA, Table 4-1

Notes

1. DU = Dwelling Unit

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

Table 4, Project Trip Generation Summary

Land Use	DU's	AM	1 Peak H	our.	PN	1 Peak H	our	1888
Land Ose	003	In	Out	Total	la	Out	Total	Daily
Single Family Detached Residential	142	27	80	107	89	53	142	1,352

Source: UC-TIA, Table 4-1

As reflected in Table 3 above, the proposed Project will result in 1,352 daily traffic trips.

Trip distribution is the process of identifying the probable destinations, directions or traffic routes that will be utilized by Project traffic. The potential interaction between the planned land uses and surrounding regional access routes are considered, to identify the route where the Project traffic would distribute. The Project trip distribution was developed based on anticipated travel patterns to and from the Project site for the traffic associated with the proposed residential use. The total volume on each roadway was divided by the total site traffic generation to indicate the percentage of Project traffic that would use each component of the regional roadway system in each relevant direction. Alternative travel modes may be considered to reduce traffic volumes. However, the traffic reducing potential of public transit, walking or bicycling were not considered in this analysis; thus, resulting in conservative traffic projections. Hence, the assignment of traffic from the Project area to the adjoining roadway system is based upon the Project trip generation, trip distribution, and the arterial highway and local street system improvements that are currently in place or that would be constructed by cumulative developments by the time of initial occupancy of the Project.

The Project study area includes ten intersections of which eight exist and two are future planned intersections that do not currently exist. Intersections impacted by the proposed Project lie within the jurisdictions of Riverside County, City of Riverside, and City of Grand Terrace. Riverside County has established a minimum level of service (LOS) "C" on all county maintained roads and conventional highways. As an exception, LOS D may be allowed in Community Development areas, only at intersections of any combination of Secondary Highways, Major Highways, Arterials, Urban Arterials, Expressways, conventional state highways or freeway ramp intersections, and LOS E may be allowed in designated community centers to the extent that it would support transit-oriented development and walk-able communities. The City of Riverside Traffic Impact Analysis Preparation Guide has established a LOS standard of D to be used as the maximum acceptable threshold for the study intersections of Collector or higher classification. The City of Grand Terrace General Plan Circulation Element mandates that the Level of Service for all major intersections in the City should operate at an LOS D or better. Any major intersection that operates at an LOS of E or F is considered to be deficient. As such, study intersections in the City of Riverside and City of Grand terrace will follow the same LOS criteria as those described for the County of Riverside. Hence, LOS D has been considered acceptable at any intersection of any combination of Secondary Highways or greater as identified by the County of Riverside GP Circulation Element. LOS C has been considered acceptable for all other intersections.

Currently, all intersections studied, as identified in the TIA, operate at an acceptable LOS. With implementation of the Project, study area intersections would continue to operate at an acceptable LOS in both the Existing plus Project (EP) and Existing plus Ambient plus Project (EAP) conditions. As Pigeon Pass Road is currently an unpaved Roadway and the intersections of Pigeon Pass Road/Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Driveway 1 and Pigeon Pass Road/Project Driveway 2, do not currently exist, implementation of mitigation measures 50. **Trans 1** through 50. **Trans 19** will ensure impacts remain less than significant. Further, improvements along the Project frontage (east side of Pigeon Pass Road) will be required by conditions of approval and applicable County of Riverside development standards. Therefore, impacts are less than significant with mitigation incorporated.

- c) The proposed Project does not include any components that could alter air traffic patterns or increase air traffic. Therefore, no impacts are anticipated.
- d) There are no navigable bodies of water or waterways that support waterborne traffic in proximity to the Project site. There are no rail facilities in the vicinity of the Project site. There is no action proposed for the Project that would alter or be the cause of an alteration in waterborne, rail, or air traffic.

  Therefore, no impacts are anticipated.
- e) Construction of the proposed Project will not change the current roadway configurations nor alter the area in such a way as to introduce a new hazard or increase hazards. Therefore, no impacts are anticipated.
- f) Potential impacts to road maintenance from Project generated traffic will be offset by established fee mechanisms established by the Riverside County Transportation Department. Therefore, impacts are less than significant.
- The Project will be completed in a single phase with anticipated completion in 2018. Grading activities will not require the import or export of soil to or from the Project site. As a result, no grading-related trips will occur during construction. As a condition of permit issuance, County regulations require that the internal driveways associated with the Project, be designed to meet or exceed the County standards for construction and design safety, including adequate turning radii, for emergency vehicles. Implementation of mitigation measures 50. Trans. 10, further ensures County review of Project driveways. Additionally, in accordance with the County's "Improvement Plan Check Policies and Guidelines," a construction traffic control plan will be required for street improvements and Project related construction, further reducing temporary traffic impacts resulting from construction. The control plans are specifically designed to address Project-specific traffic impacts and motorist delays during construction through the effective real-time application of measures and strategies including motorist information, traffic demand and incident management, and planned alternative routes should the County deem necessary. Therefore, impacts are less than significant.
- h) The proposed Project will not reconfigure current roadways that would result in inadequate emergency access. In fact, the proposed Project will improve the currently unimproved Pigeon Pass Road to allow for access to the Project site and provide for secondary emergency access located on the eastern portion of the site. Pursuant to County of Riverside regulations, a construction traffic control plan will be required for street improvements and Project related construction, to reduce temporary traffic impacts resulting from construction. The control plans are specifically designed to address Project-specific traffic impacts and motorist delays during construction through the effective real-time application of measures and strategies including motorist information, traffic demand and incident management, and planned alternative routes should this be deemed necessary by the County. Therefore, impacts are less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project area is currently served by the Riverside Transit Authority (RTA) which serves the unincorporated Riverside County region and OmniGo which services the City of Grand Terrace. Currently RTA Route 14 and OmniGo Grand Terrace Route 325 serve roadways within the vicinity of the Project area. Transit service is reviewed and updated by RTA periodically to address ridership, budget and community demand needs. Changes in land use can affect these periodic adjustments which may lead to either enhanced or reduced service where appropriate. The improvements of Pigeon Pass Road to its ultimate half section are anticipated to provide safe and efficient pedestrian connections between the proposed Project and surrounding residential and school uses near the site through the construction of sidewalks along the Project frontage. In addition, the bikeway and trail improvements to Pigeon Pass Road along the Project's western frontage would provide connectivity to the planned regional trails. Therefore, impacts are less than significant.

### Mitigation:

Sight distance at the Project driveways shall be reviewed with respect to standard Caltrans and County of Riverside's sight distance standards at the time of preparation of final grading, landscape, and street improvement plans (50. Trans 16)

Signing/striping shall be implemented in conjunction with detailed construction plans for the Project site (50. Trans. 13)

The intersection of Pigeon Pass Road / Project Driveway 1 shall include installation of a stop control on the westbound approach and shall be constructed with the following geometrics:

Northbound: One shared through-right turn lane.

Southbound: One shared left-through lane.

Eastbound: N/A

Westbound: One shared left-right turn lane (50. Trans. 14, 50 Trans. 15)

The intersection of Pigeon Pass Road / Project Driveway 2 shall include installation of a stop control on the westbound approach and shall be constructed with the following geometrics:

Northbound: One shared through-right turn lane.

Southbound: One shared left-through lane.

Eastbound: N/A

Westbound: One shared left-right turn lane (50. Trans. 14, 50 Trans. 15)

A minimum of one northbound and one southbound lane shall be constructed along Pigeon Pass Road from the Project to existing paved section of Pigeon Pass Road to provide site access (50. Trans. 18)

Pigeon Pass Road shall be constructed to its ultimate half-section width as a Regional Multipurpose trail between the Projects northern boundary and the Projects southern boundary (50. Trans 15).

### Monitoring:

The Transportation Department will ensure that the mitigation measures have been included in site design and constructed prior to releasing occupancy permits for the Project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Bike Trails			$\square$	$\Box$
Source: County of Riverside General Plan (COR GP); Highgrove A	rea Plan (HAP	)		
Findings of Fact: The current Highgrove Area Plan identifies a Class I Bike/Regiona and a Regional trail along Pigeon Pass Road on along the western is in the process of updating the general plan, a regional trail of boundary of the project site in the proposed updated Highgrov Class I Bike/Regional trail to the east is no longer proposed.	n Project boun continues to b	dary. As the o	County of Rivalong with w	verside vestern
However, the proposed Project provides a 30-foot regional mu which provides for a 10 foot bike trail in accordance with the s and will connect to the multi-purpose trail to the north proposed less than significant.  Mitigation: None required	tandards for a	a Class   Bike	way/Regiona	al Trail,
<u>Mitigation</u> . None required				
Monitoring: None required		-		
UTILITY AND SERVICE SYSTEMS Would the project	<del></del>			
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 Highland Water Company (RHWC); City of Riv for Highgrove Community (CSA 152-C)	erside Agreen	nent for Was	tewater Trea	atment
Findings of Fact:  a-b) In January 2002, Senate Bill (SB) 610 went into effect req Water Source Assessment from the water provider to d water supplies to serve the proposed projects. The p dwelling units that is not subject to SB 610 requirements. services will be provided to the Project site by the Riversi stated that it can and will serve potable water in ample Project. Thus, it is not anticipated that the Project will facilities independently. Therefore, impacts are anticipated	etermine whe roposed Proje Water treatm de Highland V e quantity for I require new	ther or not t ect includes nent facilities Vater Compa domestic us or expanded	here are sufa total num and potable ny. The RHV e to the pro d water trea	fficient ber of water VC has oposed
Mitigation: None required				
Monitoring: None required				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			$\boxtimes$	
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: Riverside County Integrated Project (RCIP); City of Riversid Highgrove Community (CSA 152-C)	le Agreemei	nt for Wastew	ater Treatm	ent for
Findings of Fact:  a-b) The Project site is located in an unincorporated section of I Riverside have signed an agreement that states that the treatment services to the Highgrove community through C residents to the City. Project development will require a proposed facilities to on-site users. The proposed Project oneed to be treated by the City. However, CSA 152-C ident treatment and disposal, wastewater generated by the exceed 4.4 million gallons per day (MGD). The City will repoints of connection and notify the County when wastew the City and County shall enter into an agreement, if negrowth which may generate wastewater in excess of 4 temporary moratorium on development in the Highgrove cable to provide wastewater treatment in excess of 4.4 New Riverside will have adequate capacity to serve the propose significant.	e City of Riverse SA 152-C. In extension of will increase diffes that the lighgrove content wasted exter exceed ecessary, to a MGD, in the MGD. Thus,	verside will property of sewer lines the amount of the City is obligation of the City is also mitigate any cluding the equatily the City of the city of the city of the expecte.	rovide wastervill be paid I from existing of sewage the ated to accept an amount ually agreed the which time of the another end that the will be a	ewater by new ng and nat will ept, for not to d upon e both reased at of a ntity is City of
<u>Mitigation</u> : None required				
Monitoring: None 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: California Department of Resources Recycling and Reco Protection Agency Report No. EPA530-R-98-010 (USEPA); Figure 4 —		); United Stat	ed Environr	mental
<u>Findings of Fact</u> :				

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

a-b) Waste Management provides solid waste services to the Project site. Waste Management has the option of hauling waste to any one of three landfills in western Riverside County (El Sobrante, Badlands and Lamb Canyon Landfills) after being sorted at the Robert A. Nelson transfer station. Implementation of the Project will result in the generation of solid waste from construction and operation.

Landfill services will be managed by the Riverside County Waste Management Department. Solid waste from the Project site will be disposed at any one of three landfills in western Riverside County(El Sobrante Landfill,; Badlands Landfill, and Lamb Canyon Landfills), after being sorted at the Robert A. Nelson transfer station. Implementation of the project will result in the generation of solid waste from construction and operation.

## Construction

The estimated construction-related solid waste generation for the proposed Project is reflected below in **Table 5**, **Estimated Project Construction-Related Solid Waste Generation**.

Table 5, Estimated Project Construction-Related Solid Waste Generation

	PROPOSED L	AND USE	
Proposed Land Use	ĐU <sup>1</sup>	Generation Factor (Ibs/SF) <sup>2</sup>	Proposed Project Total (tons) <sup>3</sup>
Residential	142	8113	559.8
TOTAL CONSTRUCTION WASTE			559.8
Disposal Facility	Disposal Capacity (tons/year) <sup>4</sup>	Yearfy Intake (Total/5 years)	Proposed Project Percent of Yearly Intake <sup>5</sup>
Badlands Landfill	1,460,000	111.96	0.01
El Sobrante Landfill	5,859,710	111.96	0.00
Lamb Canyon Landfill	1,095,000	111.96	0.01
TOTAL	8,414,710	111 96	0.00
Robert A. Nelson Transfer Station	1,460,000		0.01

Source: USEPA

#### Notes:

- <sup>1</sup> DU= square foot
- <sup>2</sup> USEPA, p. 2-4
- <sup>3</sup> 1 ton=0.0005 lbs
- Daily Disposal capacity multiplied by 365 days per year.
- <sup>5</sup> (Total Construction Waste Generated/5 years of construction/Disposal Facility Capacity) x 100

As reflected above, the proposed Project is anticipated to generate approximately 560 tons of construction related solid waste. However, given the limited contribution of construction related solid waste anticipated to be generated by the Project over an estimated five-year construction period (approximately 0.01 percent of the annual landfill capacity) development of the Project would not substantially contribute to the exceedance of the permitted capacity of the designated landfills from construction.

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

Additionally, should the construction-related solid waste be processed at the Robert A. Nelson Transfer Station before being sent to a landfill, the Project's construction-related solid waste would only constitute approximately 0.01 percent of the annual permitted intake capacity of the transfer station. Further, the 2010 Edition of the California Green Building Standards Code (CGBSC) that took effect January 1, 2011, requires projects involving construction and demolition to recycle, reuse, compost, and/or salvage a minimum of 50 percent by weight of material or waste generated on site. Projects that have the potential to generate construction and demolition waste are required to complete a Waste Recycling Plan to identify the estimated quantity and location of recycling for construction and demolition waste resulting from the project to meet this goal. Thus, impacts to the existing landfills during construction are less than significant.

## Operational Solid Waste

After construction, the Project would generate solid waste over the lifetime of the Project. The estimated operational-related solid waste generation for the proposed Project is reflected below in **Table 6, Estimated Operational Project-Related Solid Waste Generation**.

Table 6, Estimated Operational Project-Related Solid Waste Generation

	PROPOSE	D LAND USE	
Proposed Land Use	Total Number of Residents	Disposal Factor (tons/resident)	Proposed Project Total (tons/year)
Residential	415	0.41	170.15
TOTAL			170.15
Disposal Facility		Disposal Capacity (tons/year)	Proposed Project Percent of Yearly Intake
Badlands Landfill		1,460,000	0.01
El Sobrante Landfill		5,859,710	0.00
Lamb Canyon Landfill		1,095,000	0.02
	TOTAL	8,414,710	0.00
Robert A. Nelson Transf	er Station	1,460,000	0.01

Source: CALR

As reflected above in **Table 6**, the proposed Project is anticipated to generate approximately 170 tons of solid waste per year. Given the limited contribution of solid waste anticipated to be generated by the Project per year, implementation of the Project would not substantially contribute to the exceedance of the permitted capacity of the designated landfills. Additionally, for the purpose of a careful, conservative analysis, the above calculations do not include any debris or daily solid waste recycling during operation. Even under this assumption, the Project would still not substantially contribute to the landfill capacity.

Further, the proposed Project is regulated by federal, state and local government and would be required to comply with all statutes and regulations related to solid waste. Considering the Project's participation in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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source reduction programs that are required by the County of Riverside (Countywide Integrated Waste Management Plan, Source Reduction and Recycling Element), the yearly solid waste generated by the Project would be reduced overtime. Regardless, all three landfills have the capacity to accommodate the Project's construction and operational related solid waste. Thus, the proposed Project is served by a transfer station and landfill(s) with sufficient permitted capacity to accommodate the Project's solid waste disposal needs. Therefore, impacts are less than significant.

Mitigation: None required

Monitoring: None 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?			
b) Natural gas?			Ħ
c) Communications systems?			
d) Storm water drainage?			
e) Street lighting?		$\boxtimes$	
f) Maintenance of public facilities, including roads?		$\overline{\boxtimes}$	
g) Other governmental services?			$\overline{\boxtimes}$

Source: Figure 4 – Site Plan

## Findings of Fact:

- a-c) The proposed Project will require utility services in the form of electricity, natural gas, and telecommunications. Each utility system is available at the project site and lines will be extended onto the site, which will already be disturbed by grading and other construction activities. Based on the availability of existing public facilities that support local systems, impacts are less than significant. Compliance with the requirements of Southern California Edison, Southern California Gas, and the telephone purveyor will ensure impacts remain less than significant. Therefore, impacts are less than significant.
- d) The Project will require construction of an on-site storm water drainage system to carry flows away from the Project site into the area's storm drain system. The proposed facilities are included within the Project design and are in accordance with Riverside County Flood Control and Water Conservation District requirements. Construction of on-site drainage systems and any potential impacts due to increased storm water runoff from the Project site are addressed in the required Water Quality Management Plan (WQMP). Impacts are reduced to a less than significant through standard design practices. Therefore, impacts are less than significant.
- e) The proposed Project would require the installation of street lighting on the streets proposed within the Project site. Lighting shall be designed in accordance with Ord 460 and Ord 461. Further, the Project is included within CSA 126, which will collect funds from property taxes to offset maintenance costs. Therefore, impacts are less than significant.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f)	The proposed Project will require maintenance of nemaintenance of the proposed storm drain system, in cleaning, and maintenance of roads by the County Traless than significant.	the form of pip	e flushing and	yearly catc	h basin
g)	No other governmental services are expected to be reanticipated.	quired for the P	roject. Therefo	ore, no impa	icts are
Mitig	gation: None required				
Moni	itoring: None required				
49. ° a)	Energy Conservation  Would the project conflict with any adopted eneervation plans?	gy 🔲			$\boxtimes$
The p	ngs of Fact: proposed Project will meet all requirements of Title 24				
Findion The property adverse Mitig		ed energy cons	ervation plans		
Findion The property adverse Mitig	proposed Project will meet all requirements of Title 24 gy savings. Also, there are no Riverside County adoptersely affected by the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project.	ed energy cons	ervation plans		
Finding The peners advenous Mitigum Moni OTHE 50.	proposed Project will meet all requirements of Title 24 gy savings. Also, there are no Riverside County adoptersely affected by the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project. Therefore, no impart in the proposed Project.	ed energy cons	ervation plans		
Finding Monitor Source Finding No o	proposed Project will meet all requirements of Title 24 gy savings. Also, there are no Riverside County adoptersely affected by the proposed Project. Therefore, no impart in the proposed Project. The proposed Proje	ed energy cons acts are anticipa	ervation plans		uld be
Finding Moni OTHE 50. Source	proposed Project will meet all requirements of Title 24 gy savings. Also, there are no Riverside County adoptersely affected by the proposed Project. Therefore, no implication:  None required  Tother: None  Therefore is no implication:  Therefore	ed energy cons acts are anticipa	ervation plans	s which wo	uld be
Finding The peners adverting Monitor OTHE 50.  Source Finding No o anticity Mitigation	proposed Project will meet all requirements of Title 24 gy savings. Also, there are no Riverside County adoptersely affected by the proposed Project. Therefore, no implication:  None required  R Other: None  Project Description; Above Checklist  Project Description; Above Checklist  Project factors have been identified for discussion ipated.	ed energy cons acts are anticipa	ervation plans	s which wo	uld be
Finding Monitor No o antici	proposed Project will meet all requirements of Title 24 gy savings. Also, there are no Riverside County adoptersely affected by the proposed Project. Therefore, no implication:  None required  R Other: None  De: Project Description; Above Checklist  Therefore identified for discussion in the proposed Project Description in the project Descript	ed energy cons acts are anticipa	ervation plans	s which wo	uld be

					•
	1)	Potentially Significant Impact		Less Than Significant Impact	No Impact
	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?				
Soui	rce: Project Application Materials				
As d the loca no a	ings of Fact: iscussed in the checklist above, the proposed Project does no quality of the environment. The biological survey prepared ted on the Project site did not find that the Project will substandarchaeological historical resources are found on the Projectificant.	d to detern ntially degra	nine current b ade biological r	iological res esources. F	ources urther,
52.	Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?		□		

Source: Staff review, Project Application Materials

## Findings of Fact:

The cumulative impact area for transportation and traffic includes existing, proposed, and approved future projects within the County of Riverside, and cities of Riverside and Grand Terrace. As development in the region would change the intensity of land uses and increase housing, employment, shopping and recreational opportunities, regional traffic volume conditions anticipated have been analyzed. Under the Existing plus Ambient plus Project plus Cumulative (EAPC) condition, the following eight intersections as reflected in **Table 7**, **Cumulative Intersection Analysis**, were identified to operate at deficient LOS.

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

Table 7, Cumulative Intersection Analysis

							Inters	Intersection Approach Lanes	Appr	oach t	anes <sup>2</sup>						The second	1
No	Intersection Location	Jurisdiction	Traffic Control <sup>2</sup>	Nor	Northbound		South	Southbound		Eastbound	punc	5	Westbound	pun	Delay sec)	(sec)	Service	5 83
				_	۰	œ	1	±	R	1	œ	-	INT	œ	AM	MM	AM	PM
	Mt. Vernon Ave / Main St	City of Grand				_			_									
ო	- Without Improvements	Torrace	AWS	0	₽	0	0	5 (	.0	1	0	0	~	0	60.7	55.3	14.	Ŀ
	- With Improvements	ובוומרב	<u>15</u>	1	1	0	1	2 (	0	4	σ	0	~1	0	27.1	21.6	U	ں
	Mt. Vernon Ave / Center St	J. 14:0														- 1		
4	- Without Improvements	City of Grand Terrace	AWS	0	H	0	0	.,		-	⊣	0	1	0	26.0	57.8	L	ш
	- With Improvements	ובוומרב	7.5	1	1.	0	1	1	1 1	[ 1	Н	0	П	0	27.8	24.0	U	ပ
	Mt. Vernon Ave / Spring St	tall of													3			
2	- Without Improvements	County 01	CSS	0	⊣	0	0	1	0	1	0	0	1	0	>100.0	>100.0	Œ.	<u>.</u>
	- With Improvements	ויוועבו פומכ	27	Ħ	н	0	H	1	0	) 1	0	0	н	0	24.4	20.9	U	U
	Mt. Vernon Ave / Pigeon Pass Rd	,													:		100000000000000000000000000000000000000	a sine vendera a la
9	- Without Improvements <sup>4</sup>	County of Riverside	AWS	0	7	<del>.</del> —	2	7	0 0	0 (	0	П	0	o	40.3	60.7	ш	îτ
	- With Improvements	2015	<u>27</u>	0	2	1	2	7	0	0	0	1	0	0	18.9	19.1	В	В
	Mt. Vernon Ave / Palmyrita Ave	4																
7	- Without Improvements <sup>4</sup>	County of	AWS	0	⊣	0	1	-	1	7	ס	0	-	0	41.4	70.8	ш	<u>a.</u>
	- With Improvements		<u>25</u>	0	1	0	1		1 2	7	ס	٦	П	ч	14.4	30.8	8	ပ
	Palmyrita Ave / Pigeon Pass Rd	Compty of																-
∞	- Without Improvements	Biyarsida	CSS	O	-	0	0	1	0	0	0	0	1	0	>100.0	>100.0	L	ıL
	- With Improvements	ואואפויזייטר	51	0	-	0	0	1	0	0	0	0	1	0	17.2	14.5	В	8

Source: UC-TIA, Table 7-2

**Bold** = Deficiency

Notes:

1. When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane, there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; d = Defacto Right Turn Lane;  $\underline{1}$  = Improvement

2. Per the 2010 HCM, overall average intersection delay and LOS for the worst individual movement (or movements sharing a single lane) are shown.

3. CSS = Cross-street Stop; TS = Traffic Signal; <u>1S</u> = Improvement

4. Signalized heads were installed, but not operational (covered) at the time of preparation of the traffic analysis.

	Sig	otentially gnificant mpact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
will be requir and Developi improvemen	rovements, intersections 3 through 8 exceed the acceptal red to pay into fair share mitigation programs including Tr ment Impact Fees. These fees are collected and utilized b ts necessary to maintain target LOS. Thus, with contribut o cumulative traffic impacts.	ransporta by the var	ation Uniform rious program	Mitigation F s to constru	ees ct
area is planno	d Project will increase the total number of residential unit ed for residential development and has the capacity to ac of a small number of residential units will no cumulatively significant.	commod	late the proje	ct. The	
cause s	the project have environmental effects that will substantial adverse effects on human beings, either y or indirectly?			$\boxtimes$	
Earlier analys been adequa Section 15063	es may be used where, pursuant to the tiering, program litely analyzed in an earlier EIR or negative declaration 3 (c) (3) (D). In this case, a brief discussion should identify les Used, if any: None	as per	California Co		
Location Whe	ere Earlier Analyses, if used, are available for review:				
Location: N/A	A				
VII. AUTHO	ORITIES CITED  County of Riverside, Airport Land Use Commission (Avantus)  http://www.rcaluc.org/default.asp, accessed on February				
AQMP	South Coast Air Quality Management District, Air Quali 2013. (Available at http://www.aqmd.gov/home/librar plan/final-2012-air-quality-management-plan, accessed	y/clean-	air-plans/air-o		ary
BFSA-2005C	Brian F. Smith and Associates, Cultural Resources Surve	y, April 1	18, 2005. (App	endix C)	
BFSA-2016C	Brian F. Smith and Associates, A Phase I Cultural Resour Springs Project, February 16, 2016. (Appendix C)	rces Asse	essment for th	e MRF Box	
BFSA-2005P	Brian F. Smith and Associates, <i>Paleontological Resource</i>	e and Mo	onitoring Asse	ssment, Apr	il 27,

2005. (Appendix C)

	Potentially Less than Less No Significant Significant Than Impact Impact with Significant Mitigation Impact Incorporated
BFSA-2015P	Brian F. Smith and Associates, <i>Updated Paleo Letter</i> , January 26, 2015. (Appendix C)
CALR CHJ-2005	California Department of Resources Recycling and Recovery, Solid Waste Characterization Database, Residential Waste Disposal Rates (available at http://www.calrecycle.ca.gov/wastechar/ResDisp.htm, accessed January 26, 2015). CHJ, Incorporated, Geotechnical Investigation, Proposed 46± Acre Residential Development, Pigeon Pass Road and Highgrove Pass Road, Riverside, California, January 17, 2005. (Appendix D)
CHJ-2015	CHJ, Incorporated, Update to Geotechnical Investigation, January 19, 2015. (Appendix D)
COR GP FPEIR	County of Riverside, General Plan Final Program Environmental Impact Report (SCH No. 20020511430, June 2003. (Available at http://planning.rctlma.org/ZoningInformation/GeneralPlan/RiversideCountyGeneralPlan2003. aspx, accessed February 3, 2015.)
COR GP	County of Riverside, Transportation and Land Management Agency, Planning Department, <i>Riverside County Integrated Project, General Plan</i> , adopted 2003, amended through March 11, 2014. (Available at the County of Riverside Planning Department and at <a href="http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx">http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx</a> , accessed February 2, 2015.)
CSA 152-C	City of Riverside. Agreement for Wastewater Treatment for Highgrove Community. June 22, 2004. (Available at County of Riverside – Planning Department)
DTSC	Department of Toxic Substances Control, EnviroStor. (Available at http://www.envirostor.dtsc.ca.gov/public/, accessed February 2, 2015.)
EDA	County of Riverside, Economic Development Agency, <i>County Service Areas</i> . (Available at http://www.rivcoeda.org/CountyServiceAreasNavOnly/CountyServiceAreas/CSAHome/tabid/1065/Default.aspx, accessed February 3, 2015.)
EEI-A	EEI Geotechnical & Environmental Solutions, <i>Phase I Environmental Site Assessment, County of Riverside Tentative Tract Map No. 33410 Southeast of Pigeon Pass Road and Highgrove Dump, Road APNs:255-240-016, -022, -024, 257-180-011, -013, -015, Riverside County, California 92557</i> , July 2, 2015. (Appendix E)
EEI-B	EEI Geotechnical & Environmental Solutions, Results of Limited Phase II Environmental Site Assessment Proposed Residential Development TTM 33410 Highgrove, Unincorporated Riverside County, California, EEI Project No. SHO-72175.2 July 31, 2015. (Appendix E)
FEMA	Federal Emergency Management Agency, Flood Insurance Program, Flood Insurance Rate Map, Riverside County, California, Community-Panel Number Panel 06065C-0070G. August 28, 2008. (Available at https://msc.fema.gov/portal, accessed on February 3, 2015.)
FMMP	State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. (Available at

	Potentially Less than Less No Significant Significant Than Impact Impact with Significant Mitigation Impact Incorporated
	ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/riv10_west.pdf, accessed on February 2, 2015.)
GE	Google, Inc., Google Earth (Version 6.1.0.4857 (beta)). Available at http://google.com/earth/download/ge/), accessed on April 12, 2016.)
НАР	County of Riverside, <i>Highgrove Area Plan</i> . March 2003 ( <i>Available at</i> (http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/2%20Area%20Plan%20Volume%201/Highgrove_clean_112414.pdf, accessed February 3, 2015.)
HELIX-A	Helix Environmental Planning, Inc., General Biological Resource Assessment Report for Tentative Tract Map 33410 Project, June 10, 2015. (Appendix B)
HELIX- B	Helix Environmental Planning, Inc., Determination of Biologically Equivalent or Superior Preservation Report, February 7, 2008. (Appendix B)
HELIX-C	Helix Environmental Planning, Inc., Determination of Biologically Equivalent or Superior Preservation Addendum for TTM 33410 (JPR 08 05 07 02; HANS 1108), June 10, 2015. (Appendix B)
Ord 457	County of Riverside, <i>Riverside County Ordinance No. 457 – Uniform Building Code.</i> (Available at http://www.rivcocob.org/ordinances/, accessed February 3, 2015.)
Ord 460	County of Riverside, <i>Riverside County Ordinance No. 460 - Regulating the Division of Land.</i> (Available at http://www.rivcocob.org/ordinances/, accessed February 3, 2015.)
Ord 655	County of Riverside, <i>Riverside County Ordinance No. 655 - Regulating Light Pollution.</i> (Available at http://www.rivcocob.org/ordinances/, accessed February 3, 2015.)
Ord 787	County of Riverside, <i>Riverside County Ordinance No. 787 – Uniform Fire Code.</i> (Available at http://www.rivcocob.org/ordinances/, accessed February 3, 2015.)
RCLIS	County of Riverside, Transportation and Land Management Agency, <i>Geographic Information Services, Riverside County Land Information System APN search</i> , April 13, 2014. (Available at http://tlmabld5.agency.tlma.co.riverside.ca.us/website/rclis/viewer.htm, accessed February 2, 2015)
RHWC	Riverside Highland Water Company, <i>Will Serve Letter</i> , February 9, 2005 (Available at Riverside County Planning).
RHWC_UWMP	Riverside Highland Water Company, <i>Urban Water Management Plan</i> , May 2011. (Available at http://www.water.ca.gov/urbanwatermanagement/2010uwmps/Riverside%20Highland%20W ater%20Company/2010_UWMP_2.pdf, accessed February 4, 2015.)

	Potentially Less than Less No Significant Significant Than Impact Impact with Significant Mitigation Impact Incorporated
SCAG	Southern California Association of Governments. 2012-2035 RTP/SCS Growth Forecast Appendix, April 2012. (Available at http://rtpscs.scag.ca.gov/Documents/2012/final/SR/2012fRTP_GrowthForecast.pdf, accessed February 11, 2015.)
SP323	County of Riverside, Spring Mountain Ranch Specific Plan No. 323, prepared by Urban Environs, Adopted June 5, 2001. (Available at http://planning.rctlma.org/SpecificPlans/ApprovedSpecificPlansDocuments.aspx, accessed on February 3, 2015.)
UC-NIA	Urban Crossroads, Noise Impact Analysis, January 20, 2015. (Appendix G)
UC-TIA	Urban Crossroads, Traffic Impact Analysis, January 22, 2015. (Appendix H)
USDA	U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey (Available at http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm, accessed January 30, 2015.)
USEPA	United States Environmental Protection Agency Report No. EPA530-R-98-010, Characterization of Building-Related Construction and Demolition Debris in the United States, June 1998, (Available at http://www.epa.gov/wastes/conserve/imr/cdm/pubs.htm, accessed January 26, 2015.)
WEBB-A	Albert A. Webb Associates, Air Quality/Greenhouse Gas Analysis, February 2015. (Appendix A)
WEBB-B	Albert A. Webb Associates, <i>Preliminary Hydrology Analysis</i> , October 2015. (Appendix F)
WEBB-C	Albert A. Webb Associates, <i>Preliminary Water Quality Management Plan,</i> October 5, 2015. (Appendix F)

TRACT MAP Tract #: TR33410 Parcel: 255-240-022

#### 10. GENERAL CONDITIONS

EVERY DEPARTMENT

## 10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted proposes a Schedule "A" subdivision of 45.5 gross acres into 138 single family residential lots within an average lot size of 6,713 square feet. The proposed subdivision will also include twelve (12) open space lots which will encompass approximately 13.95 acres. The open space lots will be utilized for:

- A 4.11 acre detention basin (Lot A) which will be located within the northwestern portion of the project site. The detention basin (Lot A) is part of the Springs Mountain Ranch Specific Plan (SP 323) which is directly to the north of the proposed project site. The detention basin, once completed, will be conveyed to Riverside County Flood Control (RCFC);
- A 2.3 acre Drainage Lot (Lot E) which will be located along the southwestern portion of the site (south of Street B);
- One (1) Water Quality Basin (Lot K) which will encompass approximately 1.58 acres. The Water Quality Basin will be located within the northwestern portion of the project site, north of Street G;

Approximately 1.36 acres will be allocated for four (4) open space lots which will be utilized to develop a trail system along the western portion of the project site. Lot B (0.10 acres), C (0.59 acres), and D (0.45 acres) will extend along the furthermost western portion of the project site. More specifically, Lot D will extend from Street "A" to the southern portion of the project site, Lot C will be located directly north of Street "A" and will extend north until reaching Street "G", Lot "B" will be directly to the north of Street "G" and will extend along the northwestern portion of the project site towards the proposed Detention Basin (Lot A). Lot L (0.22 acres) will connect from Lot B and will extend along an easterly direction along the southern boundary of the detention basin located within Lot A;

Two (2) open space lots (Lot I and H) will be intended for Fire Access Roads with Lot I (0.5 acres) located northerly of Street "A" between residential lots 99 and 100 and Lot H (0.4 acres) located within the southeastern portion of the project site; northerly of Lot G and southerly of

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#### 10. GENERAL CONDITIONS

10. EVERY. 1 MAP - PROJECT DESCRIPTION (cont.)

RECOMMND

residential Lot No. 82;

Lot J (0.97 acres) will be intended as an Open Space lot and will be located along the northerly portion of the project site, northerly of Lot L and southerly of the proposed detention basin (Lot A);

Lot F (0.61 acres) will be designated as a Flood Control Vicinity Lot and will be located along the southern boundary of the project site; and,

Lot G (2.12 acres) will be a recreational park space lot and will be located within the southeastern vicinity of the project site, southerly of residential lots 77-82.

### 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

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10. GENERAL CONDITIONS

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

RECOMMND

shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33410 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33410, dated 8/1/2016.

EXHIBIT L = Wall, Fence, Park, and Entry Way Plan, dated 8/1/2016

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-GIN INTRODUCTION

RECOMMND

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

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic

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10. GENERAL CONDITIONS

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS (cont.)

RECOMMND

yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT

RECOMMND

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

10.BS GRADE. 4 MAP-G1.6 DUST CONTROL

RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 5 MAP-G2.5 2:1 MAX SLOPE RATIO

RECOMMND

Residential manufactured slopes shall be graded to a maximum steepness of 2:1 (horizontal: vertical).

10.BS GRADE. 6 MAP-G2.8MINIMUM DRNAGE GRAD

RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

10.BS GRADE. 7 MAP-G2.9DRNAGE & TERRACING

RECOMMND

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

10.BS GRADE. 8 MAP-G2.10 SLOPE SETBACKS

RECOMMND

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

10.BS GRADE. 9 MAP\* - NO GRDG & SUBDIVIDING

RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

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#### 10. GENERAL CONDITIONS

10.BS GRADE. 15 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 WDTD# 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. 15 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.

#### EPD DEPARTMENT

10.EPD. 1 EPD - UWIG COMPLIANCE

RECOMMND

Project is adjacent to RCA Conserved Lands. Project must be in compliance with Urban Wildlands Interface Guidelines (UWIG) as described in Section 6.1.4 of the Western Riverside County Multi Species Habitat Conservation Plan (WRCMSHCP).

### FIRE DEPARTMENT

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

RECOMMND

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

10 FIRE. 2 MAP-#16-HYDRANT/SPACING

RECOMMND

Schedule \_ fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 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

Bluebeam Session ID: 412-955-507
Tract Map 33410 is a proposal for a Schedule "A"
subdivision of 45.5 acres into residential lots in the
Highgrove area. The site is located on the southeast
corner of Pigeon Pass Road and Highgrove Pass Road. Change
of Zone 07321, which proposes to change the current zoning

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## 10. GENERAL CONDITIONS

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

RECOMMND

of Light Agriculture - 2-1/2 Acre Minimum (A-1-2-1/2) and Light Agriculture - 10 Acre Minimum (A-1-10) to Planned Residential (R-4), is being processed concurrently.

This site was originally used for the borrow site by Riverside County Waste Management District for the landfill that is northeast of the site. Just north of this site is the location of the Pigeon Pass Road Debris Basin along with Line "1" Storm Drain inlet (project number 1-0-00026/drawing number 1-0654), which has been constructed by the Spring Mountain Ranch development situated downstream. The debris basin is the upstream terminus of the drainage system tributary to Springbrook Wash. This system, including the debris basin, will become a District owned and maintained facility upon completion of the Spring Mountain Ranch project. This development must not interfere with the purpose of the new debris basin. Also, this tract development is dependent on the downstream drainage system being functional and publicly maintained.

Storm runoff from a drainage area of approximately 300 acres is tributary to the eastern boundary of the site. Prior to the disturbance of the area by the Waste Management District, these flows were conveyed in a well-defined watercourse. The re-grading of the area has resulted in the obliteration of the watercourse and the flow patterns are now indeterminate. There is a Southern California Edison (SCE) access road that runs along the eastern boundary of the site. This access road acts as a levee and directs some of the runoff from the tributary watershed around the site. It should be noted this access road is not a flood control feature nor is it publicly maintained. The proposed pads along this access road shall be floodproofed by constructing the finished floor a minimum of 1 foot above the access road. The exhibit shows a park site at the southeastern most corner of the site. The park site is in cut compared to the SCE access road. Tributary offsite runoff could breakout and flow into the park and eventually into the drainage area/channel in the event the access road is breached. Some further flood protection for Lot 82 shall be provided for this circumstance, such as making the pad elevation for Lot 82 well above the elevation of the park area.

Additional stormwater runoff from a drainage area of approximately 400 acres is tributary to the southern and

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### 10. GENERAL CONDITIONS

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

RECOMMND

western boundaries of the site. These flows are conveyed in a natural low that parallels along Pigeon Pass Road, but not entirely contained within the road right-of-way. flows are collected by a reinforced concrete box inlet (Line "1" Storm Drain) for the Pigeon Pass Road Debris Basin near the northwest corner of the project site. The exhibit shows a proposed 96-inch storm drain designed to collect bulked flows within Pigeon Pass Road to convey all offsite flows to the Highgrove Debris Basin. The 170 acres (Watershed B) of these flows are collected by an inlet and training dike proposed on the south side of Pigeon Pass Road near the proposed terminus. The runoff from the 165 acres (Watershed A) surface flows in a south-north direction along the west side of Pigeon Pass Road to Line "1" Storm Drain inlet, which has been constructed with the basin and was designed to pick up the flows from the whole 400 acres (Watershed A, B and C). A sunken inlet works with an open-channel-type approach to the 96-inch storm drain is proposed to collect and convey a tributary drainage area of 65 acres (Watershed C) to the 96-inch storm drain. If the channel approach does not exceed a total width of 20 feet, then one 15-foot access road along the north side of the channel is acceptable. If the channel approach exceeds 20 feet, then a 15-foot access road on both sides of the channel is required. These proposed facilities must be designed to meet the District's design standards.

This development proposes to alter the inlet works for the east side of the Pigeon Pass Debris Basin in order to provide a secondary access into the residential tract. The engineer is proposing a large double reinforced concrete box culvert for 100 percent bulked flows and raising the street. The design must allow for emergency overflow in the event the inlet becomes plugged. The flows tributary to the basin are debris laden and most likely the culvert crossing will fill up with sediment. The District staff has advised the representatives and engineers to devise a proposal to function similar to the approved inlet works (i.e. open channel flow with bridge crossing) in order to convey debris-laden flows to the basin. Additionally, some slope protection must be provided at the downstream end of the culvert to protect side slopes between the debris basin and the water quality basin from erosion.

There are two bio-retention basins proposed at the north

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### 10. GENERAL CONDITIONS

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

end of the project site to mitigate the water quality impacts generated by this development. These basins are perched adjacent to the large debris basin have been designed with 4 to 1 side slopes with a minimum top width of 6 feet. A 10-foot trail is proposed along the top width. This design complies with the embankment criteria in the BMP Design Handbook for an embankment height of 5 feet or less. The exhibits in the preliminary water quality management plan (WQMP) show vehicular access points are provided with ramps to the basin bottoms down the 4 to 1 slopes in order to provide maintenance to all inlets and outlets. The preliminary WQMP meets the requirements for tentative approval. Final design of these basins can be completed in the improvement plan check phase.

## 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. 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

## Riverside County LMS CONDITIONS OF APPROVAL

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### 10. GENERAL CONDITIONS

10.FLOOD RI. 9 MAP MAJOR FACILITIES (cont.)

RECOMMND

inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 18 MAP SUBMIT FINAL WQMP =PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at:

www.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 included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

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10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - GEO01680

RECOMMND

County Geologic Report (GEO) No. 1680, submitted for this project (TR33410), was prepared by C.H.J., Inc. and is entitled: "Geotechnical Investigation, Proposed 46 acre Residential Development, Pigeon Pass Road and Highgrove Pass Road, Riverside County, California", dated January 17, 2005. C.H.J., Inc. submitted the following additional report for this project:

1. "Response to Review Comments, County Geologic Report No. 1680, Tentative Tract No. 33410, Highgrove Area, Riverside County, California", dated December 8, 2006.

This additional report is now incorporated as part of GEO No. 1680.

GEO No. 1680 concluded:

- 1. This reports determined that the active San Jacinto fault is located about 2 miles northeast of the project site.
- 2. Liquefaction is not considered to be a significant hazard at the site.
- 3. The estimated peak ground acceleration at the site from the design basis earthquake is 0.74g. The seismic design factors presented in the report should be used in the design and construction of the project.
- 4. A potential for springs and seeps exists on the site in areas of exposed geologic interfaces, such as soil/bedrock or fill over cut slopes. The geotechnical consultant should evaluate the need for subdrains as part of the geologic in-grading observations.
- 5. Portions of the site were previously used as a borrow site for the adjacent landfill that is now closed. Any existing, undocumented fills from the previous borrow operations shall be completely removed as part of the initial site preparation recommendations included in the above referenced report.
- 6. Removals of up to 30 feet of young alluvial soils and any other unsuitable soils shall be made prior to compacted fill placement. The estimated removal depths are indicated

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### 10. GENERAL CONDITIONS

## 10.PLANNING. 1 MAP - GE001680 (cont.)

RECOMMND

on the Geologic Map, Enclosure A-2 in the above referenced report.

GEO No. 1680 satisfies the requirement for a Geotechnical Study for Planning /CEQA purposes. GEO No. 1680 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters, where not included as a part of this review or approval, and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

## 10.PLANNING. 4 MAP - IF HUMAN REMAINS FOUND

RECOMMND

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a resonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning thetreatment of the remains as provided in Public Resources Code Section 5097.98

### 10.PLANNING. 5 MAP - INADVERTENT ARCHAEO FIND

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - INADVERTENT ARCHAEO FIND (cont.)

RECOMMND

- 1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal respresentative and the Planning Director to discuss the significance of the find.
- 2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources.
- 3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation.

10 PLANNING. 6 MAP - MAP ACT COMPLIANCE

RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, 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 ounty Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 9 MAP - TRAIL MAINTENANCE

RECOMMND

The land divider, or the land divider's successor-ininterest, 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.

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### 10. GENERAL CONDITIONS

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

ivision/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. 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-4 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of [the/each] lot is 40 feet.
- g. The maximum height of any building is 50 feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is 50 feet.
- i. The minimum parcel size is 3,500 square feet.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

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### 10. GENERAL CONDITIONS

## 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 cummulative 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 recinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

RECOMMND

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

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

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

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### 10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - REQUIRED MINOR PLANS

RECOMMND

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

- 1. Final Site Development Plan for each phase of development.
- 2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
- 3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
- 4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
- 5. Each phase shall have a separate wall and fencing plan.
- 6. Entry monument and gate entry plan.

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

10 PLANNING. 17 MAP - DESIGN GUIDELINES

RECOMMND

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

10 PLANNING. 21 MAP - PDA4968R1 APPROVED

RECOMMND

County Archaeological Report (PDA) No. 4968 submitted for this project (TR33410) was prepared by of Brian F. Smith and Associates and is entitled: "Phase I Cultural Resource

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RECOMMND

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10. GENERAL CONDITIONS

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10.PLANNING. 21 MAP - PDA4968R1 APPROVED (cont.)

Assessment for the MRF Box Springs Project, Riverside County, California" dated February 16, 2016. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant February 24, 2016.

Revised County Archaeological Report (PDA) No. 4968R1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated February 29, 2016. This report was received on March 03, 2016 and accepted by the County Archaeologist on the same day.

PDA 4968R1 concludes that no cultural resources were identified within or adjacent to the project area. No potential impacts to cultural resources are associated with the proposed development of the project.

PDA 4968r1 does not recommend any cultural or native monitoring for this project based on the absence of any cultural resources on or near the parcel and the previous disturbance to portions of the property. As such, mitigation measures will not be required for this project.

These documents are herein incorporated as a part of the record for project.

TRANS DEPARTMENT

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

RECOMMND

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

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## 10. GENERAL CONDITIONS

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

RECOMMND

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 - DRAINAGE 1

RECOMMND

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

10 TRANS. 4 MAP - DRAINAGE 2

RECOMMND

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

10 TRANS. 5 MAP - OFF-SITE PHASE

RECOMMND

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

10 TRANS. 6 MAP - TS/CONDITIONS

RECOMMND

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has

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10. GENERAL CONDITIONS

10.TRANS. 6 MAP - TS/CONDITIONS (cont.)

RECOMMND

been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

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

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

Michigan Avenue (NS) at: Palmyrita Avenue (EW)

Mt. Vernon Avenue (NS) at:

Barton Road (EW)

Main Street (EW)

Center Street (EW)

Spring Street/Blue Mountain Drive (EW)

Pigeon Pass Road (EW)

Palmyrita Avenue (EW)

Palmyrita Avenue (NS) at: Pigeon Pass Road (EW)

Pigeon Pass Road (NS) at:

Project North Access (EW)

Project South Access (EW)

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

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

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1) Ensure all landscape and irrigation plans are in

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## 10. GENERAL CONDITIONS

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

conformance with the APPROVED EXHIBITS;

- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859
- Ensure that all landscaping is healthy, free of weeds, disease and pests.

### WASTE DEPARTMENT

10.WASTE. 1 MAP - LOCATION OF GRNDWTR WELL

RECOMMND

The location and coordinates of groundwater monitoring well HG-3 shall be identified in the project's site plan and all subsequent plans including, but not limited to, the grading, drainage, and construction work plans:

10.WASTE. 11 MAP - LANDSCAPING PRACTICES

RECOMMND

The project owner/developer shall make a concerted effort to implement the following measures:

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## 10. GENERAL CONDITIONS

10.WASTE. 11 MAP - LANDSCAPING PRACTICES (cont.)

RECOMMND

- a) Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.
- b) Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.
- c) Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

10.WASTE. 12 MAP - HIGHGROVE PASS RD/PIGEON

RECOMMND

All necessary measures must be taken by the project developer or builder to ensure that Highgrove Pass Road and Pigeon Pass Road will not be undermined or impacted in any other way by runoff from and through the project site.

10 WASTE. 15 MAP - ROAD CLOSURE NOTIFY

RECOMMND

All planned closures of or detours from Pigeon Pass Road during road improvement/re-alignment construction must be coordinated with the Riverside County Waste Management Department prior to implementation.

10 WASTE. 16 MAP - NOTIFY PURCHASERS

RECOMMND

The project owner/developer shall notify all initial and future purchasers of dwelling units within the subject project of the existence of the closed Highgrove Landfill within the vicinity of the property. In 2003 after the completion of closure construction activities, a deed notification of the location and closure of a solid waste disposal site was prepared and recorded with the County Clerk and Recorder office.

10 WASTE. 17 MAP - GRNDWTR MONITORING WELL

RECOMMND

The project owner/developer shall avoid causing disruption of the operation of the groundwater monitoring well (HG-3) during project construction. If damage to the well from project construction activities should occur, the project

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10. GENERAL CONDITIONS

10.WASTE. 17 MAP - GRNDWTR MONITORING WELL (cont.)

RECOMMND

owner/developer shall pay for the cost of repairing or abandonment and replacement of the damaged well.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20. PLANNING. 2 MAP- EXPIRATION DATE

RECOMMND

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

40 PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

- A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.
- B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.
- C. Preliminary pad and roadway elevations shall be depicted.
- D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

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40. PRIOR TO PHASING (UNITIZATION)

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

RECOMMND

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

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

RECOMMND

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - WATER WILL SERVE

RECOMMND

Prior to map recordation, current will-serve letters must be provided from the appropriate water purveyor.

50.E HEALTH. 4 MAP - SEWER WILL SERVE

RECOMMND

Annexation proceedings must be finalized with the applicable purveyor for sanitation service.

50.E HEALTH. 5 MAP - PHASE I AND II ESA REQ

RECOMMND

A Phase I and II Environmental Site Assessment is required to be completed. The results must be reviewed and approved by RCDEH-ECP. Contact the Environmental Cleanup Programs at (951) 955-8980 for further information.

50 E HEALTH. 6 MAP- SOLID WASTE SERVICE

RECOMMND

Prior to map recordation, the project must provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

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## 50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#7-ECS-HAZ FIRE AREA

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class "A" material as per the California Building Code.

50.FIRE. 3 MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

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

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

50.FIRE. 4 MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus:

50°FIRE. 5 MAP-#67-ECS-GATE ENTRANCES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least

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#### 50. PRIOR TO MAP RECORDATION

50.FIRE. 5 MAP-#67-ECS-GATE ENTRANCES (cont.)

RECOMMND

two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 6 MAP-#46-WATER PLANS

RECOMMND

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

50 FIRE. 7 MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that hould include but not limited to the following items: a) Fuel modification to reduce fire loading. b) Appropriate fire breaks according to fuel load, slope and terrain. c) Non flammable walls along common boundaries between rear yards and open space. d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'. e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

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

50.FIRE. 8 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system,

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50. PRIOR TO MAP RECORDATION

50.FIRE. 8 MAP-#53-ECS-WTR PRIOR/COMBUS (cont)

RECOMMND

including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 9 MAP-#47-SECONDARY ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department:

50 FIRE. 10 MAP-#88-ECS-AUTO/MAN GATES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gates shall be minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

50.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

50 FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP

RECOMMND

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

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### 50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING

RECOMMND

Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.

50 FLOOD RI. 6 MAP ENCROACHMENT PERMIT REQ

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY

RECOMMND

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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### 50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 7 MAP 3 ITEMS TO ACCEPT FACILITY (cont.)

RECOMMND

The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

50 FLOOD RI. 9 MAP SUBMIT FINAL WOMP

RECOMMND

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

#### PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL EASEMENT

RECOMMND

Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan.

The easement shall be as shown on the Amended No. 1 map in accordance with the Highgrove and Reche Canyon/Badlands Area Plans.

#### PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

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

50 PLANNING. 2 MAP - FINAL MAP PREPARER

RECOMMND

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

50 PLANNING. 3 MAP - SURVEYOR CHECK LIST

RECOMMND

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

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### 50. PRIOR TO MAP RECORDATION

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

RECOMMND

### following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 3,500 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 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 General Plan Amendment No. 803, and Change of Zone No. 7321 have been approved and adopted by the Board of Supervisors and [has] [have] 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. 6 MAP - CCOC FOR REMNDR PARCEL

RECOMMND

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 8 MAP- QUIMBY FEES (1)

RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 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. 12 MAP- ECS SHALL BE PREPARED

RECOMMND

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

50 PLANNING. 13 MAP- ECS NOTE RIGHT-TO-FARM

RECOMMND

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

"Lot Nos. 1-12, 14-21, 27-33, 37-52, 57-62, 63-76, 96-102, 124-126, 136-138, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 13 MAP- ECS NOTE RIGHT-TO-FARM (cont.)

RECOMMND

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.

50.PLANNING. 26 MAP - COMPLY WITH ORD 457

RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

comply with Ordinance Nos. 457 and 348

50 PLANNING. 28 MAP - FEE BALANCE

RECOMMND

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

50 PLANNING. 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,

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP- CC&R RES POA COM. AREA (cont.)

RECOMMND

notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

- 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
- 4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

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

"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

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### 50. PRIOR TO MAP RECORDATION

50.PLANNING. 32 MAP- CC&R RES POA COM. AREA (cont.) (cont.) RECOMMND

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 covenents, 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.

#### SURVEY DEPARTMENT

#### 50.SURVEY. 1 MAP - EASEMENT

RECOMMND

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

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50.SURVEY. 2

50. PRIOR TO MAP RECORDATION

MAP - ACCESS RESTRICTION RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 1 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. 2 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. 3 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. 4 MAP - OFF-SITE ACCESS 2

RECOMMND

The landowner/developer shall provide/acquire sufficient off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 40' dedicated right-of-way minimum accordance with County Standard No. 106, Section A (32'/40') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site rights-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans. (Modified from 60' to 40' of right-of-way)

Said off-site access road shall be the westerly extension of "B" Street (start from Highgrove Place Road (through TR29559) to "A" Street (TR29599) and the northerly extension of "A" Street (through TR29599) to "G" Street (TR29599) and the westerly extension of "G" Street (through TR29599) to Center Street (TR29598) and the

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50. PRIOR TO MAP RECORDATION

50.TRANS. 4 MAP - OFF-SITE ACCESS 2 (cont.)

RECOMMND

westerly extension of Center Street (through TR25998) to a paved County maintained Center Street.

The applicant has acquired an easement for the area described above through Instrument No. 2016-0361557.

50 TRANS. 5 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. 6 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along Pigeon Pass Road, entry streets "A" and "B", and street "G" between Highgrove Pass Road and street "E" (north side).
- (2) Trails along Pigeon Pass Road.
- (3) Streetlights.
- (4) Graffiti abatement of walls and other permanent structures.
- (5) Street sweeping.

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

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD

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MAP - ANNEX L&LMD/OTHER DIST (cont.)

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50.TRANS. 6

50. PRIOR TO MAP RECORDATION

RECOMMND

89-1-C Administrator and submit the following:

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

#### 50.TRANS. 7 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. 8 MAP - LANDSCAPING/TRAILS

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 Pigeon Pass Road, entry streets "A" and "B", and street "G" between Highgrove Pass Road and street "E" (north side) and/or trails shall be improved along Pigeon Pass Road.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be

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### 50. PRIOR TO MAP RECORDATION

50.TRANS. 8 MAP - LANDSCAPING/TRAILS (cont.)

RECOMMND

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

50.TRANS. 9 MAP - INTERSECTION/50' TANGENT

RECOMMND

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

50.TRANS. 10 MAP - 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 11 MAP - CONSTRUCT RAMP

RECOMMND

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

50.TRANS. 12 MAP - OFF-SITE INFO

RECOMMND

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

50 TRANS. 13 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. 13 MAP- SIGNING & STRIPING PLAN (cont.)

RECOMMND

or as approved by the Director of Transportation.

50.TRANS. 14 MAP - DEDICATIONS

RECOMMND

Pigeon Pass Road along project boundary (from 130' south of street "A" (Entry) to the southerly project boundary is designated LOCAL ROAD and shall be improved with 34' full-width AC pavement, 6" concrete curb and gutter, within a 45' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (Modified for reduced right-of-way from 56' to 45' and reduced street improvement from 36' AC pavement to 34' AC pavement and no sidewalk.)

NOTE: 1. A 38' radius turnaround cul-de-sac shall be constructed at the southerly project limit per modified Standard. No. 801, Ordinance 461.

Street "G" from street "E" to Highgrove Pass Road is designated LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Street "A" and street "G" (Entry Street) is designated ENTRY STREET and shall be improved with 50'full-width AC pavement and 6" concrete curb and gutter within the 70 foot full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (50'/70') (Modified for increased street improvement from 44' to 50' AC pavement and reduced right-of-way from 74' to 70'.)

- NOTES: 1. A 6' sidewalk shall be constructed adjacent to the curb line within the 10' parkway.
  - 2. A 10' landscaped entry media shall be constructed at the centerline of the street.
  - 3. The nose of median shall be 35' radial from the flow line.

All other interior streets are designated as a LOCAL ROAD

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#### 50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - DEDICATIONS (cont.)

RECOMMND

and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

50 TRANS. 15 MAP - PART-WIDTH

RECOMMND

Pigeon Pass Road along project boundary (from Highgrove Pass Road to 130' south of street "A" (Entry)) is designated COLLECTOR ROAD and shall be improved with 37" part-width AC pavement (22' on the project side and 15' on opposite side of the centerline), 6" concrete curb and gutter (project side), within a 63' part-width dedicated right-of-way (33' on the project side and 30' on the opposite side of the centerline) in accordance with County Standard No. 104, Section "A", Ordinance 461.

NOTE: A 5' sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 11' parkway.

Highgrove Pass Road (between Pigeon Pass Road and street "G") is designated LOCAL ROAD and shall be improved with 35' part-width AC pavement (20' on the project side and 15' on opposite side of the centerline), 6" concrete curb and gutter (south side), within a 60' full-width dedicated right-of-way (30' on the project side and 30' on the opposite side of the centerline) in accordance with County Standard No. 105, Section "C", Ordinance 461.

NOTE: A 5' sidewalk (south side) shall be constructed adjacent to the right-of-way line within the 10' parkway.

50 TRANS. 16 MAP - LINE-OF-SIGHT EASEMENT

RECOMMND

In order to secure adequate sight distance for lots 31 to 33, 115 to 116, and 130 to 133, NO TREES, WALLS or any OTHER obstructions over 30-inch high shall not be allowed per County Standard No. 821, Ordinance 461.

Note: The developer/owner of TR33410 has the responsibility to inform and educate the prospective

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50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - LINE-OF-SIGHT EASEMENT (cont.)

RECOMMND

homebuyers of said lots of this restriction.

50.TRANS. 17

MAP - TS/DESIGN

RECOMMND

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

None.

50.TRANS. 18

MAP - TS/GEOMETRICS

RECOMMND

The intersection of Pigeon Pass Road (NS) at Project North Access (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane Southbound: one shared left-turn/through lane

Eastbound: N/A

Westbound: one shared left-turn/right-turn lane - stop

controlled

or as approved by the Transportation Department.

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

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

50.TRANS. 19 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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 19 MAP - LC LNDSCP COMMON AREA MA (cont.)

RECOMMND

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

- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

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

WASTE DEPARTMENT

50.WASTE. 1 MAP - EASEMENT RCWMD

RECOMMND

Prior to map recordation, the project owner/developer shall record an easement that encompasses the on-site detention basin and the entire area that is designated for use as a community trail. This easement shall grant access to the Riverside County Waste Management Department (RCWMD) to site, install (at no cost to the developer), and monitor a groundwater monitoring well(s).

50.WASTE. 2 MAP - ECS NEAR LANDFILL

RECOMMND

Prior to map recordation, the project owner/developer shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E and F of County Ordinance 460, which shall be submitted as part of the plan check review of the Final Map. The ECS shall include this statement: "This land/property is located adjacent to a closed solid waste disposal facility, called the Highgrove Sanitary Landfill, which operated from 1947 to 1998 as an unlined municipal solid waste landfill."

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50.WASTE. 3

50. PRIOR TO MAP RECORDATION

MAP - GEOTECHNICAL ANALYSIS

RECOMMND

Prior to map recordation, an analysis of existing geotechnical/geological studies prepared for the project site shall be prepared by a California professional civil engineer or professional engineering geologist to determine if preferential pathways or other site conditions exist that potentially require installation of vapor gas barriers to ensure that habitable structures within 1,000 feet of the landfill disposal footprint are sufficiently protected from landfill gas migration through distance, geological features, and the landfill gas extraction system, and shall be submitted to the Riverside County Waste Management Department (RCWMD) for review and approval:

#### 60 PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS

RECOMMND

Grading in excess of 199 cubic yards will require 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. 2 MAP-G2.3SLOPE EROS CL PLAN

RECOMMND

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS (cont.)

RECOMMND

GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 4 MAP-G2.7DRNAGE DESIGN Q100

RECOMMND

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

60.BS GRADE. 7 MAP-G2.14OFFSITE 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. 12 MAP-G1.4 NPDES/SWPPP

RECOMMND

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

Additionally, at the time the county adopts, as part of any

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#### 60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12 MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 13 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. 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 will be required.

### 60.BS GRADE. 14 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. 15 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

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#### 60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 15 MAP - GRADING SECURITY (cont.)

RECOMMND

lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 24 MAP - APPROVED WOMP

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. 27 MAP- BMP CONST NPDES PERMIT

RECOMMND

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

60.BS GRADE. 28 MAP - SWPPP REVIEW

RECOMMND

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

EPD DEPARTMENT

60.EPD. 1 EPD - 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

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#### 60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - MBTA SURVEY (cont.)

RECOMMND

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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 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 conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. 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, documenting the results of the survey, to EPD for review.

### 60.EPD. 2 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

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### 60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2

EPD - 30 DAY BURROWING OWL SUR (cont.)

RECOMMND

passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

### 60 EPD - TEMPORARY FENCING

RECOMMND

Prior to the issuance of a grading permit, the applicant shall erect a temporary fence along the adjacent RCA Conservation Land located along the southern boundary of the project site. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. The fence shall have a minimum height of five 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 will be viewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). Grading permits cannot be issued until EPD staff has reviewed and approved the fence on-site. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the constrained area, and whether changes to the proposed fencing and signage plan are required.

#### 60.EPD. 4 EPD - FENCING 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 applicant shall erect a permanent fence along the adjacent RCA Conservation Land located along the southern boundary of the project site. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the Constrained Area. The fence shall have a minimum height of five 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

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### 60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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.

60 EPD - MITIGATION CREDITS

RECOMMND

Prior to the issuance of a grading permit, a biologist who holds a 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 the document entitled "Determination of Biologically Equivalent or Superior Preservation Analysis Addendum" dated June 10, 2015 prepared by Helix Environmental Planning, Inc. 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. 6 EPD - BIO MONITORING WORK 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 from the biological monitor to the EPD to review and approve, 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. Please contact EPD for further information.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 7 EPD - GRADING PLAN CHECK

RECOMMND

Prior to the issuance of the grading plan EPD staff shall review the plan to ensure that the Grading Plan depict all impacts to Riparian/Riverine areas as mapped on Figure 3 (Vegetation Map/Impacts) of the Determination of Biologically Equivalent or Superior Preservation Report prepared by Helix Environmental Planning, Inc. dated February 7, 2008 and shall reflect the impacts to Riparian/Riverine acreages referenced in the Determination of Biologically Equivalent or Superior Preservation Analysis Addendum" dated June 10, 2015 prepared by Helix Environmental Planning, Inc.

#### 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 RESPONBILE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

60 FIRE. 2 MAP - HFA REVIEW & APPROVAL

RECOMMND

Fire Department shall review and approve building setbacks, water and access for new ingle family dwellings that are in a hazardous fire area.

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#### 60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

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

RECOMMND

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

60 FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 5 MAP ENCROACHMENT PERMIT REO

RECOMMND

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

60 FLOOD RI. 6 MAP PHASING

RECOMMND

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 6 MAP PHASING (cont.)

RECOMMND

bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

60.FLOOD RI. 8 MAP SUBMIT FINAL WOMP

RECOMMND

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

PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL PLAN

RECOMMND

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

PLANNING DEPARTMENT

60.PLANNING. 18 MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of iverside 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 45.57 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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#### 60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60 PLANNING. 20 MAP - GRADING PLAN REVIEW

RECOMMND

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

60.PLANNING. 23 MAP - REQUIRED APPLICATIONS

RECOMMND

No grading permits shall be issued until General Plan Amendment No. 803 and Change of Zone No. 7321 have been approved and adopted by the Board of Supervisors and have been made effective.

60.PLANNING. 24 MAP - PLANNING DEPT REVIEW

RECOMMND

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

60.PLANNING. 25 MAP - CULTURAL PROF./ MONITOR

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 manage and oversee monitoring for all initial ground disturbing and brushing activities including clearing, grubbing, tree removals, and etc. The Project Monitor shall have the authority to

## Riverside County LMS CONDITIONS OF APPROVAL

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#### 60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - CULTURAL PROF. / MONITOR (cont.)

RECOMMND

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temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. 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. 26 MAP - NATIVE MONITOR

RECOMMND

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Native American Monitor shall have the limited 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 appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

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

#### NOTE:

- 1) The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.
- 2) Native American monitoring does not replace any required Cultural Resources monitoring, 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

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#### 60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 MAP - NATIVE MONITOR (cont.)

RECOMMND

further pursue any agreement for special interest monitoring 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 Native American Monitors. 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 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.

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

#### TRANS DEPARTMENT

#### 60, TRANS. 1 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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### 60. PRIOR TO GRADING PRMT ISSUANCE

WASTE DEPARTMENT

60.WASTE. 1 MAP - LFG PROBE INST. DEPOSIT

RECOMMND

Prior to grading permit issuance, the project owner/developer shall provide a \$2,000 deposit, payable to the Riverside County Waste Management Department (RCWMD) for initiation of landfill gas probe installation, required under South Coast Air Quality Management District (SCAQMD) Rule 1150.1

60 WASTE. 2 MAP - DRAINAGE AND SWPPP PLANS

RECOMMND

Prior to grading permit issuance, a clearance shall be obtained from the Riverside County Waste Management Department (RCWMD) that proves that a drainage plan and a Storm Water Pollution Prevention Plan (SWPPP) for project construction, as well as a final drainage plan for the built-out project have been subject to concurrent review by the RCWMD, Flood Control and Water Conservation District, and the Santa Ana Regional Water Quality Control Board. These plans are intended to ensure protection of the sensitive wetland rehabilitation area and the treated groundwater in the percolation pond on the Highgrove Landfill site from being affected by storm water runoff during project construction and the subsequent project operation. Therefore, these plans shall outline the measures to be taken to avoid impacts to the wetland rehabilitation area and the percolation pond.

60.WASTE. 3 MAP - OFF-SITE EASEMENT(S)

RECOMMND

Prior to grading permit issuance, a clearance letter shall be obtained from the Riverside County Waste Management Department (RCWMD) indicating that the project owner/developer has obtained the necessary off-site easements, at the sole cost of the project owner/developer, as required for slope development/improvements located just outside of the eastern boundary of the project site, within County of Riverside owned property.

70 PRIOR TO GRADING FINAL INSPECT

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70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT

RECOMMND

County Paleontological Report (PDP) No. 1311, submitted for this project (TR33410), was prepared by Brian F. Smith & Associates, and is entitled: "Paleontological Resource and Monitoring Assessment Update, Box Springs Project, Northern Box Springs Mountains, Riverside County, California (Tentative Map TR33410)", dated 26 January, 2015. In addition, Brian F. Smith & Associates also provided the following report:

"Paleontological Resource and Monitoring Assessment, Box Springs Project, Northern Box Springs Mountains, Riverside County, California (Tentative Map TR33410)", dated 27 April, 2015.

#### PDP01311 concluded:

- 1. The project area is determined to have a low to high paleontological resource potential.
- 2.Full-time paleontological monitoring of mass grading and excavation (utility trenching) activities in areas so mapped (High A) must be implemented.
- 3. Paleontological monitoring would not be required in the eastern and southern parts of the project area that may have outcrops of granitic rock.

#### PDP01311 recommended:

- 1.Full-time monitoring is recommended for grading and excavation activities that will disturb previously undisturbed older alluvial fan deposits.
- 2. The monitor must be empowered to temporarily halt or divert equipment to allow for the removal of abundant or large specimens in a timely manner.
- 3.Preparation of a final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location.

PDP01311 satisfies the requirement for a Paleontological Resource and Monitoring Assessment for CEQA purposes and is herein accepted for the purpose of monitoring grading activities for Tract Map 33410, and mitigation of the presence of significant paleontological resources. All grading activities shall be monitored for these resources

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#### 70. PRIOR TO GRADING FINAL INSPECT

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

RECOMMND

in accordance with PDP01311.

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

#### 80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT

RECOMMND

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

80.BS GRADE. 3 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. 3 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.

E HEALTH DEPARTMENT

80.E HEALTH. 1 MAP - NOISE STUDY REQ

RECOMMND

Prior to the issuance of building permits, a final acoustical study must be prepared and submitted to the Riverside County Department of Public Health to determine the minimum STC ratings of building materials to be used in order to mitigate all interior noise impacts and to verify all of the required mitigation and specify any changes caused by plan revisions.

EPD DEPARTMENT

80.EPD. 1 EPD - PERMANENT FENCE

RECOMMND

Prior to the issuance of a building permit, a permanent fence shall be erected along the adjacent RCA Conservation Land located along the southern boundary of the project site in accordance with 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 Constrained Area. The fence shall have a minimum height of five 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

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#### 80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 EPD - PERMANENT FENCE (cont.)

RECOMMND

minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

80.EPD. 2 EPD - MBTA REPORT

RECOMMND

Prior to the building permit issuance, the biologist who performed the MBTA survey(s) must submit a written report to EPD for review. The report must at a minimum provide survey results and details regarding any mitigation measures that may have been employed to avoid take of any MBTA covered species.

80.EPD. 3 EPD - UWIG LIGHTING

RECOMMND

Prior to building permit issuance EPD must verify that all lighting is directed away from the RCA Conserved Lands to the south of the project site. Lighting plan must be submitted to EPD for review and approval.

80.EPD. 4 EPD - BIO MONITORING REPORT

RECOMMND

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

#### FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

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#### 80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 2 MAP - SECONDARY/ALTER ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

80.FIRE. 3 MAP-RESIDENTIAL FIRE SPRINKLER

RECOMMND

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

West County- Riverside Office 951-955-4777 East County- Palm Desert Office 760-863-8886

#### FLOOD RI DEPARTMENT

#### 80.FLOOD RI. 2 MAP SUBMIT PLANS

RECOMMND

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

#### 80.FLOOD RI. 4 MAP SUBMIT FINAL WOMP

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

 ${\tt RECOMMND}$ 

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. PRIOR TO BLDG PRMT ISSUANCE

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 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.

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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 incorprorated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

80 PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

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

The Model Home Complex plot plan shall contain the following elements:

- 1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
- 2. Show front, side and rear yard setbacks.
- 3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
- 4. Show detailed fencing plan including height and location.
- 5. Show typical model tour sign locations and elevation.
- 6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
- 7. Provide a Model Home Complex landscape and irrigation plan.

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80. PRIOR TO BLDG PRMT ISSUANCE

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 the Design and Landscape Guidelines for the 2nd 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"  $\times$  10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

- 4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
- 5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
- 6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
- 7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

- A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.
- B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.
- C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.
- D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.
- E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).
- F. All new residences constructed on lots of less than 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

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#### 80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

landscaping, berms and fencing such as split rails.

- G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.
- H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)
- I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.
- J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

#### TRANS DEPARTMENT

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Landscaping along Pigeon Pass Road, entry streets "A" and "B", and street "G" between Highgrove Pass Road, and street "E" (north side).
- (2) Trails along Pigeon Pass Road.
- (3) Streetlights
- (4) Graffiti abatement of walls and other permanent structures,

## Riverside County LMS CONDITIONS OF APPROVAL

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#### 80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

(5) Street sweeping.

#### 80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 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: When the Landscaping Plot Plan is located within a special district such as CSA/LMD/CFD, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has

### Riverside County LMS CONDITIONS OF APPROVAL

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#### 80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

#### 80.TRANS. 3 MAP - LC LANDSCAPE SECURITY

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

#### 80.TRANS. 4 MAP - LC LNDSCPNG PROJ SPECIFI

RECOMMND

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

- 1.Project shall be designed with similar landscaping consistent with SMR tracts to the North.
- 2.CSA maintained areas shall be irrigated at 0.045ETo.
- 3. Park Area Lot G shall have a park concept plan submitted

#### Riverside County LMS CONDITIONS OF APPROVAL

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#### 80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 MAP - LC LNDSCPNG PROJ SPECIFI (cont.) RECOMMND

and approved by CSA.

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 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.

#### 80 WASTE. 2 MAP - VAPOR GAS BARRIER DESIGN

RECOMMND

Prior to building permit issuance, unless otherwise approved by the Riverside County Waste Management Department (RCWMD) as based upon the geologic analysis, the project owner/developer shall submit to the RCWMD for review and approval the design of the vapor gas barrier system, as prepared by a California professional civil engineer, for any proposed residence within 1,000 feet of the landfill disposal footprint where a vapor gas barrier system is deemed to be necessary, as determined by the RCWMD and the geologic analysis.

#### 80 WASTE. 3 MAP - VAPOR GAS BARRIER INSTAL

RECOMMND

Prior to building permit issuance, prior to pouring structural foundations for any proposed residence where a vapor gas barrier system is required by the Riverside County Waste Management Department (RCWMD), the landfill gas barrier systems, as may be required, shall be installed in accordance with approved design plans and shall be

### Riverside County LMS CONDITIONS OF APPROVAL

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#### 80. PRIOR TO BLDG PRMT ISSUANCE

80.WASTE. 3 MAP - VAPOR GAS BARRIER INSTAL (cont.)

RECOMMND

subject to inspection by the Riverside County Building and Safety Department and the RCWMD.

80.WASTE. 4 MAP - PROBE INSTLL REIMBURSMNT

RECOMMND

Prior to building permit issuance, a clearance shall be obtained from the Riverside County Waste Management Department (RCWMD) that confirms that the project owner/developer has reimbursed the RCWMD for the total cost of the mandated installation of additional gas probes between the landfill footprint and the project site, in compliance with South Coast Air Quality Management District (SCAQMD) Rule 1150.1 and the California Code of Regulations (CCR) Title 27, Subchapter 4, Article 6. The total cost of gas probe installation will include the costs of survey, design, installation, and project administration. The project owner/developer may retain a qualified engineering firm to survey, design, and install the required gas probes. In this scenario, the probe design and installation plans must be approved by the RCWMD prior to implementation. A clearance will be issued by the RCWMD that confirms a satisfactory installation of the gas probes in the required number, at the approved locations, and of the approved types, prior to issuance of a building permit for the project. The RCWMD will be responsible for monitoring these additional probes at no charge to the project owner/developer.

#### 80.WASTE. 5 MAP - FENCE/WALL PLAN REVIEW

RECOMMND

Prior to building permit issuance, in order to minimize trespassing by future project residents into the Highgrove Landfill property, including the wetland rehabilitation area and percolation pond, the project owner/developer shall provide RCWMD a fence and wall plan for review and clearance, ensuring a physical barrier will be erected, at sole cost to the project owner/developer, along the entire eastern border of the project site, the southeast portion of the secondary access road adjacent to the percolation basin area, and the park area on the southeast portion of TR33410.

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#### 90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP-G4.1E-CL 4:1 OR STEEPER

RECOMMND

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

90.BS GRADE. 3 MAP - WQMP BMP INSPECTION

RECOMMND

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

90.BS GRADE. 4 MAP - WOMP BMP CERT REO'D

RECOMMND

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

90.BS GRADE. 5 MAP - BMP GPS COORDINATES

RECOMMND

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

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#### 90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 MAP - WOMP 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. 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. 9 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. 9 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.

90.BS GRADE. 10 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.

#### FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777 Indio office (760)863-8886

#### 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

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#### 90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.)

RECOMMND

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Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

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

#### 90 FLOOD RI. 3 MAP IMPLEMENT WOMP

RECOMMND

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

#### 90 FLOOD RI. 4 MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the recorded map until the new storm drain and the drainage system are deemed substantially complete.

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#### 90. PRIOR TO BLDG FINAL INSPECTION

PLANNING DEPARTMENT

90.PLANNING. 1 MAP - ARCHO MONITORING REPORT

RECOMMND

Prior to Final Inspection, the applicant shall submit to the County Archaeologist one certified paper copy and two (2) PDF formatted CD copies of the Phase IV Cultural Resources Monitoring Report. The report shall follow the posted report scope of work on the TLMA website and be certified by a County Registered Archaeologist.

90.PLANNING. 6 MAP - CONCRETE DRIVEWAYS

RECOMMND

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

90.PLANNING. 7 MAP - FENCING COMPLIANCE

RECOMMND

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

90.PLANNING. 12 MAP- SKR FEE CONDITION

RECOMMND

rior 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 45.57 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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 13 MAP- MITIGATION MONITORING

RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Assessment No. 40800.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90 PLANNING 14 MAP- ROLL-UP GARAGE DOORS

RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 15 MAP - QUIMBY FEES (2)

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Develoment Agency (EDA) for CSA No. 152

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).

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#### 90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 3 MAP - UTILITY INSTALL

RECOMMND

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Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

90.TRANS. 4 MAP - 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

## Riverside County LMS CONDITIONS OF APPROVAL

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#### 90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - 80% COMPLETION (cont.)

RECOMMND

confirmation of acceptance for use by the Flood Control District, if applicable, is required.

- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

#### 90 TRANS 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 Pigeon Pass Road, entry streets "A" and "B", and street "G" between Highgrove Pass Road, and street "E" (north side).

#### 90.TRANS. 6

MAP - TS/INSTALLATION

RECOMMND

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

None

90 TRANS. 7

MAP - LC LNDSCP INSPECT DEPOSI

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

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#### 90. PRIOR TO BLDG FINAL INSPECTION

MAP - LC LNDSCP INSPECT DEPOSI (cont.) RECOMMND 90.TRANS. 7

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Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90 TRANS. 8 MAP - LNDSCP INSPECTION ROMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 9 MAP - LC COMPLY W/LNDSCP/IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The

#### Riverside County LMS CONDITIONS OF APPROVAL

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#### 90. PRIOR TO BLDG FINAL INSPECTION

MAP - LC COMPLY W/LNDSCP/IRR (cont.) RECOMMND 90.TRANS. 9

developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

#### WASTE DEPARTMENT

MAP - WASTE REPORTING FORM 90.WASTE. 1

RECOMMND

Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

MAP - VERIFY FENCE/WALL CONSTR 90 WASTE. 2

RECOMMND

Prior to building final inspection, project owner/developer shall obtain a clearance letter from the Riverside County Waste Management Department (RCWMD) verifying that barriers were constructed along the entire eastern border of the project site, the southeast portion of the secondary access road adjacent to the percolation basin area, and the park area on the southeast portion of TR33410, to the satisfaction of RCWMD.

MAP - TRESPASS/WARNING SIGNS 90.WASTE. 3

RECOMMND

Prior to building final inspection, the project owner/developer shall post signs within the project site along the vicinity of the percolation pond and landfill entrance that advise the residents against trespassing and warn them of the potential dangers of such illegal intrusion. Signs shall include the following information: "ôPrivate Property, Unauthorized Access is Prohibited, Water in this area may be unsafe, Avoid Contact, Do Not Drink."

## Riverside County LMS CONDITIONS OF APPROVAL

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100. PRIOR TO ISSUE GIVEN BLDG PRMT

PARKS DEPARTMENT

100.PARKS. 1 MAP - TRAIL CONSTRUCTION

RECOMMND

Prior to the issuance of the 56th building permit, the applicant shall build the trail as shown on the approved trails plan. The applicant shall arrange for an inspection of the constructed trail with the Riverside County Regional Park and Open-Space District.

## COMPREHENSIVE PROJECT REVIEW INITIAL CASE TRANSMITTAL

RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE P.O. Box 1409

Riverside, CA 92502-1409

DATE: July 20, 2006

TO:

COLABACKITO.

Transportation Dept.
Environmental Health Dept.
Flood Control District
Fire Department
Dept. of Building & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
EDA – Redevelopment
ALUC- J. Guerin
P.D. Trails Coordinator – J. Jolliffe
Commissioner Zuppardo
Supervisor Ashley

Co. Waste Management Dept.
Co. Sheriff's Department
City of Riverside
Riverside Unified School Dist.
Southern Ca. Edison Co.
Southern Ca Gas Co.
Riverside Highland Water District
Pacific Bell
Santa Ana Regional WQCB
EIC "Attachment A"
Caltrans #8
Reche Canyon Associates
Friends of Riverside Hills

GENERAL PLAN AMENDMENT NO. 803, CHANGE OF ZONE NO. 7321 AND TENTATIVE TRACT MAP NO. 33410

- EA40800 - Applicant: The Shopoff Group - Engineer/Representative: Stantec Consulting - Fifth Supervisorial District - Edgemont - Sunnymead Zoning District - Highgrove and Reche Canyon / Badlands Area Plans: Community Development - Public Facilities (CD-PF) - Location: North of Box Spring Mountain Rd., south of Highgrove Pass Rd. and east of Pigeon Pass Rd. - 45.57 Gross Acres - Zoning: Light Agriculture - 2 1/2 Acre Minimum (A-1-2 1/2) and Light Agriculture - 10 Acre Minimum (A-1-10) - REQUEST: A proposal to change the existing Community Development - Public Facilities (CD-PF) Land Use Designation to Community Development - Medium Density Residential (CD-MDR), to change the existing Light Agriculture - 2 1/2 Acre Minimum (A-1-2 1/2) and Light Agriculture - 10 Acre Minimum (A-1-10) zones to Single-Family Residential (R-1) and for a Schedule A subdivision of 45.57 gross acres into 113 Single-Family Residential lots with a minimum lot size of 7,200 square feet, one (1) 1.32 acre park, one (1) 3.44 acre Detention Basin, three (3) open space lots, 1.41 acre, 2.35 acre and .22 acres, six (6) trail lots ranging in size from .5 acre to .33 acre, two (2) trail / open space lots, .16 acre and .38 acre, two (2) trail / access road lots, .20 acre and .30 acre, one (1) .23 acre drainage area, one (1) .2 acre drainage channel and five (5) landscaping lots ranging in size from .01 acre to .03 acre. APN: 255-230-010, 255-240-016, 255-240-018, 257-180-011, 257-180-013, 257-180-015.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a <u>CPR meeting on August 10, 2006</u>. All County Agencies and Departments, please have draft conditions in the Land Management System by the above date. If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/recommendations/ conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this item, please do not hesitate to contact **Kim Tran**, Project Planner, at **(951) 955-2217** or email at <a href="mailto:ktran@RCTLMA.org">ktran@RCTLMA.org</a> / **MAILSTOP# 1070**.

COMMENTS.	
DATE:	SIGNATURE:
PLEASE PRINT NAME AND TITLE: _	
TELEPHONE:	

# COMPREHENSIVE PROJECT REVIEW SECOND CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

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

**DATE: April 6, 2007** 

TO:

Transportation Department, Jim Knutson Dept. of Environmental Health Dept. of Flood Dept. of Fire

Dept. of Bldg. & Safety (Grading)

Dept. of Bldg. & Safety (Pln.Chk) Environmental Programs Dept. Regional Parks & Open Space Co. Geologist

TENTATIVE TRACT MAP NO. 33410 AMENDED NO.1 — EA40800 — Applicant: The Shopnoff Group — Engineer/Representative: Stantec Consulting — Fifth Supervisorial District — Edgemont- Sunnymead Zoning District — Highgrove and Reche Canyon / Badlands Area Plans: Community Development — Public Facilities (CD:PF) — Location: Northerly of Box Spring Mountain Road, southerly of Highgrove Pass Road and easterly of Pigeon Pass Road — 45.57 Gross Acres — Zoning: Light Agriculture — 2 ½ Acre Minimum (A-1-2½) and Light Agriculture — 10 Acre Minimum (A-1-10) — REQUEST: Proposal for a Schedule A subdivision of 45.57 gross acres into 112 Single-Family Residential lots with an average lot area of 8,732 square feet. The project also includes three (3) trails ranging in size from 0.10 acres to 0.58 acres, one (1) 4.11 acre detention basin, one (1) 2.30 acre drainage area, 2.12 acres of park area, 0.09 acres of open space, a 0.61 acre flood control vicinity area and a 0.58 acre water quality basin. — APN(s): 255-230-010,255-240-016, 255-240-018,257-180-011, 257-180-013,257-180-015 — Concurrent Cases: GPA00803 and CZ07321

Please review the attached <u>Amended</u> exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending <u>May 3, 2007 CPR Comment</u> <u>Agenda</u> deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Josias Gonzalez**, Project Planner, (951)955-3626, or e-mail at <a href="mailto:josgonza@RCTLMA.org">josgonza@RCTLMA.org</a> / MAILSTOP #: 1070

COMMENTS:

DATE:	SIGNATURE:	
PLEASE PRINT NAME AND TITLE:		
TELEPHONE:		

## LAND DEVELOPMENT COMMITTEE

## THIRD CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

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

**DATE: April 4, 2008** 

TO:

Transportation Department, Jim Knutson Dept. of Environmental Health

Dept. of Flood Dept. of Fire

Dept. of Bldg. & Safety (Grading)

Environmental Programs Dept. Regional Parks & Open Space Co. Geologist Archeology-Leslie Mouriquand

TENTATIVE TRACT MAP NO. 33410, AMENDED NO. 2 – EA40800 – Applicant: The Shopoff Group – Engineer/Representative: Stantec Consulting – Fifth Supervisorial District – Edgemont - Sunnymead Zoning District – Highgrove and Reche Canyon / Badlands Area Plans: Community Development – Public Facilities (CD:PF) – Location: Southerly of Highgrove Pass Road and Easterly of Pigeon Pass Road – 45.57 Acres – Zoning: Light Agriculture – 2 ½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10) – REQUEST: A Schedule A subdivision of 45.57 acres into 113 single family residential lots with a minimum lot size of 7,200 square feet; 12 open space lots for a 4.11 acre detention basin, 2.12 acre passive park, trails, flood control and fire access roads, a water quality basin, and drainage collection. – APN(s): 255-230-010, 255-240-016, 255-240-018, 257-180-011, 257-180-013, 257-180-015 – Concurrent Cases: GPA00803 and CZ07321

Please review the attached <u>Amended</u> exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending <u>April 24, 2008 LDC Comment Agenda</u> deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact Russell Brady, Project Planner, (951)955-1888, or e-mail at rbrady@RCTLMA.org / MAILSTOP #: 1070

COMMENTS:

DATE:	SIGNATURE:
PLEASE PRINT NAME AND TITLE:	
TELEPHONE:	

## LAND DEVELOPMENT COMMITTEE FOURTH CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

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

DATE: April 3, 2015

#### TO:

Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept.

Riv. Co. Fire Department

Riv. Co. Building & Safety – Grading Riv. Co. Building & Safety – Plan Check Riv. Co. Environmental Programs Dept. Riv. Co. Parks

P.D. Geology Section

P.D. Archaeology Section Riv. Co. Waste Management Dept.

Riv. Co Survey

Riv. Co Landscape Review 2nd District Supervisor

2nd District Planning Commissioner Riverside Highland Water Company Riverside Unified School District Southern California Edison Southern California Gas Company

Pacific Telephone Riv. Co. Sherriff's Dept. Riverside Transit Agency

Time Warner

TENTATIVE TRACT MAP NO. 33410, AMENDED NO. 3 – GENERAL PLAN AMENDMENT 803 – CHANGE OF ZONE 7321 – EA40800 – Applicant/Owner: MRF-Groves Development – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Edgemont - Sunnymead Zoning District – Highgrove and Reche Canyon / Badlands Area Plans: Community Development – Public Facilities (CD:PF) (≤ 0.60 FAR) – Location: southerly of Highgrove Pass Road and easterly of Pigeon Pass Road – 45.57 Gross Acres – Zoning: Light Agriculture – 2 ½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10) – REQUEST: A Schedule A subdivision of 45.57 gross acres into 142 single family residential lots with a minimum lot size of 5,100 square feet; 12 open space lots for a 4.11 acre detention basin, 2.12 acre park area, and 5.19 acres dedicated to trails, flood control, fire access roads, a water quality basin, and drainage collection. Proposed General Plan Amendment changing the Land Use Designation of the project site from CD: PF (≤ 0.60 FAR) to Community Development: Medium Density Residential (CD: MDR) (2 -5 du/ac) and a proposed Change of Zone from A-1-2½ and A-1-10 to Planned Residential (R-4) – APN(s): 255-240-016, 255-240-018, 257-180-011, 257-180-013, 257-180-015

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a <u>LDC meeting on April 23, 2015</u>. 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 Mark Corcoran, Project Planner, at (951) 955-3025 or email at mcorcora@rctlma.org / MAILSTOP# 1070.

#### COMMENTS:

DATE:	SIGNATURE:
PLEASE PRINT NAME AND TITLE:	
TELEPHONE:	

## LAND DEVELOPMENT COMMITTEE (LDC) 5<sup>th</sup> CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

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

DATE: November 19, 2015

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Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept.

Riv. Co. Flood Control District

Riv. Co. Fire Dept. Riv. Co. Building & Safety – Grading

Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.

P.D. Geology Section

P.D. Landscaping Section P.D. Archaeology Section

City of Riverside

2<sup>nd</sup> District Planning Commissioner

2<sup>nd</sup> District Board of Supervisors

**TENTATIVE TRACT MAP NO. 33410, AMENDED NO. 4 – GENERAL PLAN AMENDMENT 803 – CHANGE OF ZONE 7321** – EA40800 – Applicant/Owner: MRF-Groves Development – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Edgemont - Sunnymead Zoning District – Highgrove and Reche Canyon / Badlands Area Plans: Community Development – Public Facilities (CD:PF) (≤ 0.60 FAR) – Location: southerly of Highgrove Pass Road and easterly of Pigeon Pass Road – 45.57 Gross Acres – Zoning: Light Agriculture – 2 ½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** A Schedule A subdivision of 45.57 gross acres into 142 single family residential lots with a minimum lot size of 5,100 square feet; 12 open space lots for a 4.11 acre detention basin, 2.12 acre park area, and 5.19 acres dedicated to trails, flood control, fire access roads, a water quality basin, and drainage collection. – APN(s): 255-240-016, 255-240-018, 257-180-011, 257-180-013, 257-180-015

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the <u>Amended</u> map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC 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 LMS routing on or before the above date. This project has been placed on the <u>Comment portion of the LDC Agenda scheduled on December 3, 2015</u>. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

-	questions regarding this iter anner, or e-mail at <u>PLange@</u>			tate to contact Peter Lange, <b>(951</b> OP #: 1070
Public Hearing Path:	Administrative Action:	DH: 🗌	PC: 🗌	BOS: □
COMMENTS:				
DATE:	SIGNATURE	:		
PLEASE PRINT NAME	AND TITLE:			
TELEPHONE:				



#### Public Works Department

City of Arts & Innovation

07/13/2015

Shopoff Realty Investments Attn: Mr. Tom Bitney, Sr. Development Manager 2 Park Plaza, Suite 700 Irvine, CA 92614

Re: Sewer availability for TTM 33410

In response to your request for a sewer "will serve" letter for the property located southeast of the intersection of Pigeon Pass Road and Highgrove Pass Road (TTM 33410) within the unincorporated area of Highgrove, in the County of Riverside; sewer service is available from the City of Riverside. Per an operation and maintenance agreement between the City of Riverside and the County of Riverside for CSA152C, TTM 33410 is located within the service area and may be served upon construction of required facilities to serve proposed residences. Construction of said facilities shall be in accordance with a separate agreement between the County of Riverside and developer for the Spring Mountain Ranch development. Upon payment of current Sewer Connection Fees for the Highgrove Sewer area, and a Permit to Connect, it appears feasible that your property can be connected to the public sewer system.

Please do not hesitate to contact me at 951-826-5875 should you have any questions.

Sincerely.

Jeff Hart, PE

Principal Engineer

TO WHOM IT MAY CONCE	LKN:	
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RE: CAN SERVE LETTER

TENATIVE TRACT NO.	33140
APN:	
OWNER/DEVELOPER:	The Shopoff Group
REGULATORY AGENCY:	Riverside County

This is to advise that Riverside Highland Water Company can and will serve potable water in ample quantity for domestic use to the above noted tract, upon application; **ONLY AND WHEN:** 

- 1. Sufficient stock of this Company has been obtained and transferred to said Developer.
- 2. All pipelines, valve and hydrants have been installed within and to said development to the specification of this Company and at the Developer's expense.
- 3. All meter installation, reservoir, and pipeline payback fees have been paid.
- 4. The Developer has reviewed water, sewer, storm drain and grading plans with Riverside Highland Water Company when applying for a grading permit.
- 5. The Developer has complied with all other existing rules, regulations and requirements of the water company.

SUMMARIZING: In our opinion, satisfactory arrangements can be made for water service to the above-proposed tract.

It is agreed that the undersigned person will indemnify and hold harmless the Riverside Highland Water Company from any liability or damage caused to facilities of the Company or to others by reason of the activity to construct, modify or connect to the water facilities of the company. It is further agreed that any unplanned delay or interruption of water service to persons receiving service from the company will result in assessment of a penalty of \$100.00 per hour or fraction thereof.

This letter must be signed and returned to Riverside Highland Water Company so the responsible Regulatory Agency can be notified that adequate potable water can be served.

NOTICE: This Can Serve Letter expires 90 (Ninety) days from this date 5-11-15

Tarrow C

Donald Hough General Manager

Craig Gudgeon

Distribution Superintendent

Riverside Highland Water Company

Date S. N. 15

APN: 255-23-010...255-240-000

257-180-004,005,006...258-240-006

Acceptance:
Signature
Print Name
Owner / Developer
Date



Hans W. Kernkamp, General Manager-Chief Engineer

April 21, 2015

Mark Corcoran, Project Planner Riverside County Planning Department 4080 Lemon Street, 12th Floor P.O. Box 1409 Riverside, CA 92502-1409

RE: Tentative Tract Map No. 33410, Amended No. 3 (TR33410)

Dear Mr. Corcoran:

The Riverside County Waste Management Department (RCWMD) has reviewed TR33410 and provides this letter to supplement our previous letter, dated October 18, 2006 (attached). The proposed tract adjoins and is southwest of the closed Highgrove Landfill; a solid waste disposal facility that was operated by the County of Riverside from 1947 until 1998.

TR33410 proposes to develop 142 single family dwelling units, water quality basins, a park, open space lots, and community trail lots on approximately 45 acres of property purchased from the County of Riverside in 2005. The project area is located immediately adjacent to a percolation pond which was constructed as a key component of the existing groundwater treatment system (i.e., pump and treat) that functions to recharge the aquifer with treated groundwater. The tract project site is also located immediately adjacent to the main wetland rehabilitation area on the Highgrove Landfill property. The project proposes to retain a detention basin on the project site to provide the same function that it used to serve for the landfill.

#### Areas of Concern:

#### 1. Highgrove Landfill Access

Coordinate construction activities with RCWMD; including road closures and maintain access for landfill maintenance activities. Any impediment to the landfill's access route can significantly impact State mandated maintenance of the landfill facility.

#### 2. Sensitive Wetland Rehabilitation Areas

Ensure no run-off, either during construction or at build-out, enters the landfill's percolation pond and wetland area.

#### 3. Landfill Gas Migration

Approximately 15 additional landfill gas monitoring probes will have to be installed on the periphery of the landfill facing the project site, in accordance with South Coast Air Quality Management District (SCAQMD) Rule 1150.1 and California Code of Regulations (CCR) Title 27, Subchapter 4, Article 6. Currently, there is only one peripheral landfill gas monitoring probe in the open space between the landfill footprint and the project's eastern

TR33410 April 21, 2015 Page 2 of 5

border. These new gas probes may consist of single-level and/or multi-level probes, depending on the maximum depth of the waste at the landfill, geology of the area, and the depth of groundwater where the probes are located. RCWMD's environmental engineers will determine the final locations and design of these additional gas probes with the concurrence from the Local Enforcement Agency (LEA), CalRecycle, and SCAQMD.

#### 4. Groundwater Monitoring

Plot groundwater monitoring well HG-3 on the tentative map and all subsequent drawings. Currently, RCWMD's groundwater monitoring network system consists of 14 groundwater monitoring wells around the closed site. One of the monitoring wells (HG-3) is located along Highgrove Pass Road, which is in close proximity to the project site. Coordinates for HG-3 are Northing 2,311,012.4133 and Easting 6,247,155.4827. It is imperative that the project construction activities do not damage the integrity of the well or interfere with RCWMD's monitoring schedule for HG-3, as required by Waste Discharge Requirements issued by the SARWQCB.

#### 5. Covered Asbestos Pits

Two asbestos pits, identified on the attached exhibit, are located on the southern portion of the closed landfill site. The pits were capped with a minimum two (2) feet of compacted soil. In addition to the cap, the asbestos pits were covered with green waste mulch and a seed mixture. Warning signs are posted within the area.

#### Recommended Conditions of Approval (replacing those previously recommended)

- 1. All necessary measures must be taken by the project developer or builder to ensure that Highgrove Pass Road and Pigeon Pass Road will not be undermined or impacted in any other way by runoff from and through the project site.
- 2. All planned closures of or detours from Pigeon Pass Road during road improvement/realignment construction must be coordinated with the Riverside County Waste Management Department prior to implementation.
- 3. The project owner/developer shall notify all initial and future purchasers of dwelling units within the subject project of the existence of the closed Highgrove Landfill within the vicinity of the property. In 2003 after the completion of closure construction activities, a deed notification of the location and closure of a solid waste disposal site was prepared and recorded with the County Clerk and Recorder office (attached).
- 4. The project owner/developer shall avoid causing disruption of the operation of the groundwater monitoring well (HG-3) during project construction. If damage to the well from project construction activities should occur, the project owner/developer shall pay for the cost of repairing or abandonment and replacement of the damaged well.
- 5. The location and coordinates of groundwater monitoring well HG-3 shall be identified in the project's site plan and all subsequent plans including, but not limited to, the grading, drainage, and construction work plans.

- 6. The project owner/developer shall make a concerted effort to implement the following measures:
  - a) Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.
  - b) Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.
  - c) Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- 7. **Prior to map recordation**, the project owner/developer shall record an easement that encompasses the on-site detention basin and the entire area that is designated for use as a community trail. This easement shall grant access to the Waste Management Department to site, install (at no cost to the developer), and monitor a groundwater monitoring well(s).
- 8. **Prior to map recordation**, the project owner/developer shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E and F of County Ordinance 460, which shall be submitted as part of the plan check review of the Final Map. The ECS shall include this statement: "This land/property is located adjacent to a closed solid waste disposal facility, called the Highgrove Sanitary Landfill, which operated from 1947 to 1998 as an unlined municipal solid waste landfill."
- 9. Prior to map recordation, an analysis of existing geotechnical/geological studies prepared for the project site shall be prepared by a California professional civil engineer or professional engineering geologist to determine if preferential pathways or other site conditions exist that potentially require installation of vapor gas barriers to ensure that habitable structures within 1,000 feet of the landfill disposal footprint are sufficiently protected from landfill gas migration through distance, geological features, and the landfill gas extraction system, and shall be submitted to the Riverside County Waste Management Department (RCWMD) for review and approval.
- 10. Prior to grading permit issuance, a clearance letter shall be obtained from the Riverside County Waste Management Department (RCWMD) indicating that the project owner/developer has obtained the necessary off-site easements, at the sole cost of the project owner/developer, as required for slope development/improvements located just outside of the eastern boundary of the project site, within County of Riverside owned property.
- 11. Prior to grading permit issuance, a clearance shall be obtained from the Riverside County Waste Management Department (RCWMD) that proves that a drainage plan and a Storm Water Pollution Prevention Plan (SWPPP) for project construction, as well as a final drainage plan for the built-out project have been subject to concurrent review by the RCWMD, Flood Control and Water Conservation District, and the Santa Ana Regional Water Quality Control Board. These plans are intended to ensure protection of the sensitive wetland rehabilitation area and the treated groundwater in the percolation pond on the Highgrove Landfill site from being affected by storm water runoff during project construction

- and the subsequent project operation. Therefore, these plans shall outline the measures to be taken to avoid impacts to the wetland rehabilitation area and the percolation pond.
- 12. **Prior to grading permit issuance,** the project owner/developer shall provide a \$2,000 deposit, payable to the Riverside County Waste Management Department (RCWMD) for initiation of landfill gas probe installation, required under South Coast Air Quality Management District (SCAQMD) Rule 1150.1.
- 13. Prior to building permit issuance, unless otherwise approved by the Riverside County Waste Management Department (RCWMD) as based upon the geologic analysis, the project owner/developer shall submit to the RCWMD for review and approval the design of the vapor gas barrier system, as prepared by a California professional civil engineer, for any proposed residence within 1,000 feet of the landfill disposal footprint where a vapor gas barrier system is deemed to be necessary, as determined by the RCWMD and the geologic analysis.
- 14. **Prior to building permit issuance**, prior to pouring structural foundations for any proposed residence where a vapor gas barrier system is required by the Riverside County Waste Management Department (RCWMD), the landfill gas barrier systems, as may be required, shall be installed in accordance with approved design plans and shall be subject to inspection by the Riverside County Building and Safety Department and the RCWMD.
- 15. Prior to building permit issuance, a clearance shall be obtained from the Riverside County Waste Management Department (RCWMD) that confirms that the project owner/developer has reimbursed the RCWMD for the total cost of the mandated installation of additional gas probes between the landfill footprint and the project site, in compliance with South Coast Air Quality Management District (SCAQMD) Rule 1150.1 and the California Code of Regulations (CCR) Title 27, Subchapter 4, Article 6. The total cost of gas probe installation will include the costs of survey, design, installation, and project administration. The project owner/developer may retain a qualified engineering firm to survey, design, and install the required gas probes. In this scenario, the probe design and installation plans must be approved by the RCWMD prior to implementation. A clearance will be issued by the RCWMD that confirms a satisfactory installation of the gas probes in the required number, at the approved locations, and of the approved types, prior to issuance of a building permit for the project. The RCWMD will be responsible for monitoring these additional probes at no charge to the project owner/developer.
- 16. Prior to building permit issuance, 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.

- 17. **Prior to building permit issuance,** in order to minimize trespassing by future project residents into the Highgrove Landfill property, including the wetland rehabilitation area and percolation pond, the project owner/developer shall provide RCWMD a fence and wall plan for review and clearance, ensuring a physical barrier will be erected, at sole cost to the project owner/developer, along the entire eastern border of the project site, the southeast portion of the secondary access road adjacent to the percolation basin area, and the park area on the southeast portion of TR33410.
- 18. **Prior to building final inspection,** evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning Division of the Riverside County Waste Management Department 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.
- 19. Prior to building final inspection, project owner/developer shall obtain a clearance letter from the Riverside County Waste Management Department (RCWMD) verifying that barriers were constructed along the entire eastern border of the project site, the southeast portion of the secondary access road adjacent to the percolation basin area, and the park area on the southeast portion of TR33410, to the satisfaction of RCWMD.
- 20. Prior to building final inspection, the project owner/developer shall post signs within the project site along the vicinity of the percolation pond and landfill entrance that advise the residents against trespassing and warn them of the potential dangers of such illegal intrusion. Signs shall include the following information: "Private Property, Unauthorized Access is Prohibited, Water in this area may be unsafe, Avoid Contact, Do Not Drink."

Thank you for the opportunity to review TR33410. If you have any questions, please do not hesitate to contact Mrs. Kinika Hesterly at (951) 486-3283.

Sincerely,

Ryan Ross

Principal Planner

**Enclosures** 

PD#173759v2a

cc: Joe McCann

Angela Dufresne Fouad Mina Todd Shibata Mark Hunt Kinika Hesterly Previous letter, dated October 18, 2006



Hans W. Kernkamp, General Manager-Chief Engineer

October 18, 2006

Kim Tran, Project Planner Riverside County Planning Department 9th Floor, CAC – P.O. Box 1409 Riverside, CA 92502-1409

RE: Tentative Tract Map No. 33410

Dear Ms. Tran:

The Riverside County Waste Management Department (Department) has reviewed Tentative Tract Map No. 33410. The proposed tract adjoins and is southwest of the Highgrove disposal site; a solid waste disposal facility that was operated by the County of Riverside from 1947 until 1998. When operations ceased, the landfill had an in-place refuse tonnage of approximately 3.4 million tons. Final closure of the landfill to cap the entire landfill unit with a monolithic soil cover was completed in October 2001. The Department continues to be responsible for maintenance and monitoring of the landfill during the post-closure period, which, by regulation, is 30 years.

The entire landfill property originally consisted of 294.41 acres owned by the County of Riverside, of which approximately 71 acres were used for landfilling. The remaining acreage of the site primarily consists of mountainous open space to the east and south of the landfill area (of which a portion was used for borrow activities). Other ancillary facilities include drainage facilities for surface water runoff, a groundwater monitoring and treatment system, a landfill gas monitoring and treatment system, two sedimentation basins, and two wetland rehabilitation areas. The smaller of the two sedimentation basins, located adjacent to the west side of the landfill footprint, was designed for capturing the surface runoff and any sediment from the northerly and westerly sides of the capped landfill unit. The larger sedimentation basin, located at the entry point of the landfill property, at the junction of Highgrove Pass Road and Pigeon Pass Road, was designed to capture sediment yield from the borrow area on the southern portion of the landfill property, as well as from the easterly and southerly sections of the capped landfill unit. This basin was equipped with a spill way to release detained water across Highgrove Pass Road and into the natural drainage course to the north, once it reached an elevation higher than the estimated sediment storage level. The outlet structure for this basin did not include a low flow sub-drain pipe underneath Highgrove Pass Road.

In 2005, the developer of the Spring Mountain Ranch Specific Plan (SP 323), a master plan of a residential community located adjacent to the Highgrove Landfill property on the west, purchased 45.57 acres of the Highgrove Landfill property that comprise the larger sedimentation basin and borrow area. As a result, the current Highgrove Landfill property consists of approximately 248.84 (i.e., 294.41 ~ 45.57) acres.

Tentative Tract Map No. 33410 October 18, 2006 Page 2 of 8

Tentative Tract Map No. 33410 is a proposal to develop 113 single family dwelling units, a detention basin, a park, 3 open space lots, and 9 community trail lots on the 45.57 acres of property that was purchased from the Department in 2005. The project area is located immediately adjacent to a percolation pond which was recently constructed as a key component of the existing groundwater treatment system (i.e., pump and treat) that functions to recharge the aquifer with the treated groundwater. The tract project site is also located immediately adjacent to the main wetland rehabilitation area on the Highgrove Landfill property. The project proposes to retain the retention basin on the project site to provide the same function that it used to serve for the landfill.

#### **Areas of Concern:**

#### 1. Highgrove Landfill Access

- a) The landfill uses Pigeon Pass Road as its regional access route and Highgrove Pass Road its immediate access route. The project's detention basin is located along these main access roads to the landfill site. As mentioned above, the primary function of this sedimentation basin was and is to control the sediment from the borrow area and part of the capped landfill. Since the project will develop the entire borrow area, the developer must ensure that the detention basin size and its drainage structures are adequate to meet additional needs from the proposed development and maintain sedimentation capacity, and must not impact the landfill in any fashion, particularly not impairing the only access, or Highgrove Pass Road, to the landfill site.
- b) The project's construction activities may cause blockage, closure, or even damage to Highgrove Pass Road; therefore, it could impact the accessibility of the landfill site and the Department's ability to perform regular post-closure maintenance work to the landfill cover, its andilary facilities, and environmental monitoring and remediation operations.
- c) The potential improvement to and/or realignment of Pigeon Pass Road necessitated by the development of the project site and the Spring Mountain Ranch Specific Plan presents a more critical concern related to landfill accessibility. In the event that this portion of Pigeon Pass Road is to be improved, the access to the Highgrove Landfill could be adversely affected by road closure and/or detour during roadway improvement construction. Any impediment to the landfill's sole access route can significantly impact the State mandated maintenance of the landfill facility.

#### 2. Sensitive Wetland Rehabilitation Areas

a) The Department is obligated to conduct long-term rehabilitation work on the sensitive wetland habitat on the Highgrove Landfill site. The primary wetland rehabilitation site is located immediately east of the project site and consists of open space transected by a watercourse with vegetation. It is the Department's concern that storm water runoff from and potential erosion of the project site during construction in the rainy season might impact the hydrology and/or surface water quality in the adjacent wetland rehabilitation site. Tentative Tract Map No. 33410 October 18, 2006 Page 3 of 8

> b) The project may create a long-term impact to the wetland rehabilitation area with respect to human and domestic animal trespass traffic into the wetland area for recreational or leisure purposes.

#### 3. Landfill Gas Migration

a) Generation of landfill gas (LFG) from bio-degradation of the buried trash is an ongoing process and will continue for many years. LFG is composed of primarily methane gas and carbon dioxide. Migrating methane gas exceeding the State standard of 5% by volume, the Lower Explosive Limit, or the instantaneous surface emission limit of 500 parts per million, or 50 parts per million integrated sample limit, could potentially impact public health and safety. In order to limit LFG impacts to ambient air quality and public health and safety, a gas collection and disposal system has been installed and in operation at the landfill site since 1998. This LFG collection system is operating efficiently to keep all applicable air quality parameters well below their regulatory thresholds. Therefore, the potential for LFG surface emission or lateral migration to nearby property is considered unlikely. However, due to the proximity and size of the project (i.e., about 600 feet from the landfill footprint to the nearest houses on the project site and 1,500 feet of shared property perimeter, as proposed) approximately 15 additional gas monitoring probes will have to be installed on the periphery of the landfill facing the project site, in accordance with South Coast Air Quality Management District (SCAQMD) Rule 1150.1. Currently there is only one periphery gas monitoring probe in the open space between the landfill footprint and the project's eastern border. These new gas probes may consist of single-level and/or multi-level probes, depending on the depth of the trash relative to the elevations of the foundation of the nearest houses and the depth of the groundwater table where the probes are located. The Department's environmental engineers will determine the final locations and design of these additional gas probes with the concurrence from the Santa Ana Regional Water Quality Control Board (SARWOCB), Local Enforcement Agency (LEA), and SCAQMD.

#### 4. Groundwater Monitoring

a) Currently, the Department's groundwater monitoring network system consists of 14 groundwater monitoring wells around the closed site. One of the monitoring wells (HG-3) is located along Highgrove Pass Road, which is in close proximity to the project site. Coordinates for HG-3 are Northing 2311012.4133 and Easting 6247155.4827. It is imperative that the project construction activities do not damage the integrity of the well or interfere with the Department's monitoring schedule for HG-3, as required by Waste Discharge Requirements issued by the SARWQCB.

The importance of this precautionary restriction has been demonstrated already when the contractor for the developer severely damaged offsite groundwater monitoring well HGMW-2, located in the SP 323 development area adjacent to the north side of Highgrove Pass Road. The damage to HGMW-2 has resulted in the loss of the Department's ability to obtain a groundwater sample and a groundwater level from the well.

#### Tentative Trace Map No. 33410 October 18, 2006 Page 4 of 8

b) In addition to standard groundwater monitoring activities, the Department is operating a pump-and-treat groundwater remediation system, whereby contaminated groundwater is pumped out and treated on site. After treatment, the clean groundwater is then piped to a pond where it is allowed to percolate back into the groundwater table. The percolation pond immediately adjoins the project boundary on the east. It is critical that this percolation pond is protected from any runoff water from the project site during construction and project implementation, so that the possibility of breaching the percolation pond by the project is avoided.

#### 5. Landfili Disposal Capacity

a) Given the scale of the proposed project, it will generate a substantial amount of solid waste during project construction. The Department is concerned about the quantity of construction and demolition (C&D) waste to be generated by the project and how the waste will be handled. Should a large quantity of the project's C&D waste be brought to a County landfill for disposal, it could cause an exceedance of the landfill's permitted daily capacity, thus a violation of State regulations and an impact to County landfill operation.

#### 6. Environmental Assessment (EA)

- a) This tract map is closely related to the Spring Mountain Specific Plan in terms of proximity of developments, property ownership (i.e., MRF Groves Development, LP), drainage control integration, environmental reciprocity.¹ However, the Planning transmittal does not reveal this reciprocal relationship between the two projects. In practical terms, this tract map should be considered a part of the Spring Mountain Ranch Specific Plan, and therefore, should be assessed together in terms of California Environmental Quality Act (CEQA). Although processed as a separate application, the EA for this project must assess the cumulative environmental effects from the specific plan.
- b) The EA should address site drainage during construction and under built-out conditions in relation to their potential effects on the wetland rehabilitation area and the groundwater pump-and-treat operation on the landfill site.
- c) The EA should address the adequacy of the capacity of the project's detention basin for handling the offsite and on-site surface runoff flows from a severe storm. Particularly important is the analysis of the detention pond's capacity to protect Highgrove Pass Road from a storm water runoff surge from the built-out project site and existing tributary area.

<sup>&</sup>lt;sup>1</sup> SP 323 needs the detention basin on the site of Tract Map 33410 for offsite drainage control and the tract map to compensate for the loss of a number of dwelling units to create a suitable land use buffer between the developed area of the specific plan and the adjacent Highgrove Landfill. In return, Tract Map 33410 will be awarded with the construction of detention basin by the specific plan owner, as noted in the Site Plan.

Tentative Tract Map No. 33410 October 18, 2006 Page 5 of 8

- d) The EA should address the cumulative traffic impacts from the project and SP 323 on Pigeon Pass Road and the necessary roadway improvements to mitigate the impacts. The EA should also address how the roadway improvement construction could affect the Highgrove Landfill post-closure maintenance activities conducted by the Waste Management Department.
- e) The EA should address the potential short-term (during construction) and long-term effects of the project on the post-closure maintenance of the Highgrove Landfill, particularly in the area of landfill gas monitoring and groundwater monitoring and treatment operations.
- f) The EA should address the overall land use compatibility of the project with the closed but actively maintained Highgrove Landfill.

#### Recommended Conditions of Approval

In light of the project's potential impacts to the Highgrove Landfill in the above-mentioned areas of concern, the Department is recommending that the following conditions be incorporated as Conditions of Approval for Tentative Tract No. 33410:

- 1. All necessary measures must be taken by the project developer or builder to ensure that Highgrove Pass Road and Pigeon Pass Road will not be undermined by runoff from and through the project site. Highgrove Pass Road is the sole access to the Highgrove Landfill; therefore, it must be maintained by the project developer or builder as an all weather access to the landfill site at all times during project construction and throughout subsequent project implementation.
- 2. All planned dosures of or detours from Pigeon Pass Road during road improvement/realignment construction must be coordinated with the Waste Management Department prior to implementation.
- 3. Prior to issuance of a grading permit, a clearance shall be obtained from the Waste Management Department that proves that a drainage plan and a Storm Water Pollution Prevention Plan (SWPPP) for project construction, as well as a final drainage plan for the built-out project have been subject to concurrent review by the Waste Management Department, Flood Control and Water Conservation District, and the Santa Ana Regional Water Quality Control Board. These plans are intended to ensure protection of the sensitive wetland rehabilitation area and the treated groundwater in the percolation pond on the Highgrove Landfill site from being affected by storm water runoff during project construction and the subsequent project operation. Therefore, these plans shall outline the measures to be taken to avoid impacts to the wetland rehabilitation area and the percolation pond.
- 4. In order to minimize the possibility of trespassing by future project residents and their pets into the Highgrove Landfill property and their intrusions to the wetland rehabilitation area, a physical barrier shall be erected by the project owner/developer along the entire eastern border of the project site; specifically, along the proposed community trail that

Tentative Tract Map No. 33410 October 18, 2006 Page 6 of 8

encompasses Lot D, Lot E, Lot F, Lot G, Lot H, Lot J, and continues it into Lot K along the southern border of the project until the southwestern comer of Lot 72. This physical barrier shall tie into the landfill's entrance gate across Highgrove Pass Road and an existing chain-link fence built along the north side of this access road.

- 5. The project owner/developer shall post signs within the project site along the trail and in the vicinity of the landfill entrance that advise the residents against trespassing onto the landfill property and warn them of the potential dangers of such illegal intrusion.
- 6. Prior to issuance of a building permit, a clearance shall be obtained from the Waste Management Department that confirms that the project owner/developer has reimbursed the Waste Management Department for the total cost of the mandated installation of additional gas probes between the landfill footprint and the project site, in compliance with South Coast Air Quality Management District (SCAQMD) Rule 1150.1 and the California Code of Regulations (CCR) Title 27, Subchapter 4, Article 6. The total cost of gas probe installation will include the costs of survey, design, installation, and project administration. The project owner/developer may retain a qualified engineering firm to survey, design, and install the required gas probes. In this scenario, the probe design and installation plans must be approved by the Waste Management Department prior to implementation. A clearance will be issued by the Waste Management Department that confirms a satisfactory installation of the gas probes in the required number, at the approved locations, and of the approved types, prior to issuance of a building permit for the project. The Waste Management Department will be responsible for monitoring these additional probes at no charge to the project owner/developer.
- 7. The project developer or builder shall avoid causing disruption of the operation of the groundwater monitoring well (HG-3) during project construction. If damage to the well from project construction activities should occur, the project owner/developer shall pay for the cost of repairing or abandonment and replacement of the damaged well.
- 8. The location and coordinates of groundwater monitoring well HG-3 shall be identified in the project's site plan, grading plan, drainage plan, and construction work plan.
- 9. a. Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the waste 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. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

**Note:** Hazardous materials are not accepted at the Riverside County landfills. Any hazardous wastes used during construction must be properly disposed of or recycled of at a licensed facility in accordance with local, state and federal regulations. Please contact the Riverside County Waste Management Department for further information.

- **b. Prior to issuance of occupancy permits**, evidence (i.e., receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.
- 10. The project proponent shall make a concerted effort to implement the following measures:
  - a) Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.
  - b) Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.
  - c) Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- 11. Prior to the recordation of a Final Map for the project, the project developer shall record an easement that encompasses the onsite detention basin (i.e., Lot B) and the entire area that is designated for use as a community trail. This easement shall grant access to the Waste Management Department to site, install (at no cost to the developer), and monitor a groundwater monitoring well(s).
- 12. Prior to Final Map recordation, the land divider or successor-in-interest shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E and F of County Ordinance 460, which shall be submitted as part of the plan check review of the Final Map.
  - The ECS shall include this statement: "This land/property is located adjacent to a closed solid waste disposal facility, called the Highgrove Sanitary Landfill, which operated from 1947 to 1998 as an unlined municipal solid waste landfill.
- 13. Prior to Final Map recordation, the land divider shall submit to the Planning Department a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of the closed Highgrove Landfill within the vicinity of the property. Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.
- 14. **Prior to issuance of a grading permit,** the project developer shall submit to the Waste Management Department a check in the amount of \$100,000 payable to "County of Riverside". These funds shall be held in trust by the County for the duration of project construction and will be returned to the project developer upon completion of project construction, as well as the County's determination that Highgrove Pass Road has been restored to the County standards for its designation and its original function as an all-weather access to the Highgrove Landfill, and that any impacts from the project's construction activities on the physical conditions and/or on-site equipment/facilities of the landfill have been mitigated to the satisfaction of the Waste Management Department.

Tentative Tract Map No. 33410 October 18, 2006 Page 8 of 8

The County may use these funds as compensation for the project developer's failure to restore Highgrove Pass Road to its original operating standards as an all-weather access road to the landfill at the conclusion of the project's construction phase. In the event the project developer fails to avoid impacts on landfill infrastructure and/or on-site equipment/facilities during project construction, these funds will be used in a timely manner to restore the damaged landfill infrastructure and/or on-site equipment/facilities to their original capacities. Therefore, the compensation will include, but is not limited to, the costs incurred by the County for repaving, realigning, and/or removing construction debris left on Highgrove Pass Road, repairing damage to landfill infrastructure and/or any equipment/facilities, and staff time incurred due to such failures. When the County must use these funds, the County will send the project developer an itemized statement for any funds that have been used. At the conclusion of the project's construction phase and upon County's determination that all project impacts on the landfill's access road and/or the landfill itself have been adequately mitigated, the County will refund to the project developer the unused funds which are still held.

Lastly, the \$100,000 trust funds stated herein shall not in anyway limit the liability of project developer to the County due to the project's impacts on the Highgrove Landfill.

Thank you for the opportunity to review Tentative Tract Map No. 33410. If you have any questions, please do not hesitate to contact Mr. Sung Key Ma at (951) 486-3283.

Sincerely,

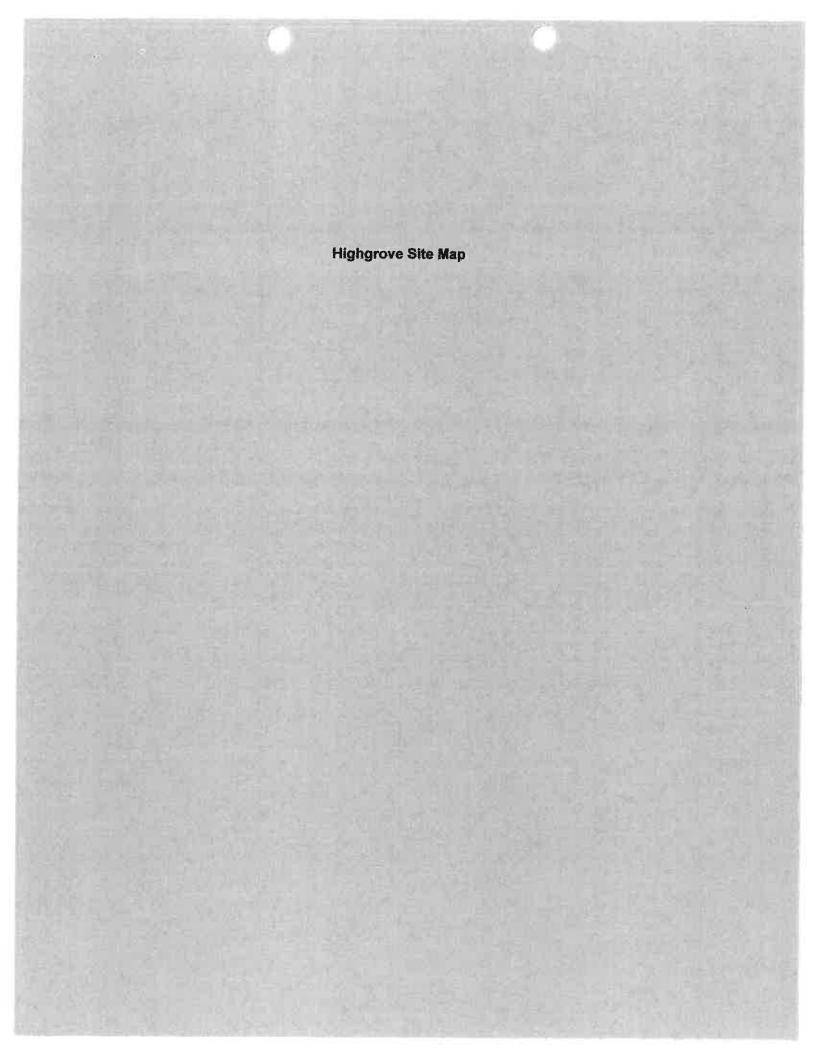
Joseph R. McCann Assistant Chief Engineer

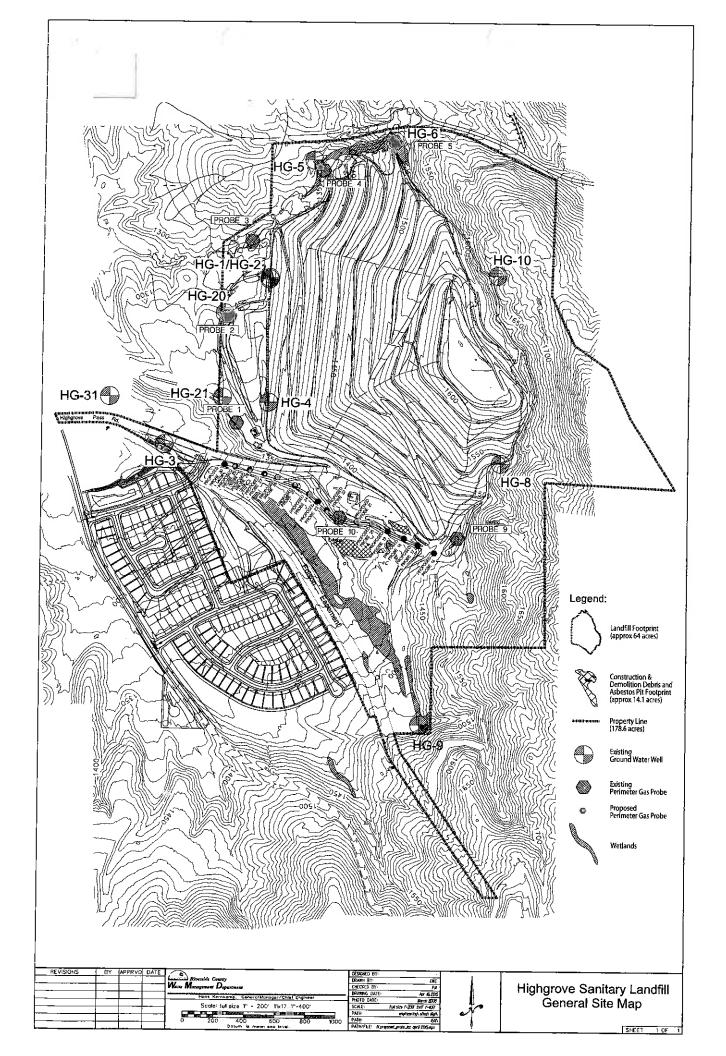
SKM:LBL/SKM/Ibi

PD#47026

CC:

John Watkins, LEA
Lesley B. Likins, Waste Management Department
Anne Ennesser, Waste Management Department
Angela Dufresne, Waste Management Department
Fouad Mina, Waste Management Department
Mark Hunt, Waste Management Department





Instrument No. 2003-184860

Recorded at request of and return to: Department of Facilities Management Real Estate Division On Behalf of Waste Management Department 3133 Mission Inn Avenue Riverside, California 92507-4199

FREE RECORDING This instrument is for the benefit of the County of Riverside, and is entitled to be recorded without fee. (Govt. Code 6103)

Space above this line

DOC # 2003-184860

03/17/2003 08:00A Fee:NC

Page 1 of 3 Recorded in Official Records County of Riverside

Gary L. Orso Assessor, County Clark & Recorder



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# HIGHGROVE SANITARY LANDFILL

NOTICE OF LOCATION, COMPLETION AND CLOSURE OF SOLID WASTE DISPOSAL SITE

#### **DEED NOTIFICATION - HIGHGROVE SANITARY LANDFILL CLOSURE**

#### **Detailed Description of Site**

Notice is hereby given that portions of this property were once operated by the Riverside County Waste Management Department as a municipal sanitary landfill. Approximately 79.4 acres of the total 294 acres of land were used to dispose of refuse (65.1 acres) and various special wastes (14.3 sub-total acres that do not overlap areas of refuse or other types of special wastes as described below and as shown on the attached Exhibit A) from 1947 to 1998. Wastes accepted for burial at the site consisted of: non-hazardous residential, agricultural, construction, industrial, mixed municipal, dead animals and special wastes.

The entire property is more accurately described as a portion of the South half of Section 10, the Southwest one-quarter of the Southwest one-quarter of Section 11, and a portion of the North half of Section 15, Township 2 South, Range 4 West, San Bernardino Base and Meridian.

#### Area A- Refuse fill

Commencing at the Southeast Corner of Section 10, Township 2 South, Range 4 West, San Bernardino Base and Meridian as shown on Record of Survey Book 96 pages 29 to 35, Records of Riverside County, California;

Thence North 89°43'22" West along the South line of said Section 10, a distance of 437.00 feet to the POINT OF BEGINNING of this description:

Thence North 24°59'02" East 95.89 feet. Thence North 61°41'29" East 63.97 feet. Thence North 87°39'43" East 70.82 feet. Thence North 61°43'43" East 75.61 feet. Thence North 10°22'05" East 259.91 feet. Thence North 05°11'34" East 141.83 feet. Thence North 06°06'49" West 54.24 feet. Thence North 29°30'18" West 166.33 feet, Thence North 30°05'11" East 65.30 feet. Thence North 87°47'48" West 50.10 feet. Thence North 37°21'12" West 119.53 feet. Thence North 68°57'23" West 62.58 feet. Thence North 38°23'01" West 132.76 feet. Thence North 19°58'43" West 110.36 feet. Thence North 46°03'40" East 57.31 feet. Thence North 14°15'36" West 87,94 feet. Thence North 26°53'27" West 224.78 feet, Thence North 17°15'09" West 276.44 feet.



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Thence North 44°06'01" West 360.24 feet, Thence North 21°26'29" West 130.37 feet, Thence North 85°14'05" West 17.39 feet, Thence North 29°34'04" West 96.09 feet, Thence South 67°42'05" West 24.66 feet. Thence South 08°32'38" East 114.70 feet, Thence South 28°10'15" West 45.88 feet. Thence North 88°43'41" West 38,27 feet. Thence North 43°27'23" West 93.58 feet, Thence North 51°56'16" West 80.58 feet. Thence North 79°47'34" West 73.37 feet. Thence South 49°23'22" West 26.63 feet, Thence South 44°39'31" East 40.89 feet. Thence South 27°01'24" West 110.60 feet, Thence South 74°16'52" West 93.09 feet. Thence South 12°20'07" West 141,96 feet. Thence South 87°16'22" West 30.36 feet, Thence South 58°26'04" West 215.25 feet, Thence South 57°33'32" West 164.27 feet, Thence South 06°29'19" West 242.80 feet, Thence South 10°02'03" East 99.10 feet, Thence South 13°51'24" West 114.57 feet to a point hereinafter referred to as POINT C, Thence South 00°06'09" West 807.15 feet, Thence South 06°04'14" East 164.42 feet, Thence South 66°58'43" East 123.40 feet, Thence South 81°53'27" East 264,14 feet. Thence South 59°01'07" East 513.20 feet, Thence South 41°40'22" East 341.04 feet. Thence South 85°22'43" East 99.82 feet, Thence North 28°42'53" East 261.75 feet, Thence North 56°26'03" East 103.60 feet, Thence North 20°39'14" East 106.26 feet to the POINT OF BEGINNING;

Containing 65.14 acres, more or less.

A map of the foregoing legal description is attached as Exhibit A.

## Area B- Special Waste- Construction Demolition and Tires

Commencing at the Southeast Corner of Section 10, Township 2 South, Range 4 West, San Bernardino Base and Meridian as shown on Record of Survey Book 96 pages 29 to 35, Records of Riverside County, California;



Thence North 89°43'22" West along the South line of said Section 10, a distance of 1493.00 feet to the POINT OF BEGINNING of this description:

Thence North 23°11'32" West 19.00 feet, Thence North 61°09'04" West 52.12 feet, Thence South 76°00'59" West 252.82 feet, Thence South 27°19'19" West 52.30 feet, Thence South 41°49'47" East 39.44 feet, Thence South 58°23'03" East 160.46 feet,

Thence South 56°56'27" East 104.83 feet,

Thence South 39°25'11" West 186.29 feet to a point on the Northeast Boundary of a Southern California Edison Easement recorded as instrument No. 1999-295036, Records of Riverside County,

Thence along said Northeast Boundary South 41°42'10" East 135.52 feet to an angle point in said Northwest line,

Thence continuing along said Northeast Boundary the following eight courses;

North 53°37'44" East 17.19 feet,

Thence South 36°22'16" East 4.00 feet,

Thence South 53°37'44" West 17.19 feet,

Thence South 31°02'23" East 962.14 feet,

Thence North 65°30'59" East 17.23 feet,

Thence South 24°29'01" East 4.00 feet,

Thence South 65°30'59" West 17.23 feet,

Thence South 17°55'39" East 267.20 feet,

Thence leaving said Northwest Boundary South 56°51'21" East 58.30 feet,

Thence South 75°39'12" East 87.10 feet,

Thence North 85°31'18" East 38.97 feet,

Thence North 02°40'03" East 88.53 feet,

Thence North 11°39'11" West 366.41 feet,

Thence North 18°39'45" West 76.41 feet,

Thence North 68°25'21" West 47.53 feet,

Thence North 23°23'08" West 41.44 feet,

Thence South 90°00'00" West 25.70 feet, Thence South 56°48'27" West 31.93 feet.

Thence North 23°15'34" West 119.75 feet,

Thence North 28°17'12" West 30.37 feet.

Thence North 52°22'29" West 129.23 feet,

Thence North 22°16'01" West 82.52 feet.

Thence North 23°43'35" East 28.08 feet,

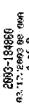
Thence North 25°45'35" East 28.08 feet,

Thence North 35°46'42" West 54,49 feet,

Thence North 09°29'34" West 43.23 feet,

Thence North 31°30'52" East 90.45 feet,

Thence North 62°46'35" East 40.46 feet,





Containing 13.29 acres, more or less.

A map of the foregoing legal description is attached as Exhibit A.

#### Area C- Special Waste- Construction Demolition and Tires

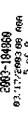
Commencing at POINT C as previously described in the legal description for Area A;

Thence South 00°06'09" West 13.36 feet to the POINT OF BEGINNING of this description:

Thence South 00°06'09" West 218.74 feet,
Thence South 85°52'34" West 24.99 feet,
Thence South 55°02'32" West 34.40 feet,
Thence North 84°11'44" West 27.22 feet,
Thence North 75°49'26" West 22.48 feet,
Thence North 26°00'57" West 56.96 feet,
Thence North 07°01'01" East 89.44 feet,
Thence North 16°49'35" East 52.60 feet,
Thence North 82°36'28" East 84.16 feet,
Thence North 82°36'28" East 26.48 feet to the POINT

Thence North 82°36'28" East 26.48 feet to the POINT OF BEGINNING;

Containing 0.56 acres, more or less.





A map of the foregoing legal description is attached as Exhibit A.

#### Area D- Special Waste- Hazardous Waste

Commencing at the Southeast Corner of Section 10, Township 2 South, Range 4 West, San Bernardino Base and Meridian as shown on Record of Survey Book 96 pages 29 to 35, Records of Riverside County, California;

Thence North 89°43'22" West along the South line of said Section 10, a distance of 1883.79, Thence North 00°00'00" East 199.03 feet to the POINT OF BEGINNING of this description:

Thence North 37°47'36" East 32.02 feet,
Thence North 65°21'33" West 48.88 feet,
Thence South 32°36'54" West 23.51 feet,
Thence South 55°22'29" East 45.55 feet to the POINT OF BEGINNING;

Containing 0.03 acres, more or less.

A map of the foregoing legal description is attached as Exhibit A.

#### Area E- Special Waste- Asbestos Pit

Area E is entirely contained within Area B previously described. Beginning at POINT E as previously described in the legal description of Area B;

Thence North 19°08'06" West 53.33 feet,
Thence North 40°30'37" West 22.58 feet,
Thence South 58°55'30" West 16.30 feet,
Thence North 66°51'18" West 111.66 feet,
Thence South 14°27'57" West 24.83 feet,
Thence South 70°12'59" East 15.35 feet,
Thence South 52°51'34" East 71.04 feet,
Thence South 69°47'27" East 89.41 feet to the POINT OF BEGINNING;

Containing 0.13 acres, more or less.

A map of the foregoing legal description is attached as Exhibit A.

#### Area F- Special Waste- Asbestos Pit

Area F is entirely contained within Area B previously described. Beginning at POINT F as previously described in the legal description of Area B;



2003-184860 03/17/2003 08 00A Thence South 70°01'45" East 12.03 feet,
Thence North 27°32'08" East 26.67 feet,
Thence North 75°38'49" East 45.62 feet,
Thence South 81°23'09" East 34.32 feet,
Thence North 35°58'34" West 30.23 feet,
Thence North 60°22'39" West 55.19 feet,
Thence North 71°05'01" West 57.65 feet,
Thence North 80°11'56" West 138.25 feet,
Thence South 74°23'55" West 95.02 feet,
Thence South 42°14'46" East 104.41 feet,
Thence South 78°32'20" East 104.96 feet,
Thence North 86°51'09" East 73.32 feet to the POINT OF BEGINNING;

Containing 0.61 acres, more or less.

A map of the foregoing legal description is attached as Exhibit A.

#### Area G- Special Waste- Munitions

Portions of Area G are contained within Area A and Area B previously described. Commencing at the Southeast Corner of Section 10, Township 2 South, Range 4 West, San Bernardino Base and Meridian as shown on Record of Survey Book 96 pages 29 to 35, Records of Riverside County, California;

Thence North 89°43'22" West along the South line of said Section 10, a distance of 827.09 feet to the POINT OF BEGINNING of this description:

Thence North 22°19'52" West 108.31 feet,
Thence South 82°00'20" West 531.58 feet,
Thence South 47°23'15" East 125.78 feet,
Thence South 81°07'48" East 539.84 feet,
Thence North 22°19'52" West 153.66 feet to the POINT OF BEGINNING;

Containing 1.98 acres, more or less.

A map of the foregoing legal description is attached as Exhibit A.



2003-184859 03/17/2003 09:00A 7:06:9

## Date of Official Closure in Accordance with Local, State, and Federal Regulations

This property was officially closed in accordance with all Local, State, and Federal regulations in force on the date recorded hereof. The Notice of Completion for an approximate \$3.1 million public works construction contract to affect said closure was recorded with the County of Riverside, California Recorder's Office on October 24, 2001.

#### Boundaries, Height, and Depth of Filled Area

The boundaries of the refuse Area A are as noted in the previously detailed description. The maximum final depth of the refuse fill area is approximately 198 feet (by calculating the difference between two recorded topographical elevations at the same point: one final top deck elevation at 1633 feet, above mean sea level, at said point and a prelandfill elevation at 1435 feet, above mean sea level, at the said point).

#### Final Closure and Post-Closure Maintenance Plans

Final Closure and Post-Closure Maintenance Plans are available for review at the Riverside County Waste Management Department's main office located at: 14310 Frederick Street, Moreno Valley, CA 92553.

#### Restricted Use Statement and New Owner's Responsibility

The future use of this site is restricted in accordance with the Post-Closure maintenance plan, on file at the above location. In the event that the discharger defaults on carrying out either the Post-Closure Maintenance Plan or any corrective action required to address a release, and then the responsibility for carrying out such work falls to the property owner.

The material presented in this report was prepared under the supervision and direction of the undersigned.

FM:PA:JS:jrj:ewe

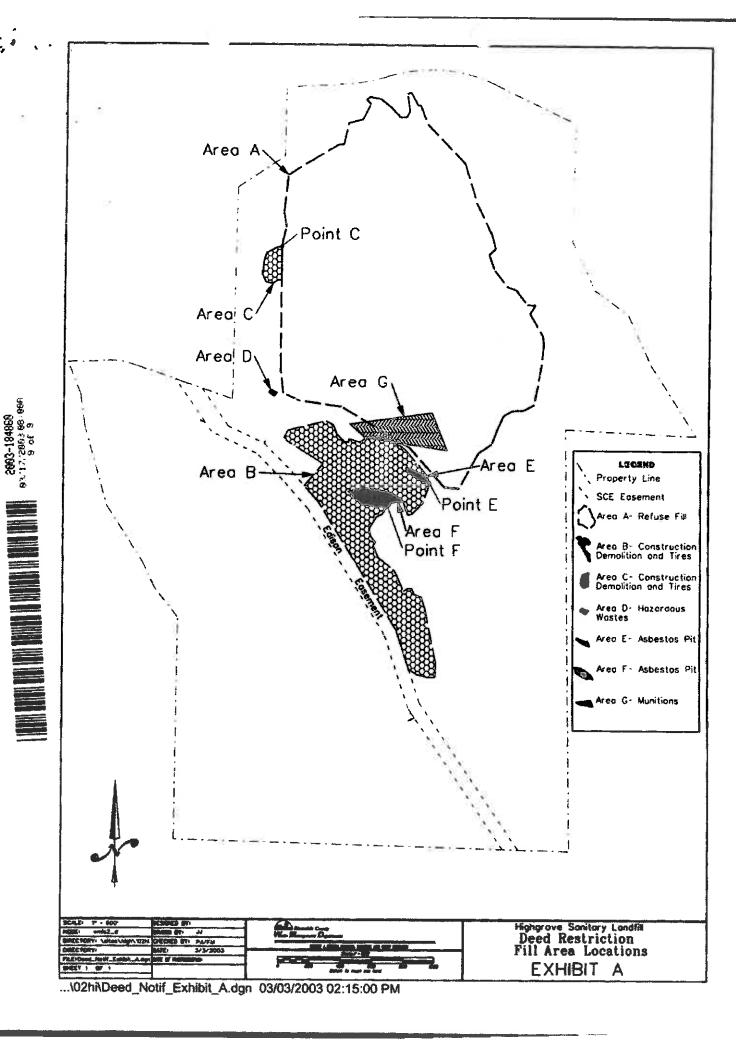
WASTE MANAGEMENT DEPARTMENT

COUNTY OF RIVERSIDE

PD#12462

2003-184860 93/17/2003 00 оөн

Joseph R. McCann, General Manager - Chief Engineer





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

169609

May 5, 2015

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

Attention: Mark Corcoran

Dear Mr. Corcoran:

Re:

Change of Zone 07321

Area: Highgrove

Change of Zone 7321 is a proposal to change the current zoning of Light Agriculture - 2½ Acre Minimum (A-1-2½) and Light Agriculture - 10 Acre Minimum (A-1-10) to Planned Residential (R-4) on a 45.5-acre site in the Highgrove area. This project is being processed concurrently with Tract Map (TR) 33410, which is a schedule "A" subdivision.

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,

Engineering Project Manager

c: TR 33410

MMM:blm

## **COUNTY OF RIVERSIDE**

TRANSPORTATION AND LAND MANAGEMENT AGENCY

**Planning Department** 

Robert C. Johnson Planning Director

# APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

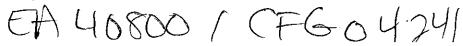
SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

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

INCOMPLETE APPLICATION	<u>IS WILL NOT BE ACCEPTE</u>	<u>D.</u>		, (
CASE NUMBER:	<u>GPA008</u>	<u>:03</u>	DATE SUBMITTED:	4/20/01
I. GENERAL INFO	RMATION			
APPLICATION INFO	RMATION			
Applicant's Name: The	ne Shopoff Group- Attn	: Brian Rupp	E-Mail: BRupp@thes	shopoffgroup.com
Mailing Address: 895	1 Research Drive		4	
Irvine,		Street CA	92618	
	City	State	ZIP	•
Daytime Phone No: (	949 ) 231-5068	Fa	x No: <u>( 949    )    417-13</u>	399
Engineer/Representat	ive's Name: Paul Ca	arey, P.E Stant	ec E-Mail:	PACarey@stantec.com
Mailing Address: 310	5 East Guasti Road, St	uite 100		
Ontario, CA 91761		Street		
	City	State	ZIP	
Daytime Phone No: (_	909_) 390-8880	Fa	x No: ( <u>909</u> ) <u>390-88</u>	385
Property Owner's Nam	ne: MRF Groves Deve	elopment, L.P	E-Mail: BRupp@thes	hopoffgroup.com
Mailing Address: 895	1 Research Drive			
Irvine,		Street CA	92618	
	City	State	ZIP	
Daytime Phone No: (	949 ) 417-1396	Fa	x No: ( <u>949</u> ) <u>417-13</u>	99
If the property is owne case number and lists interest in the real prop	s the names, mailin	g addresses, a	and phone numbers o	reference the application f all persons having an

Riverside Office · 4080 Lemon Street, 9th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157 Form 295-1019 (02/24/05)

Indio Office · 82-675 Hwy 111, 2nd Floor Room 209, Indio, California 92201 (760) 863-8277 · Fax (760) 863-7555 Murrieta Office · 39493 Los Alamos Road Murrieta, California 92563 Fax (951) 600-6145



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

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

#### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

$\mathcal{M}_{\mathcal{M}}$
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.    William A
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 appendible.  PRINTED NAME OF PROPERTY OWNER(S)  PRINTED NAME OF PROPERTY OWNER(S)
PRINTED NAME 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.
PROPERTY INFORMATION:
Assessor's Parcel Number(s): 255-230-010, 255-240-016, 255-240-018, 257-180-011, -013, -015
Section: 10 and 15 Township: 2 South Range: 4 West
Approximate Gross Acreage: 45.50
General location (street address, cross streets, etc.): North of Box Springs Mountain, South of
Highgrove Pass Road , East of Pigeon Pass Road , West of Reche Canyon

# APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

Thomas Brothers map,	edition year, page number, and coordinates	Year 2004, Pg. 686	, H-1, J-1	
Existing Zoning Classifi	cation(s): A-1-2 1/2, A-1-10			
Existing Land Use Design	gnation(s): Community Development Foundati	on - Public Facilities		
Proposal (describe the	details of the proposed general plan amendr	nent):		
A change of land use from	n Community Development Foundation - Public I	PC acilities to Community Deve	elopment	
	4			
Related cases filed in co	njunction with this request:			
TTM 33410, CZ, GEO	, and a second s			
00110, 02, 020				
Has there been previous the project site? Yes	development applications (parcel maps, zo	ne changes, plot plans, e	tc.) filed on	
	<del>-</del>			
Case Nos. LLA 04618, P				
E.A. Nos. (if known)	E.I.R. Nos. (if ap	olicable):		
Name of Company or Dist	rict serving the area the project site is located	Are facilities/services ava	ilable at	
(if none, write "none.") Electric Company	Southern California Edison Company	1 1 1 1 1	Yes No	
Gas Company	Southern California Gas Company		- 1 5	
Telephone Company	Pacific Telephone		_	
Water Company/District	Water Company/District Riverside Highland Water Company			
Sewer District CSA 152-C			<del>-   }  </del>	
Is water service available	at the project site: Yes No 🛮			
If "No." how far away are	the nearest available water line(s)? (No of t	oot/miles\ 50 feet		
were, more tan array are	ino nearest available water line(s)? (NO Of )	eevimiles) <u>so leet</u>		
Is sewer service available	at the site? Yes ☐ No ☑			
If "No," how far away are	the nearest available sewer line(s)? (No. of	feet/miles) 50 feet	- <del></del>	
Is the project site located fees for park and recreation	in a Recreation and Park District or Count onal services? Yes D No 🗹 Project to	/ Service Area authorized	to collect	
Is the project site located	within 8.5 miles of March Air Reserve Base?	Yes 🔲 No 🗹		

### Which one of the following watersheds is the project site located within (refer to Riverside County GIS for watershed location)? (Check answer): ☑ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ Colorado River HAZARDOUS WASTE SITE DISCLOSURE STATEMENT Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement. I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that: The project is not located on or near an identified hazardous waste site. The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet. Owner/Representative (1) Owner/Representative (2) Date NOTE: An 8½" x 11" legible reduction of the proposal must accompany application. II. AMENDMENTS TO THE AREA PLAN MAPS OF THE GENERAL PLAN: AREA PLAN MAP PROPOSED FOR AMENDMENT (Please name): Highgrove, Reche Canyon / Badlands EXISTING DESIGNATION(S): Community Development Foundatin - Public Facilities PROPOSED DESIGNATION(S): Community Development Foundation - Medium Density Residential

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

# APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed.) A change of land use from Community Development Foundation - Public Facilities to Community Development Foundation - Medium Density Residential is requested as it fits with the surrounding land use of residential development within SP 323. Residential development was envisioned for this site when this site was sold by the County of Riverside to MRF Groves Development. The surrounding devcelopment plans including water and sewer have included connections to this site for residential development. The county is no longer using this site for public facilities. III. AMENDMENTS TO POLICIES: (Note: A conference with Planning Department staff is required before application can be filed. Additional information may be required.) A. LOCATION IN TEXT OF THE GENERAL PLAN WHERE AMENDMENT WOULD OCCUR: \_\_\_\_\_ Area Plan: \_\_\_\_\_ Element: B. EXISTING POLICY (If none, write "none." (Attach more pages if needed): C. PROPOSED POLICY (Attach more pages if needed):

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN
D. JUSTIFICATION FOR CHANGE (Please be specific. Attach more pages if needed):
IV. OTHER TYPES OF AMENDMENTS: (Note: A conference with Planning Department and/or Transportation Department staff for amendment related to the circulation element, is required before application can be filed. Additional information may be required.)
A. AMENDMENTS TO BOUNDARIES OF OVERLAYS OR POLICY AREAS:  Policy Area:
(Please name)
Proposed Boundary Adjustment (Please describe clearly):
B. AMENDMENTS TO CIRCULATION DESIGNATIONS:
Area Plan (if applicable):
Road Segment(s)
Existing Designation:
Proposed Designation:

# APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN C. JUSTIFICATION FOR AMENDMENT (Please be specific. Attach more pages if needed): V. CASE INFORMATION REQUIREMENTS FOR GENERAL PLAN AMENDMENT: FILING INSTRUCTIONS FOR GENERAL PLAN AMENDMENT APPLICATION The following instructions are intended to provide the necessary information and procedures to facilitate the processing of a Land Use application. Your cooperation with these instructions will insure that your application can be processed in the most expeditious manner possible. THE GENERAL PLAN AMENDMENT FILING PACKAGE MUST CONSIST OF THE FOLLOWING: 1. One completed and signed application form. 2. One copy of the current legal description for each property involved as recorded in the Office of the County Recorder. Preferably a copy of a grant deed of each property involved, if available. 3. If any of the properties involved do not abut a public street, a copy of appropriate documentation of legal access (e.g. recorded easement) for said property shall be provided. 4. For applications to amend Area Plan Maps, forty (40) copies of Exhibit "A" (Site Plan). The exhibit must include the information described below. All exhibits must be folded no larger than 8½' x 14.' 5. One (1) recent (less than one-year old) aerial photograph of the entire Project Site with the boundary of the site delineated. 6. Two 8½" x 11" photocopies of a U. S. Geological Survey Quadrangle Map delineating the Site boundaries (Note: each photocopy must not have been enlarged or reduced, have a North arrow, scale, quadrangle name, and Section/Township/Range location of the site.) 7. A minimum of three (3) ground-level panoramic photographs (color prints) clearly showing the whole project site. Include a locational map identifying the position from which the photo was taken and the approximate area of coverage of each photograph. 8. Digital images of the aerial photograph, Exhibit A (Site Plan), the U.S.G.S. Map, and the panoramic photographs of the site in a format acceptable to the Planning Department (e.g. TIFF, GIF, JPEG, PDF)

9. Deposit-based fees for the General Plan Amendment, and Environmental Assessment deposit-

## **COUNTY OF RIVERSIDE**

# TRANSPORTATION AND LAND MANAGEMENT AGENCY Planning Department Robert C. Johnson Planning Director

#### APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE: CCOO 3740				
☑ Standard Change of Zone				
There are three different situations where a Planning Review Only Change of Zone will be accepted:				
<ul> <li>☐ Type 1: Used to legally define a Planning Area within a Specific Plan.</li> <li>☐ Type 2: Used to change a SP zoning ordinance text within a Specific Plan.</li> <li>☐ Type 3: Used when a Change of Zone application was conditioned for in a prior application</li> </ul>				
CASE NUMBER: C20732 DATE SUBMITTED: 4/2064				
APPLICATION INFORMATION				
Applicant's Name: The Shopoff Group - Attn: Brian Rupp E-Mail: BRupp@theshopoffgroup.com				
Mailing Address: 8951 Research Drive				
Street Irvine, CA 92618				
City State ZIP				
Daytime Phone No: (949 ) 231-5068 Fax No: (949 ) 417-1399				
Engineer/Representative's Name: Paul Carey, P.E Stantec E-Mail: PACarey@stantec.com				
Mailing Address: 3105 East Guasti Road, Suite 100				
Street Ontario, CA 91761				
City State ZIP				
Daytime Phone No: (909 ) 390-8880 Fax No: (909 ) 390-8885				
Property Owner's Name: MRF Groves Development, L.P E-Mail: BRupp@theshopoffgroup.com				
Mailing Address: 8951 Research Drive				
Street Irvine, CA 92618				
City State ZIP				
Daytime Phone No: (949 ) 417-1396 Fax No: (949 ) 417-1399				

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

Riverside Office · 4080 Lemon Street, 9th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157 Form 295-1071 (02/28/05)

Indio Office · 82-675 Hwy 111, 2nd Floor Room 209, Indio, California 92201 (760) 863-8277 · Fax (760) 863-7555

Murrieta Office · 39493 Los Alamos Road Murrieta, California 92563 Fax (951) 600-6145

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 with grawn or the application is

ultimately denied. <u>AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:</u> 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 art for acceptable.

WILLIAM A. Shootf PRINTED NAME OF PROPERTY OWNER(S)	SIGNATURE OF PROPERTY OWNER(S)
PRINTED NAME OF PROPERTY OWNER(S)	SIGNATURE OF PROPERTY OWNER(S)
If the property is owned by more than one papplication case number and lists the printed nathe property.	person, attach a separate sheet that references the mes and signatures of all persons having an interest in
PROPERTY INFORMATION:	
Assessor's Parcel Number(s): 255-230-010, 255-2	240-016, 255-240-018, 257-180-011, -013, -015
Section: 10, 15 Township: 2 Sout	th Range: 4 West
Approximate Gross Acreage: 45.50	
General location (street address, cross streets, et	c.): North of Box Springs Mountain , South of
Highgrove Pass Road , East of Pigeon Pa	ss Road, West of Reche Canyon
Thomas Brothers map, edition year, page number	r. and coordinates: Year 2004, Pg. 686, H-1 and J-1

APPLICATION FOR CHANGE OF ZONE
Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):
Existing Zoning: A-1-2 1/2, A-1-10
Proposed Zoning: CDF-RMD
Related cases filed in conjunction with this request:
GPA, TTM 33410, GEO 3

# **COUNTY OF RIVERSIDE**

TRANSPORTATION AND LAND MANAGEMENT AGENCY

### **Planning Department**

Robert C. Johnson Planning Director

# APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:	20037.40
<ul> <li>✓ TRACT MAP</li> <li>☐ REVISED MAP</li> <li>☐ MINOR CHANDERSION</li> </ul>	
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.	
CASE NUMBER: 1 33410	DATE SUBMITTED:
APPLICATION INFORMATION	5 8
Applicant's Name: The Shopoff Group	E-Mail: brupp@theshopoffgroup.com
Mailing Address: 8951 Research Drive	
Irvine Stree	
City Sta	
Daytime Phone No: (949 ) 417-1396	Fax No: (949 ) 417-1399
Engineer/Representative's Name: Stantec Consulting	E-Mail: pacarey@stantec.com
Mailing Address: 3105 East Guasti Road, Suite 100	
Ontario Stree	
City Stat	91761 te 7/P
Daytime Phone No: (909 ) 390-8880	Fax No: (909 ) 390-8885
Property Owner's Name: MRF Groves Development, LF	E-Mail: brupp@theshopoffgroup.com
Mailing Address: 8951 Research Drive	<u> </u>
Irvine Stree	
City State	92618 e ZIP
Daytime Phone No: ( <u>949</u> ) <u>417-1396</u>	Fax No: (949 ) 417-1399
f additional persons have an ownership interest in above, attach a separate sheet that references the apparences, and phone numbers of those persons have	Olication case number and lists the names mailing

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.

Riverside Office · 4080 Lemon Street, 9th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157 Form 295-1011 (02/24/05)

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Murrieta Office · 39493 Los Alamos Road. Murrieta, California 92563 Fax (951) 600-6145

#### 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.
William A. Shopoff 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.  William A. Sho OOF  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.
PROPERTY INFORMATION:
Assessor's Parcel Number(s): 255-230-010; 255-240-016, -018; 257-180-011, -013, -015
Section: Por. Sec. 10 & 15 Township: 2 South Range: 4 West S.B.B.M.
Approximate Gross Acreage: 45.57 +/- Ac.
General location (street address, cross streets, etc.): North of Box Springs Mountain, South of
Highgrove Pass Road , East of Pigeon Pass Road , West of Reche Canyon
Thomas Brothers map, edition year, page number, and coordinates: 2004, Page 686, H1 & J1

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):
Schedule A subdivision of 45.57 +/- acres into 113 single-family residential lots, detention basin,
neighborhood park, trails, and open space.
Related cases filed in conjunction with this request:
HANS No. 01108
LLA No. 04618
PAR No. 00697
is there a previous development application filed on the same site: Yes \(\bigcup \) No \(\overline{\infty}\)
If yes, provide Case No(s). N/A (Parcel Map, Zone Change, etc.)
E.A. No. (if known) N/A E.I.R. No. (if applicable): N/A
Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☑ No □
If yes, indicate the type of report(s) and provide a copy: HANS Application with burrowing owl, and
Is water service available at the project site: Yes   No   ignification of the project site is a project site in the project site. It is a project site is a project site in the project site is a project site. It is a project site is a project site in the project site is a project site. It is a project site is a project site is a project site in the project site. It is a project site is a project site in the project site is a project site. It is a project site is a project site in the project site is a project site. It is a project site in the project site is a project site in the project site is a project site. It is a project site in the project site in the project site is a project site in the project site in the project site is a project site in the project site in the project site is a project site in the project site in the project site in the project site in the project site in the project site is a project site in the project
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  V
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 50 FT.
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: 200,000 +/- CY
Estimated amount of fill = cubic yards 200,000 +/- CY
Does the project need to import or export dirt? Yes ☐ No ☑
Import Export Neither X
What is the anticipated source/destination of the import/export?  N/A

APPLICATION FOR SUBDIVISION AND DEVELOPMENT	<del></del>
What is the anticipated route of travel for transport of the soil material?	
How many anticipated truckloads? N/A	truck loads.
What is the square footage of usable pad area? (area excluding all slopes) 7,450 +/-	sq. ft.
If this is a residential subdivision, is it located in a Recreation and Park District or Count authorized to collect fees for park and recreational services? Yes   No  Project to be	y Service Area e annexed into CSA 126
If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of	of both?
Dedicate land Pay Quimby fees Combination of both	
Is the subdivision located within 8½ miles of March Air Reserve Base? Yes ☐ No ☑	
If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes 🔲 No	· 🛛
Does the subdivision exceed more than one acre in area? Yes 🗹 No 🔲	
If yes, in which one of the following watersheds is it located (refer to Riverside County GIS location)?	for watershed
Check answer: ☑ Santa Ana River ☐ Santa Margarita River ☐ San Jacinto River ☐ (	Colorado River
HAZARDOUS WASTE SITE DISCLOSURE STATEMENT	
Government Code Section 65962.5 requires the applicant for any development projectified state-prepared lists of hazardous waste sites and submit a signed statement agency indicating whether the project is located on or near an identified site. Under the application shall be accepted as complete without this signed statement.	st to the level i
(we) certify that I (we) have investigated our project with respect to its location on or nea nazardous waste site and that my (our) answers are true and correct to the best of my (ou My (Our) investigation has shown that:	ar an identified ur) knowledge.
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 lazardous waste site(s) on an attached sheet.	location of the
Owner/Representative (1) Date 3 30	106
Owner/Representative (2) Date	

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

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

GENERAL PLAN AMENDMENT NO. 803, CHANGE OF ZONE NO. 7321, and TENTATIVE TRACT MAP NO. 33410 – Intent to Adopt a Negative Declaration – Applicant/Owner: MRF-Groves Development – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Edgemont – Sunnymead Zoning District – Highgrove and Reche Canyon / Badlands Area Plans: Community Development – Public Facilities (CD:PF)(≤ 0.60 FAR) – Location: Southerly of Highgrove Pass Road and easterly of Pigeon Pass Road – 45.57 Gross Acres – Zoning: Light Agriculture – 2 ½ Acre Minimum (A-1-2½) and Light Agriculture – 10 Acre Minimum (A-1-10) – REQUEST: The General Plan Amendment proposes to amend the current land use designation from Community Development: Public Facilities (CD:PF) to Community Development: Medium Density Residential (CD:MDR)(2-5 Dwelling Units Per Acre). The Change of Zone proposes to alter the zoning classification from Light Agriculture – 2 ½ Acre Minimum (A-1-2 ½) and Light Agriculture – 10 Acre Minimum (A-1-10) to Planned Residential (R-4). The Tentative Tract Map proposes a Schedule A subdivision of 45.57 gross acres into 138 single family residential lots with an average lot size of 6,713 sq. ft.; 12 open space lots for a 4.11 acre detention basin, 2.12 acre park area, and 5.19 acres dedicated to trails, flood control, fire access roads, a water quality basin, and drainage collection.

TIME OF HEARING:

9:00 am or as soon as possible thereafter JANUARY 4, 2016
RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, David Alvarez, at 951-955-5719 or email <a href="mailto:daalvarez@rctlma.org">daalvarez@rctlma.org</a> or go to the County Planning Department's Planning Commission agenda web page at <a href="http://planning.rctlma.org/PublicHearings.aspx">http://planning.rctlma.org/PublicHearings.aspx</a>.

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

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

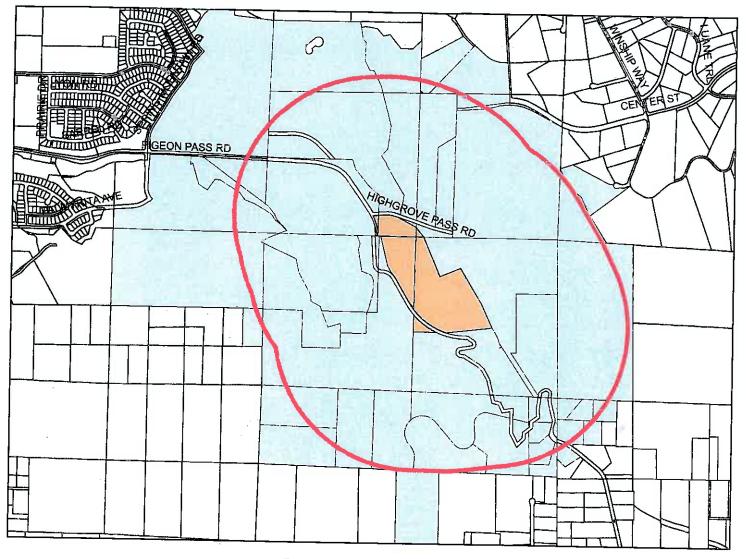
If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public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

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

# PROPERTY OWNERS CERTIFICATION FORM

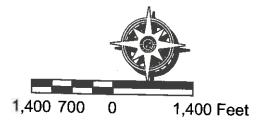
I, VINNIE NGUYEN, certify that on 9 29 2016,
The attached property owners list was prepared by Riverside County GIS,
APN (s) or case numbers <u>GPA0803</u> <u>CZ0732</u> <u>TR33410</u> For
Company or Individual's Name Planning Department,
Distance buffered 2400'
Pursuant to application requirements furnished by the Riverside County Planning Department
Said list is a complete and true compilation of the owners of the subject property and all other
property owners within 600 feet of the property involved, or if that area yields less than 25
different owners, all property owners within a notification area expanded to yield a minimum of
25 different owners, to a maximum notification area of 2,400 feet from the project boundaries,
pased 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
nailing addresses of the owners of all property that is adjacent to the proposed off-site
mprovement/alignment.
further certify that the information filed is true and correct to the best of my knowledge. I
inderstand that incorrect or incomplete information may be grounds for rejection or denial of the
pplication.
NAME:Vinnie Nguyen
TTLE GIS Analyst
ADDRESS: 4080 Lemon Street 2 <sup>nd</sup> Floor
Riverside, Ca. 92502
ELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

# CZ07321/GPA0803/TR33410 (2400 feet buffer)



### **Selected Parcels**

257-170-004 255-280-007 257-200-012 257-180-015 257-130-008 255-230-026 255-280-001	257-200-014 257-180-021 257-200-016 255-240-010	259-130-001 257-200-003 257-200-025 255-240-013	257-160-017 255-230-024 257-200-004 255-180-026 255-240-024	255-240-022 257-200-005 255-210-024 257-170-007	257-200-026 257-200-010 259-120-007 255-210-025 257-180-008	259-120-006 257-200-011 257-190-007	259-120-003 255-240-016 257-190-008	257-190-005 257-180-011 257-190-009	259-330-012 257-180-013 257-190-010
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ASMT: 255240024, APN: 255240024 SFI SMR 180 GLASTONBURY BL NO 201 GLASTONBURY CT 6033

ASMT: 257180020, APN: 257180020 WESTERN RIVERSIDE COUNTY REGIONAL CC 3403 10TH ST NO 400 RIVERSIDE CA 92501

ASMT: 255280006, APN: 255280006 ST MINA COPTIC ORTHODOX CHURCH P O BOX 52147 RIVERSIDE CA 92517

ASMT: 257190005, APN: 257190005 GLORIA GONZALEZ 10994 SAN MATEO PL RANCHO CUCAMONGA CA 91701

ASMT: 255280009, APN: 255280009 LEANNA WACKER, ETAL 22355 ST MINA CT COLTON, CA. 92324 ASMT: 257190010, APN: 257190010 OPEN SPACE DIS, ETAL C/O DEPT OF BLDG SERVICES 3133 MISSION INN AVE RIVERSIDE CA 92507

ASMT: 257180003, APN: 257180003 JAMES VACCARO, ETAL 751 11TH ST MANHATTAN BEACH CA 90266 ASMT: 257200004, APN: 257200004 PATRICIA COTE 8555 PIGEON PASS RD MORENO VALLEY, CA. 92557

ASMT: 257180008, APN: 257180008 SFI SMR C/O ISTAR FINANCIAL ATTN TAX DEPT 180 GLASTONBURY BLV NO 201 GLASTONBURY CT 6033

ASMT: 257200011, APN: 257200011 MICHAEL WALKER 2096 SKYVIEW DR COLTON CA 92324

ASMT: 257180009, APN: 257180009 SMR PHASE 1 JOINT VENTURE C/O CHRIS HAINES 36310 INLAND VALLEY DR WILDOMAR CA 92595 ASMT: 257200013, APN: 257200013 ANGELA PIRTH, ETAL 1210 NORTH JEFFERSON NO J ANAHEIM CA 92807

ASMT: 257180015, APN: 257180015 MRF GROVES DEV C/O WILLIAM SHOPOFF 2 PARK PLAZA STE 700 IRVINE CA 92614

ASMT: 257200014, APN: 257200014 KELLY HAWKINS 21510 REGULUS ST MORENO VALLEY, CA. 92557



ASMT: 257200016, APN: 257200016

JOAN SCOTT, ETAL 8565 PIGEON PASS RD MORENO VALLEY, CA. 92557

ASMT: 257200025, APN: 257200025

GAIL OUTHWAITE, ETAL 6083 N HARCOURT COEUR D ALENE ID 83815

ASMT: 257200026, APN: 257200026

DONNA DURON, ETAL 8573 PIGEON PASS RD MORENO VALLEY CA 92557

ASMT: 259110001, APN: 259110001 SORENSEN DOROTHY B ESTATE OF

C/O DOROTHY GRAHAM 871 E VIRGINIA ST RIALTO CA 92376

ASMT: 259120001, APN: 259120001

**BETTY YOST** 1478 S HARGRAVE ST BANNING CA 92220

ASMT: 259120002, APN: 259120002

EDWINA DRAKE, ETAL 8628 PIGEON PASS RD MORENO VALLEY, CA. 92557

ASMT: 259120003, APN: 259120003

**EJINIO VERA** 

8608 PIGEON PASS RD MORENO VALLEY, CA. 92557 ASMT: 259120006, APN: 259120006

SCOTT DEARTH, ETAL C/O SCOTT DEARTH 8636 PIGEON PASS RD MORENO VALLEY, CA. 92557

ASMT: 259120007, APN: 259120007

MONA MORDOFF, ETAL

PMB 134

11875 PIGEON PASS STE B13 MORENO VALLEY CA 92557

ASMT: 259130001, APN: 259130001

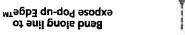
CITLALLY GAXIOLA, ETAL 8605 PIGEON PASS RD MORENO VALLEY, CA. 92557

ASMT: 259330012, APN: 259330012

DARLENE HILKEY, ETAL 23196 GLENDORA DR GRAND TERRACE CA 92324

ASMT: 259330013, APN: 259330013 COUNTY OF RIVERSIDE C/O REAL ESTATE DIVISION P O BOX 1180

RIVERSIDE CA 92502



Bend along line to



Albert Webb and Associates Attention: Jennifer Gillen 3788 McCray Street Riverside CA 92506 Shopoff Reality Investments, L.P. Attention: Tom Bitney 2 Park Plaza, Suite 700 Irvine, CA 92614

#### 9/27/2016 1:58:40 PM

Riverside Transit Agency 1825 3<sup>rd</sup> Street Riverside CA 92507

Waste Resources Management, Riverside County Mail Stop 5950

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

Soboba Band of Luiseno Indians 23904 Soboba Road San Jacinto, CA 92583 City of Riverside Attention: Planning Department 3900 Main Street, Suite 3 Riverside, CA 92522

Riverside Highland Water Company 12374 Michigan Street Grand Terrace, CA 92313

Santa Ana Regional Water Quality Control Board 3737 Main Street Suite 500 Riverside, CA 92501

San Manuel Band of Mission Indians 26569 Community Drive Highland, CA 92346 Riverside Unified School District 3380 14<sup>th</sup> Street Riverside, CA 92501

Southern California Gas Co. 4495 Howard Avenue Riverside, CA 92507

## **INDEMNIFICATION AGREEMENT**

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and MRF-Groves Development, LP, a Texas Limited Partnership registered in the State of California ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

#### WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 255-240-016, 255-240-022, 257-180-011, 257-180-013 and 257-180-015 ("PROPERTY"); and,

WHEREAS, on April 7, 2006, PROPERTY OWNER filed an application for Change of Zone No. 7321 and Tentative Tract Map No. 33410 and on April 21, 2006, filed an application for General Plan Amendment No. 803 ("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: MRF-Groves Development, LP 2 Park Plaza, Suite 700 Irvine, CA 92614

- 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 is 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: Sleven Mour

Riverside County Planning Director

Dated: 12/12/16

FORM APPROVED COUNTY COUNSEL

MELISSA R CUSHMAN DATE

#### PROPERTY OWNER:

MRF-Groves Development, LP, a Texas Limited Partnership registered in the State of California

By: MRF-Groves, LP, a Texas Limited Partnership

By: ARF Partners Development, LP, a Texas Limited Partnership Its General Partner

By: Eastbridge Partners GP, LLC, a Texas Limited

Liability Company
Its General Aartner

Bv

Lisa Jack (

Chief Financial Officer and

Corporate Secretary

Dated: 🖔

Ву:

Brian G. Rupp

Senior Vice President - Development

Dated: 8 (1. 16

## **ACKNOWLEDGMENT**

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.

validity of that document.
State of California County of
On August 11, 2016 before me, Chritholestad, Not-wy Public (insert name and title of the officer)
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

(Seal)

TERRI HOVDESTAD
Commission # 2070020
Notary Public - California
Orange County
My Comm. Expires Jun 28, 2018

#### **ACKNOWLEDGMENT**

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.

WITNESS my hand and official seal.

Signature

State of California (Warrel)	
On August 11, 2016 before me, (insert name and title of the officer)	) ublic
(insert name and title of the office)	)
personally appeared Brian G. Kupp	
who proved to the on the basis of satisfactory evidence to be the person(s) whose half	ne(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instru	
person(s), or the entity upon behalf of which the person(s) acted, executed the instrum	
I certify under PENALTY OF PERJURY under the laws of the State of California that the paragraph is true and correct.	ne foregoing

(Seal)

TERRI HOVDESTAD

Commission # 2070020 Notary Public - California Orange County My Comm. Expires Jun 28, 2018



# PLANNING DEPARTMENT

Steve Weiss AICP Planning Director

<ul> <li>Office of Planning and Research (OPR)</li> <li>P.O. Box 3044</li> <li>Sacramento, CA 95812-3044</li> <li>☑ County of Riverside County Clerk</li> </ul>	<del>-</del>	8686 El Cerrito Road Palm Desert, Californìa 92211
SUBJECT: Filing of Notice of Determination in complia	ance with Section 21152 of the California Public Resources Code.	
GPA00803/CZ07321/TR33410		
Project Title/Case Numbers		
Peter Lange County Contact Person	951-955-1417 Phone Number	
State Clearinghouse Number (if submitted to the State Clearinghouse)		
MRF Development LP	8951 Research Drive, Irvine, CA 92816	
Project Applicant	Address	
The proposed project is located southerly of Highgrove reject Location	Pass Road and easterly of Pigeon Pass Road	
Minimum (A-1-10) to One-Family Dwelling (R-1). In addize of 6,713 square feet, 12 open space lots for a 4.1 oads, a water quality basin, and drainage collection.  This is to advise that the Riverside County Board of Sunade the following determinations regarding that project.  The project WILL have a significant effect on the element of the Independent judgment of the Lead A Mitigation measures WERE made a condition of the A Mitigation Monitoring and Reporting Plan/Program A statement of Overriding Considerations WAS NO. Findings were made pursuant to the provisions of Considerations was prepared for the A statement of Overriding Considerations was NO.	environment.  or the project pursuant to the provisions of the California Environment Agency.  ne approval of the project.  Im WAS adopted.  OT adopted  CEQA.  esponses, and record of project approval is available to the general	nily residential lots with a average loted for trails, flood control, fire access project on, and has tal Quality Act (\$2,181.25+\$50.00)
	`	
Signature	Project Planner Title	9/27/16 Date
Pate Received for Filing and Posting at OPR:		
Please charge deposit fee case#: ZEA 40800 ZCFG 4	<b>4241</b> .	

FOR COUNTY CLERK'S USE ONLY

# COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT

Permit Assistance Center

4080 Lemon Street Second Floor Riverside, CA 92502

39493 Los Alamos Road Suite A

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

D\* REPRINTED \* R1613634

(951) 955-3200

Murrieta, CA 92563 (951) 694-5242

\* 

Received from: MRF GROVES DEV LP

\$2,210.25

paid by: CK 3198

CA FISH AND GAME FOR EA40800

paid towards: CFG04241

CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

Nov 09, 2016 16:10 MGARDNER posting date Nov 09, 2016

\* \*

Account Code 658353120100208100

Description CF&G TRUST

Amount \$2,210.25

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

## COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT

Permit Assistance Center

4080 Lemon Street Second Floor

39493 Los Alamos Road Suite A

38686 El Cerrito Rd

D\* REPRINTED \* R0607161

Riverside, CA 92502

Murrieta, CA 92563

Indio, CA 92211 (760) 863-8271

(951) 955-3200

(951) 694-5242

\* \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

Received from: MRF GROVES DEV LP

\$64.00

paid by: CK 2655-2657/2663

CA FISH AND GAME FOR EA40800

paid towards: CFG04241 CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

Apr 24, 2006 08:15 CYUHAS posting date Apr 24, 2006 \* \*\*\*\*\*\*\*\*\*\*\*\*\*\*

Account Code 658353120100208100

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

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

# COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT

Permit Assistance Center

4080 Lemon Street39493 Los Alamos Road38686 El Cerrito RdSecond FloorSuite AIndio, CA 92211Riverside, CA 92502Murrieta, CA 92563(760) 863-8271

(951) 955-3200 (951) 694-5242

Received from: MRF GROVES DEV LP \$6.00

paid by: AE 275510

CA FISH AND GAME FOR EA40800

at parcel:

appl type: CFG3

Account Code 658353120100208100

Description CF&G TRUST

Amount \$6.00

J\* REPRINTED \* R1615078

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