



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 AM

FEBRUARY 3, 2016

**PLANNING
COMMISSIONERS
2016**

1st District
Charissa Leach
Chairman

2nd District
Aaron Hake
Vice Chairman

3rd District
Ruthanne Taylor
Berger

4th District
Bill Sanchez

5th District
Mickey Valdivia

Planning Director
Steven Weiss, AICP

Legal Counsel
Michelle Clack
Deputy
County Counsel

Phone
951 955-3200

Fax
951 955-1811

AGENDA

• REGULAR MEETING • RIVERSIDE COUNTY •
RIVERSIDE COUNTY PLANNING COMMISSION

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

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

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

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

CALL TO ORDER - ROLL CALL SALUTE TO THE FLAG

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

1.1 **NONE**

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

2.1 **NONE**

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

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

- 3.1 CHANGE OF ZONE NO. 7867 AND TENTATIVE TRACT MAP NO. 36894** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Griffin Residential – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (0.5 Acre Minimum) – Location: Southeasterly corner of McAllister Parkway and Praed Street – 14 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** The change of zone proposes to change the site’s zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 sq. ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The Tentative Tract Map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots. Continued from January 20, 2016. Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

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

- 4.1 NONE**

5.0 WORKSHOPS:

- 5.1 CALIFORNIA ENERGY COMMISSION RENEWABLE ENERGY PLANNING GRANT PROJECT WORKSHOP** – The Planning Department is holding a Planning Commission Workshop (no action taken) to discuss some Staff proposed changes to the General Plan. Public participation is welcome. In 2014, the County of Riverside received a grant from the California Energy Commission (CEC) to update planning in the General Plan to facilitate renewable energy development and coordinate with various renewable energy plans, in particular the proposed Desert Renewable Energy Conservation Plan (DRECP) jointly proposed by the State of California and the federal government (U.S. Bureau of Land Management). In addition, the department has been working closely with the Salton Sea Authority and the State to address renewable energy and future growth potential around the Salton Sea. Staff is holding this workshop to explain the background and issues driving this General Plan Amendment proposal and to outline the solutions the County has developed for addressing these issues in the General Plan, as well as areas where work is still needed. It is important to note that no changes to Land Use Designations or other land use entitlements are included in this GPA and that this GPA is not associated with any specific renewable energy development proposal on either public or private land. Additional details on this renewable energy grant project can be found online at: <http://planning.rctlma.org/Home/RiversideCountyREDProgram.aspx>. Project Planner: Cindy A. Thielman-Braun at (951) 955-8632 or email cthielma@rctlma.org.

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: Lake Mathews
 Supervisorial District: First
 Project Planner: Damaris Abraham
 Planning Commission: February 3, 2016
 Continued From: January 20, 2016

CHANGE OF ZONE NO. 7867
 TENTATIVE TRACT MAP NO. 36894
 Environmental Assessment No. 42786
 Applicant: Griffin Residential
 Engineer/Representative: Adkan Engineers



Steve Weiss, AICP
 Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The change of zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5).

The tentative tract map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots. The average lot size is approximately 20,500 sq. ft. with the largest lot being 25,242 sq. ft. A small portion of the open space lot will be used for detention basins while the majority of the site will be conserved. Access streets will be public and the open space lots will be HOA owned. This is an in fill project and the proposed lots along Praed Street are designed to mimic existing homes on the westerly side of Praed Street.

The project is located southeasterly corner of McAllister Parkway and Praed Street in the unincorporated Riverside County in Riverside.

FURTHER PLANNING CONSIDERATIONS:

February 3, 2016

The project was continued from the January 20, 2016 Planning Commission Hearing since the applicant was not in attendance. Two (2) neighbors were present to speak regarding the project. Since the project was being continued to the February 3, 2016 hearing, both neighbors indicated that they will provide their comments at the next hearing date.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | City of Riverside to the north
Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) to the south, east, and west |
| 3. Existing Zoning (Ex. #3): | Residential Agricultural (R-A) |
| 4. Proposed Zoning (Ex. #3) | One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5) |
| 4. Surrounding Zoning (Ex. #2): | City of Riverside to the north |

- | | |
|-----------------------------------|--|
| | Residential Agricultural (R-A) and One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) to the south, east, and west |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | City of Riverside to the north which includes Residential Agricultural uses
Single family residences to the south, east, and west |
| 7. Project Data: | Total Acreage: 14 Acres
Total Proposed Lots: 24
Proposed Min. Lot Size: 15,000 square-feet
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

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

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42786, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7867 to change the zoning of the project site from Residential Agricultural (R-A) to One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15,000) and Open Area Combining Zone-Residential Developments (R-5) in accordance with Exhibit #3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36894, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) on the Lake Matthews/Woodcrest Area Plan.
2. The Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) land use designation allows single-family detached residences on large parcels of ½ to 1 acre. Open Space, Habitat & Natural Resource Preservation Policy LU 8.4 allows development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources. The project proposes the clustering of the 22 proposed lots in one portion of the 14-acre site, and approximately 4.4 acres of the site will be preserved as open space. The ratio of dwelling units per area remains within the allowable density range associated with the Community Development: Low Density Residential (CD:LDR) of one to two dwelling units per acre.

3. The project site is surrounded by properties which are designated Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) to the south, east, and west. The City of Riverside is located to the north.
4. The proposed zoning for the subject site is One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5).
5. The proposed subdivision is consistent with the required lot area dimensions and development standards set forth in the R-1-15000 and R-5 zones.
 - a. The development standards of the proposed R-1-15000 zone classification require a minimum lot size of 15,000 square feet. The proposed project will conform to this standard because the minimum lot size for the proposed subdivision will be 15,852 square feet.
 - b. The development standards of the proposed R-1-15000 zone classification require a minimum average depth of 100 feet. The proposed project conforms to the width standard because the minimum lot depth for each residential lot will be 100 feet.
 - c. According to Section 8.101.a of Ord. No. 348, no minimum lot size is established for the zone, since this zone is to be applied to those areas within subdivisions and other residential developments that provide open space and recreational area and facilities for the project.
6. The project is surrounded by properties which are zoned Residential Agricultural (R-A) and One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) to the south, east, and west. The City of Riverside is located to the north of the project site.
7. The proposed subdivision meets the minimum Schedule “A” tract map division requirements for streets, domestic water, fire protection, and sewage disposal.
8. Located within the project vicinity are single-family residential homes to the west, south, and east. The properties located within the City of Riverside the north contain agricultural uses.
9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). However, the Project will be required to record a conservation easement or deed restriction which covers the area mapped as “Environmentally Sensitive Area” on Figure 2 of the document entitled “MSHCP Consistency Analysis and Habitat Assessment” dated March 2015 and prepared by LSA. The purpose of the conservation easement is to ensure the “Environmentally Sensitive Area” will be retained in a natural condition and prevent any use of the “Environmentally Sensitive Area” that will impair or interfere with the intended conservation values. Additionally, the conservation easement would preserve any wildlife migratory activity in the area and protect any special status species within the vegetated ravine.
10. The proposed project is located within the Sphere of Influence of Riverside and is required to conform to the County’s Memorandum of Understanding with that city. During the initial review period, the project was sent to the City of Riverside for review and comments. The County received a letter dated August 27, 2015 from the City of Riverside Planning Department. The City of Riverside has identified that the City’s and County’s land use designation of the project site are inconsistent and has requested that the project applicant be conditioned to apply for a General

Plan Amendment (GPA) with the City of Riverside. It is not appropriate for the County to require the applicant to file a GPA with the City of Riverside. At this time, the project site is located within the County's jurisdiction. If the project site were to be incorporated into the City of Riverside, then the applicant would be required to file a GPA with the City of Riverside at that time. The letter also identifies that project site is Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. The CEQA analysis for this project has evaluated this agricultural resource. The areas of the project site designated as Unique Farmland will be entirely within a conservation easement and will not be disturbed by grading or construction activity. Portions of the project site designated as Prime Farmland and Farmland of Statewide Importance, however, will be used for the development of single-family homes. This portion of the project site has historically supported a citrus orchard but is currently vacant. Due to competing market forces and single-family homes surrounding the subject site, it is unlikely that the site would be utilized for agricultural uses in the future.

11. The proposed project is not located within either a CAL FIRE state responsibility area or a very high fire hazard severity zone.
12. Environmental Assessment No. 42786 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Geology/Soils
 - d. Hydrology/Water Quality
 - e. Noise

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

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone—Residential Developments (R-5) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agricultural Preserve;
 - b. An WRMSCHP Cell Group; or
 - c. A Fault Zone.
3. The project site is located within:
 - a. The City of Riverside sphere of influence;
 - b. A 100-year flood plain;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. Riverside Unified School District;
 - e. The Riverside County Recreation and Parks District;
 - f. An area of high liquefaction potential;
 - g. An susceptible to soil subsidence; and
 - h. An area of high paleontological sensitivity.
4. The subject site is currently designated as Assessor's Parcel Numbers 136-110-004, 136-110-005, 136-110-008, 136-110-021, and 136-110-022.

DA:da


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Date Prepared: 12/18/15

Date Revised: 01/22/16

Agenda Item No.: 4 - 1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisorial District: First
Project Planner: Damaris Abraham
Planning Commission: January 20, 2016

CHANGE OF ZONE NO. 7867
TENTATIVE TRACT MAP NO. 36894
Environmental Assessment No. 42786
Applicant: Griffin Residential
Engineer/Representative: Adkan Engineers



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Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

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The tentative tract map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots. The average lot size is approximately 20,500 sq. ft. with the largest lot being 25,242 sq. ft. A small portion of the open space lot will be used for detention basins while the majority of the site will be conserved. Access streets will be public and the open space lots will be HOA owned. This is an in fill project and the proposed lots along Praed Street are designed to mimic existing homes on the westerly side of Praed Street.

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Residential Agricultural (R-A) and One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) to the south, east, and west |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | City of Riverside to the north which includes Residential Agricultural uses |

7. Project Data: Single family residences to the south, east, and west
Total Acreage: 14 Acres
Total Proposed Lots: 24
Proposed Min. Lot Size: 15,000 square-feet
Schedule: A
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

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

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5. The proposed subdivision is consistent with the required lot area dimensions and development standards set forth in the R-1-15000 and R-5 zones.
 - a. The development standards of the proposed R-1-15000 zone classification require a minimum lot size of 15,000 square feet. The proposed project will conform to this standard because the minimum lot size for the proposed subdivision will be 15,852 square feet.
 - b. The development standards of the proposed R-1-15000 zone classification require a minimum average depth of 100 feet. The proposed project conforms to the width standard because the minimum lot depth for each residential lot will be 100 feet.
 - c. According to Section 8.101.a of Ord. No. 348, no minimum lot size is established for the zone, since this zone is to be applied to those areas within subdivisions and other residential developments that provide open space and recreational area and facilities for the project.
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7. The proposed subdivision meets the minimum Schedule “A” tract map division requirements for streets, domestic water, fire protection, and sewage disposal.
8. Located within the project vicinity are single-family residential homes to the west, south, and east. The properties located within the City of Riverside the north contain agricultural uses.
9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). However, the Project will be required to record a conservation easement or deed restriction which covers the area mapped as “Environmentally Sensitive Area” on Figure 2 of the document entitled “MSHCP Consistency Analysis and Habitat Assessment” dated March 2015 and prepared by LSA. The purpose of the conservation easement is to ensure the “Environmentally Sensitive Area” will be retained in a natural condition and prevent any use of the “Environmentally Sensitive Area” that will impair or interfere with the intended conservation values. Additionally, the conservation easement would preserve any wildlife migratory activity in the area and protect any special status species within the vegetated ravine.
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easement and will not be disturbed by grading or construction activity. Portions of the project site designated as Prime Farmland and Farmland of Statewide Importance, however, will be used for the development of single-family homes. This portion of the project site has historically supported a citrus orchard but is currently vacant. Due to competing market forces and single-family homes surrounding the subject site, it is unlikely that the site would be utilized for agricultural uses in the future.

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12. Environmental Assessment No. 42786 identified the following potentially significant impacts:
 - a. Biological Resources
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CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone–Residential Developments (R-5) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Agricultural Preserve;
 - b. An WRMSCHP Cell Group; or

- c. A Fault Zone.
3. The project site is located within:
- a. The City of Riverside sphere of influence;
 - b. A 100-year flood plain;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. Riverside Unified School District;
 - e. The Riverside County Recreation and Parks District;
 - f. An area of high liquefaction potential;
 - g. An susceptible to soil subsidence; and
 - h. An area of high paleontological sensitivity.
4. The subject site is currently designated as Assessor's Parcel Numbers 136-110-004, 136-110-005, 136-110-008, 136-110-021, and 136-110-022.

DA:da

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Date Prepared: 12/18/15

Date Revised: 01/12/16

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07867 TR36894

Supervisor: Jeffries
District 1

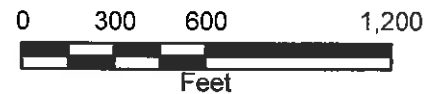
Date Drawn: 12/11/2015
Exhibit 1

LAND USE



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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

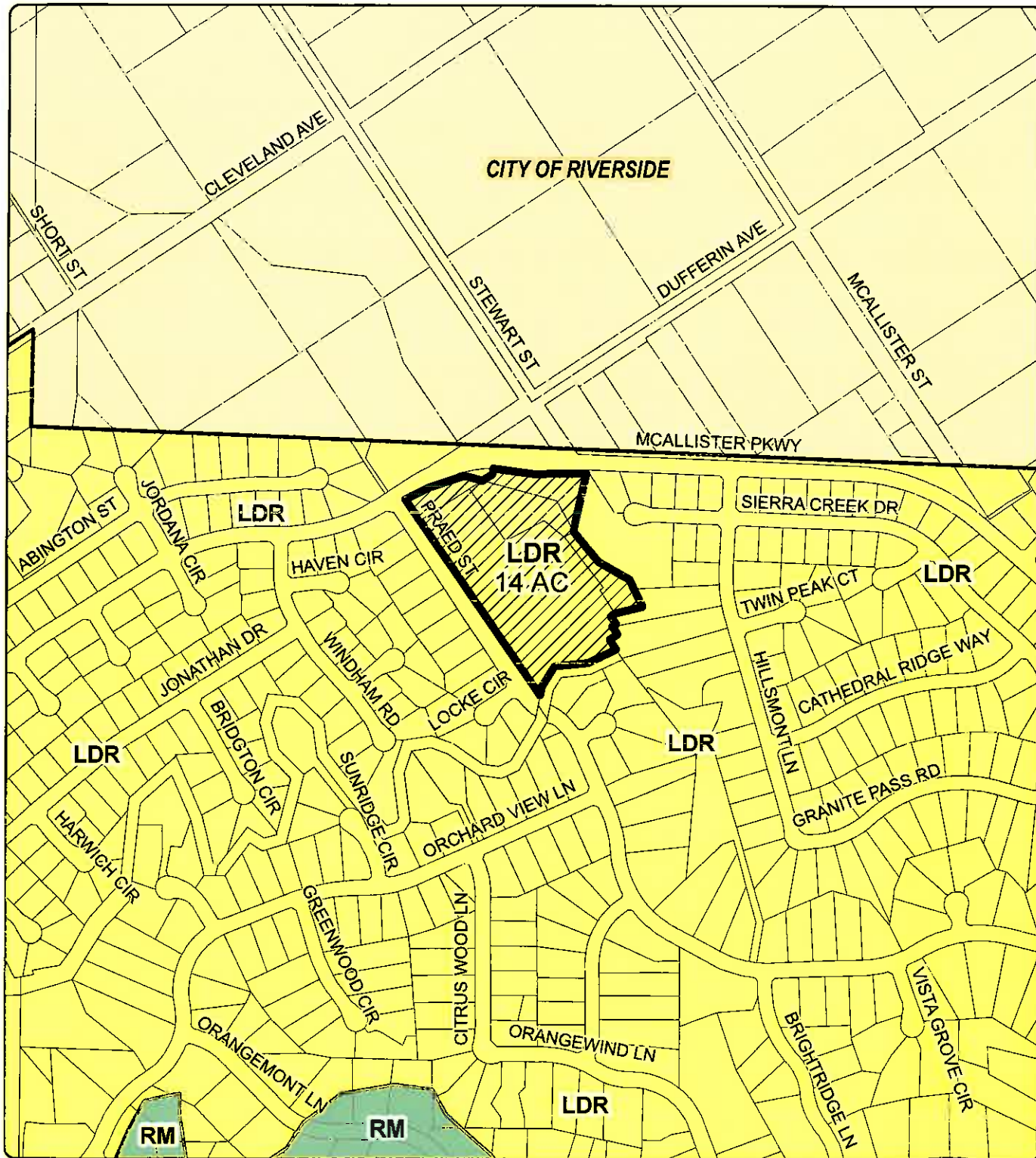
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07867 TR36894

EXISTING GENERAL PLAN

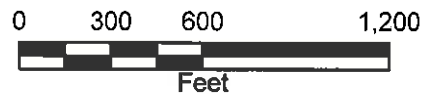
Supervisor: Jeffries
District 1

Date Drawn: 12/11/2015
Exhibit 5



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen



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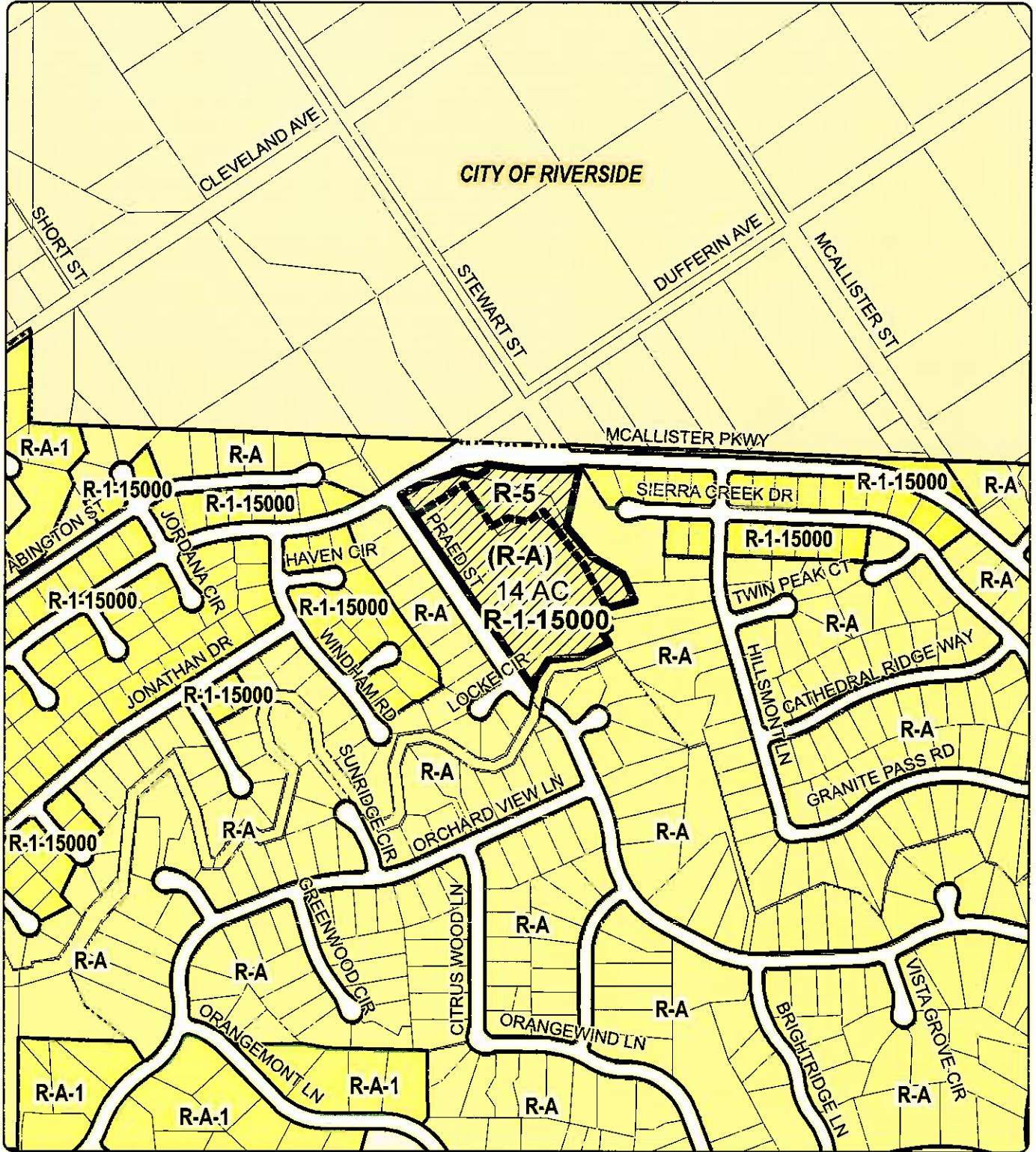
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07867 TR36894

PROPOSED ZONING

Supervisor: Jeffries
District 1

Date Drawn: 12/11/2015
Exhibit 3



Zoning Dist: Lake Mathews

Author: Vinnie Nguyen

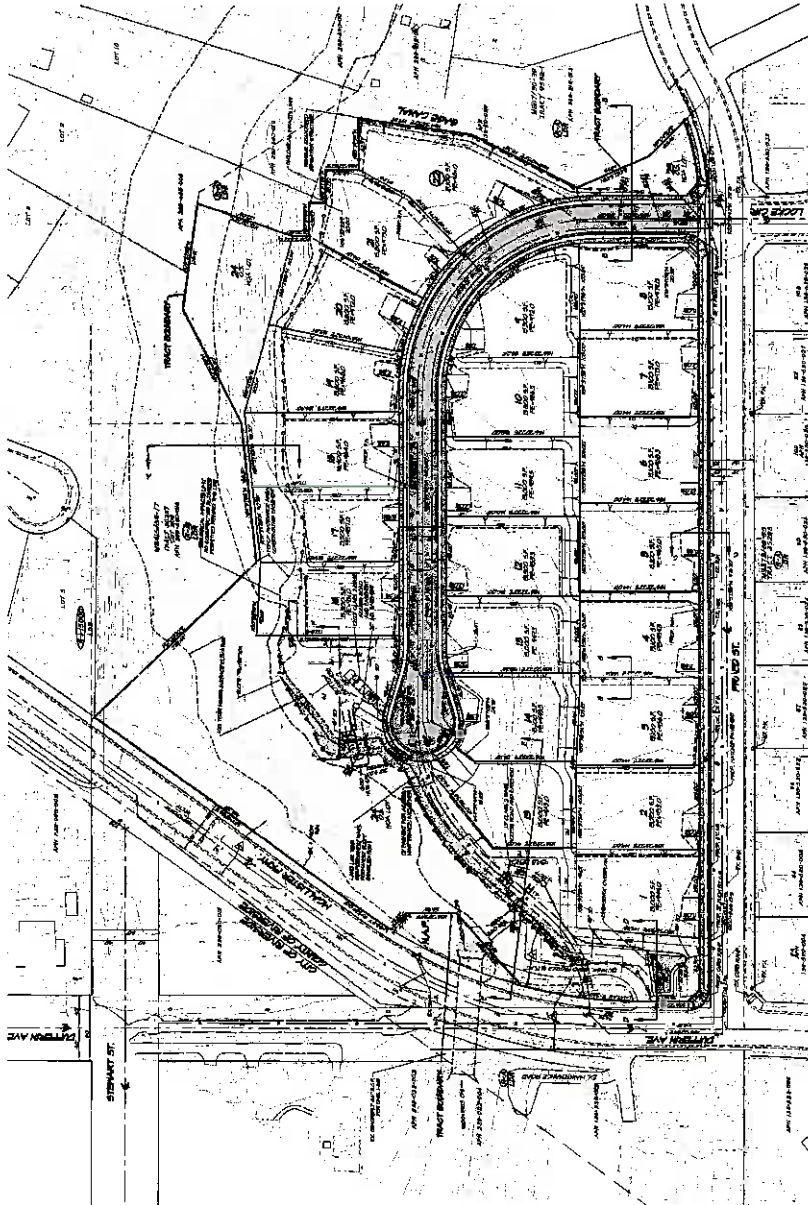


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA
TENTATIVE TRACT NO. 36894



IN THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA
TENTATIVE TRACT NO. 36894
 A TRACT OF LAND IN THE CITY OF RIVERSIDE, CALIFORNIA



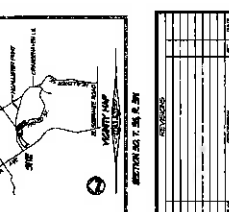
UTILITY PROVISIONS
 WATER: 12" DUCTILE IRON PIPE
 SANITARY: 12" DUCTILE IRON PIPE
 GAS: 8" BLACK IRON PIPE
 TELEPHONE: 4" RIBBON
 CABLE: 4" RIBBON
 FIBER OPTIC: 4" RIBBON
 ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS.

GENERAL LAND USE
 RESIDENTIAL SINGLE-FAMILY
 MINIMUM LOT AREA: 10,000 SQ. FT.
 MINIMUM FRONT YARD SETBACK: 25 FT.
 MINIMUM SIDE YARD SETBACK: 5 FT.
 MINIMUM REAR YARD SETBACK: 5 FT.
 MAXIMUM BUILDING HEIGHT: 35 FT.

LOT NO.	AREA (SQ. FT.)	AREA (ACRES)	PERCENTAGE OF TOTAL TRACT AREA
1	10,000	0.23	2.3%
2	10,000	0.23	2.3%
3	10,000	0.23	2.3%
4	10,000	0.23	2.3%
5	10,000	0.23	2.3%
6	10,000	0.23	2.3%
7	10,000	0.23	2.3%
8	10,000	0.23	2.3%
9	10,000	0.23	2.3%
10	10,000	0.23	2.3%
11	10,000	0.23	2.3%
12	10,000	0.23	2.3%
13	10,000	0.23	2.3%
14	10,000	0.23	2.3%
15	10,000	0.23	2.3%
16	10,000	0.23	2.3%
17	10,000	0.23	2.3%
18	10,000	0.23	2.3%
19	10,000	0.23	2.3%
20	10,000	0.23	2.3%
21	10,000	0.23	2.3%
22	10,000	0.23	2.3%
23	10,000	0.23	2.3%
24	10,000	0.23	2.3%
25	10,000	0.23	2.3%
26	10,000	0.23	2.3%
27	10,000	0.23	2.3%
28	10,000	0.23	2.3%
29	10,000	0.23	2.3%
30	10,000	0.23	2.3%
31	10,000	0.23	2.3%
32	10,000	0.23	2.3%
33	10,000	0.23	2.3%
34	10,000	0.23	2.3%
35	10,000	0.23	2.3%
36	10,000	0.23	2.3%
37	10,000	0.23	2.3%
38	10,000	0.23	2.3%
39	10,000	0.23	2.3%
40	10,000	0.23	2.3%
41	10,000	0.23	2.3%
42	10,000	0.23	2.3%
43	10,000	0.23	2.3%
44	10,000	0.23	2.3%
45	10,000	0.23	2.3%
46	10,000	0.23	2.3%
47	10,000	0.23	2.3%
48	10,000	0.23	2.3%
49	10,000	0.23	2.3%
50	10,000	0.23	2.3%

MAINTENANCE
 1. THE TRACT SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS.
 2. THE TRACT SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS.
 3. THE TRACT SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS.
 4. THE TRACT SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS.
 5. THE TRACT SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF RIVERSIDE SPECIFICATIONS.

EXHIBIT A - TYPICAL SECTION A
 TYPICAL SECTION A - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION B - TYPICAL SECTION B - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION C - TYPICAL SECTION C - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION D - TYPICAL SECTION D - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION E - TYPICAL SECTION E - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION F - TYPICAL SECTION F - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION G - TYPICAL SECTION G - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION H - TYPICAL SECTION H - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION I - TYPICAL SECTION I - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION J - TYPICAL SECTION J - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION K - TYPICAL SECTION K - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION L - TYPICAL SECTION L - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION M - TYPICAL SECTION M - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION N - TYPICAL SECTION N - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION O - TYPICAL SECTION O - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION P - TYPICAL SECTION P - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION Q - TYPICAL SECTION Q - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION R - TYPICAL SECTION R - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION S - TYPICAL SECTION S - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION T - TYPICAL SECTION T - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION U - TYPICAL SECTION U - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION V - TYPICAL SECTION V - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION W - TYPICAL SECTION W - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION X - TYPICAL SECTION X - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION Y - TYPICAL SECTION Y - ENHANCED LOCAL STREET-40' RW
 TYPICAL SECTION Z - TYPICAL SECTION Z - ENHANCED LOCAL STREET-40' RW

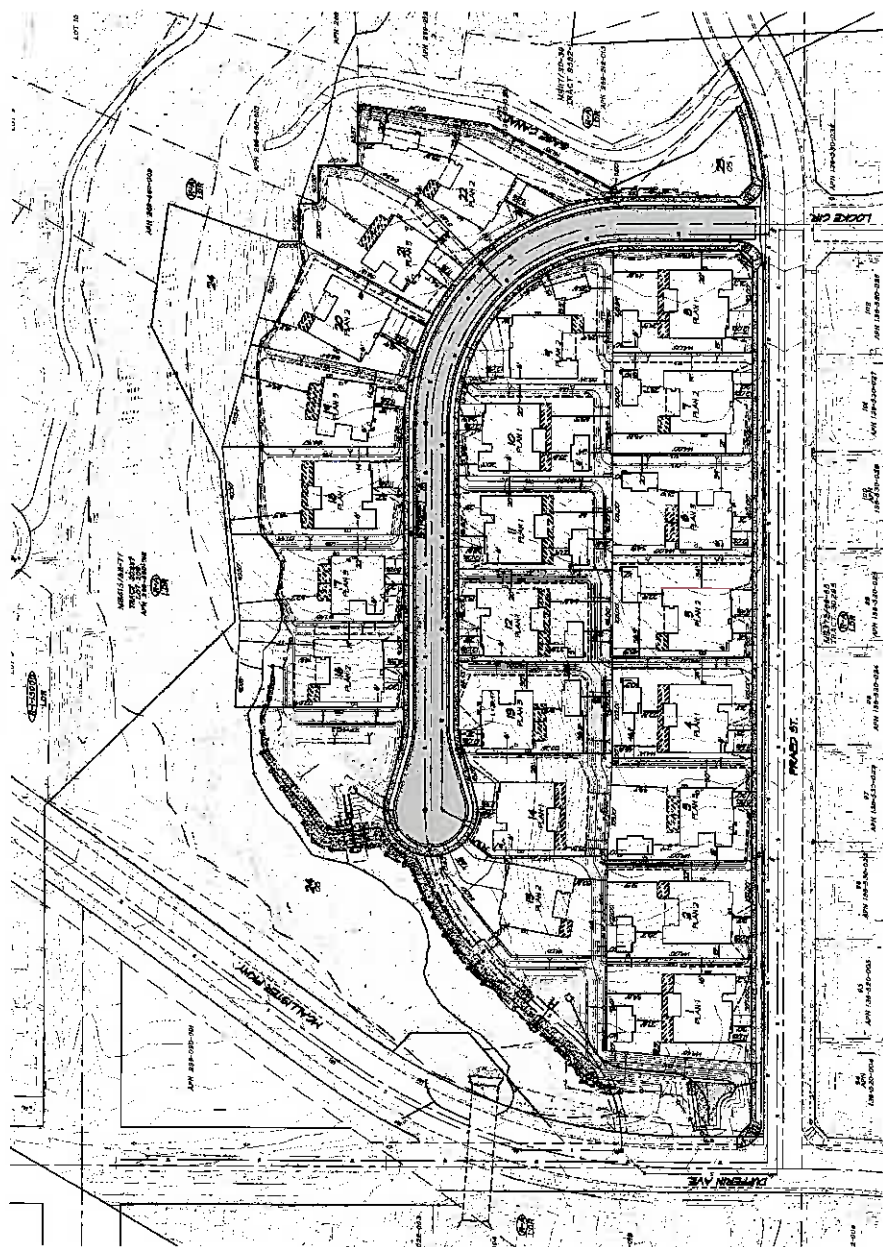


GRIFFIN ENGINEERS
 ENGINEERS
 1000 N. G ST., SUITE 100
 RIVERSIDE, CA 92507
 (951) 514-1111
 WWW.GRIFFINENGINEERS.COM

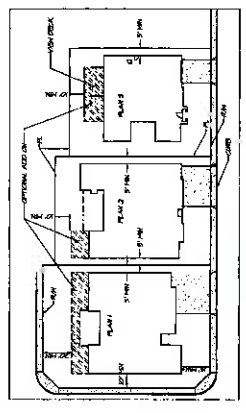
TENTATIVE TRACT NO. 36894
 PREPARED BY: [Name]
 DATE: 10/21/15
 CASE: TR36894, AMD #1

PLANNER: D. ABRAHAM
 DATE: 10/21/15
 CASE: TR36894, AMD #1

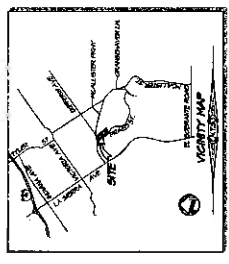
IN THE COUNTY OF ALBERQUERQUE STATE OF CALIFORNIA
CONCEPTUAL PLOT PLAN TRACT 36894



APPLICANT:
 COUNTY OF ALBERQUERQUE
 200 N. GARDEN AVENUE, SUITE 500
 ALBUQUERQUE, NM 87102
 PREPARED BY:
GRIFFIN
 1000 UNIVERSITY AVENUE, SUITE 100
 ALBUQUERQUE, NM 87102



TYPICAL LOT CONFIGURATION
 *NOTE: FRONT YARD SETBACKS SHALL AVERAGE 20 FT AND MAY BE VARY BY UP TO 20% IN EXCESS OF AVE. SOIL. THE FRONT YARD SETBACK SHALL NOT BE LESS THAN 5 FT.



SECTION 20, T. 28N. R. 20W.
 PLOT PLAN TRACT 36894
 PREPARATION DATE: JULY 200



GRIFFIN
ADRIAN
ENGINEERS
 1000 UNIVERSITY AVENUE, SUITE 100
 ALBUQUERQUE, NM 87102
 (505) 263-1000

CASE: TR36894, AMD #1
 EXHIBIT: A conceptual plot plan
 DATE: 8/27/15
 PLANNER: D. ABRAHAM

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42786

Project Case Type (s) and Number(s): Change of Zone No. 7867 and Tentative Tract Map No. 36894

Lead Agency Contact Person: Damaris Abraham

Telephone Number: (951) 955-5719

Lead Agency Name: County of Riverside Planning Department

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

Applicant's Name: Griffin Residential

Applicant's Address: 110 N Lincoln Avenue, Suite 100, Corona CA 92882

Telephone Number: (951) 547-3594

Engineer's Name: Adkan Engineers

Engineer's Address: 6879 Airport Drive, Riverside CA 92504

I. PROJECT INFORMATION

A. Project Description: The change of zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The tentative tract map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots.

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

C. Total Project Area: 14 acres

Residential Acres: 9.54

Lots: 22

Units:

Projected No. of Residents:

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other: Open Area- 4.4 acres

D. Assessor's Parcel No(s): 136-110-004, 136-110-005, 136-110-008, 136-110-021, and 136-110-022

E. Street References: Northeast of Praed Street, Southwest of McAllister Parkway.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 30, Township 3 South, Range 5 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The majority of the site is relatively flat with on-site elevations ranging from approximately 935 to 990 feet above mean sea level (AMSL). The eastern and northern boundaries of the site slope downward into a well-defined, heavily vegetated ravine that is part of an expansive tributary area.

Existing uses include single-family homes to the west, south, and east of the Project site. Immediately to the north is the City of Riverside, which includes Residential Agricultural uses.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Lake Matthews/Woodcrest Area Plan of the Riverside County General Plan. Open Space, Habitat & Natural Resource Preservation Policy LU 8.4 allows development clustering and/or density transfers in order to preserve open space, natural resources, and/or biologically sensitive resources. The project proposes the clustering of the 22 proposed lots in one portion of the 14-acre site, and approximately 4.4 acres of the site will be preserved as open space. The ratio of dwelling units per area remains within the allowable density range associated with the Community Development: Low Density Residential (CD:LDR) of one to two dwelling units per acre.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The Project site is located within the Multiple Species Habitat Conservation Plan (MSHCP) and is required to record a conservation easement which covers the area mapped as "Environmentally Sensitive." Additionally, the Project proposes approximately 4.4 acres of Open Space in the northern and eastern portion of the Project site. The proposed Project meets all applicable multipurpose open space policies of the General Plan.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** The proposed Project meets all applicable Noise Element policies. Additionally, a Noise Study dated June 2015 prepared by LSA shows that the proposed Project would meet Riverside County's noise standards, assuming the implementation of mitigation measures that have been incorporated into the Project's design.
6. **Housing:** The Project proposes to develop the site with 22 residential homes and is consistent with the site's General Plan land use designation. Accordingly, the Project would not conflict with the General Plan Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned by Riverside County to control any fugitive dust during grading and construction activities that could result from the full build-out of the project at its new density under the new zoning classification and the proposed subdivision. Any potential Air Quality impacts will be analyzed in this initial study. The proposed Project meets all other applicable Air Quality Element policies.
8. **Healthy Communities:** The proposed Project meets all applicable Healthy Communities Element policies.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Low Density Residential (LDR) (½ Acre Minimum)

E. Overlay(s), if any: Not Applicable

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

G. Adjacent and Surrounding:

- 1. **Area Plan(s):** Lake Matthews/Woodcrest
- 2. **Foundation Component(s):** Community Development
- 3. **Land Use Designation(s):** Low Density Residential (LDR) (½ Acre Minimum)
- 4. **Overlay(s), if any:** Not Applicable
- 5. **Policy Area(s), if any:** Not Applicable

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Not Applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Residential Agricultural (R-A)

J. Proposed Zoning, if any: One-Family Dwellings – 15,000 Sq. Ft Minimum (R-1-15,000) and Open Area Combining Zone – Residential Developments (R-5)

K. Adjacent and Surrounding Zoning: Residential Agricultural (R-A) immediately adjacent to the Project site on the west, south, and east. One-Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15,000) further west and east of the Project site. Lands to the north of the Project site within the City of Riverside are zoned for “Residential Estate (RE).”

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION**

will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

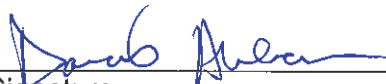
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

December 28, 2015
Date

Damaris Abraham
Printed Name

For Steven Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) According to General Plan Figure C-9, *Scenic Highways*, the nearest County Eligible Scenic Highway is Sierra Avenue located approximately 1 mile southwest of the Project site. Views of the Project site from Sierra Avenue are not possible due to distance, existing development and topography. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The Project site consists of 14 acres of undeveloped, disturbed land. Under existing conditions, the majority of the site is relatively flat with on-site elevations ranging from 935 to 990 feet above mean sea level (AMSL). The eastern and northern boundaries of the site slope downward into a well-defined heavily vegetated ravine that is part of an expansive tributary system in the area. As the Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), the Applicant is required to record a conservation easement which covers the area mapped as "Environmentally Sensitive." Accordingly, the Project proposes 4.39 acres of Open Space Combining Zone in the northern and eastern portion of the Project site and will not disturb the existing vegetated ravine or the creek flowing through the ravine.

With respect to the visual character of the surrounding area, the proposed Project would be similar in character with the existing single-family dwellings located to the west, south, and east of the site. Accordingly, implementation of the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. The existing vegetated ravine

will be conserved and undisturbed. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 49.54 miles northwest of the Mt. Palomar Observatory, and is therefore not subject to the provisions of Ordinance No. 655. All lighting proposed as part of the Project would be required to comply with the Riverside County Ordinance No. 915 (Regulating Outdoor Lighting) which would serve to minimize impacts associated with project lighting. Because the Project site is located more than 45 miles from the Mt. Palomar Observatory, and because the project would be subject to the provisions of Ord. No. 915, Project lighting would not create or contribute to sky glow that could adversely affect operations at the Observatory, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Materials; Riverside County Ord. No. 915 (Regulating Outdoor Lighting); Riverside County Ord. No. 461 (Road Improvement Roads and Specifications).

Findings of Fact:

a-b) All lighting proposed as part of the Project would be required to comply with Riverside County outdoor lighting requirements (Ord. No. 915). Ord No. 915 requires that "All outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash, or rotate." Compliance with Ord. No. 915 would be assured through future County review of building permit applications. In compliance with Ord. No. 915, and typical of a residential community, lighting elements that would be installed as part of the project would be of low intensity and residential in character, and would not result in the exposure of on- or off-site residential property to unacceptable levels. All proposed street

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lighting on- or off-site also would be required to comply with provisions of the County's Public Road Standards, which implement the provisions of County ordinance No. 461. The County's Public Road Standards require that all street lights installed within the following requirement: "Luminaries shall be cut off, high pressure sodium type..." The requirement to provide fully cut off high pressure sodium street lights would ensure that street lights constructed as part of the Project would not create a new source of substantial light or glare which would affect day or nighttime views, and would further ensure that street lights with mandatory compliance with Ord No. 915 and the County's Public Road Standards, the proposed Project would not create a new source of light or glare which would adversely affect daytime or nighttime views in the area, nor would the Project expose residential property to unacceptable property to unacceptable light levels. Impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The Project site is located on land designated as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. The areas of the Project site designated as Unique Farmland will be entirely within a conservation easement and will not be disturbed by grading or construction activity. Portions of the project site designated as Prime Farmland and Farmland of Statewide Importance, however, will be used for the development of single-family homes. This portion of the project site has historically supported a citrus orchard but is currently vacant. Due to competing market forces and single-family homes surrounding the subject site, it is unlikely that the site would be utilized for agricultural uses in the future.

b-d) The Project site is currently vacant but historically supported a citrus grove. The Project site is not located within a Agricultural Preserve and is not subject to a Williamson Act contract. The Project site

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is currently zoned with a classification of Rural Agricultural (R-A), but is proposing a change of zone to One Family Dwellings – 15,000 sq. ft. minimum (R-1-15000 and Open Area Combining Zone – Residential Developments (R-5). As indicated in Threshold 4.a, due to competing market forces and single-family homes surrounding the subject site, it is unlikely that the site would be utilized for agricultural uses in the future. Moreover, the General Plan land use designation for the site is for Community Development: Low Density Residential (LDR), which allows for single-family detached residences.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2012 AQMP on December 7, 2012. The 2012 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the 2012 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2012 Regional Transportation Plan (RTP). The 2012 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). The indicators are discussed below:

- Consistency Criterion No. 1: *The proposed Project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.*

The violations that Consistency Criterion No. 1 refers to are the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). CAAQS and NAAQS violations would occur if localized significance thresholds (LST's) were exceeded. However, the Project's construction- and operational-source emissions at full build-out of the project at its new density under the new zoning classification and proposed subdivision with standard regulatory requirements would not exceed applicable LST's, and a less-than-significant impact would occur. Accordingly, the proposed Project would be consistent with the first criterion.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

The 2012 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes to develop the site with 22 single-family homes on a property currently designated by the Riverside County General Plan as Low Density Residential (LDR). The proposed project has an operational traffic trip generation rate that is equal to that of the development of uses permitted by the LDR land use generation. Thus, development of the project would not exceed the growth projections in the County of Riverside’s General Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. The proposed Project would result in a density ratio within the allowable density range associated with the property’s LDR land use designation reflected in the adopted Riverside County General Plan. Because land use intensity would be within the allowable range, the Project is considered to be consistent with the AQMP. Therefore, because the Project would not conflict with or obstruct implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

b-c) The SCAQMD has also developed regional significance thresholds for regulated pollutants, as summarized in Table 1, *SCAQMD Regional Thresholds*. The SCAQMD’s CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

Table 1 SCAQMD Regional Thresholds

MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
No _x	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

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

It should be noted that all projects within the SCAB, including the proposed Project, would be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the basin. This includes the following requirements pursuant to SCAQMD Rule 403:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.

Additionally, the Project would be subject to Title 13, Chapter 10, Section 2485, Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans would be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase at full build-out of the project at its new density under the new zoning classification and proposed subdivision. Therefore, there would be a less than significant impact.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Arizona Intermediate School located at 11045 Arizona Ave, Riverside, CA 92503 at approximately 1 mile northwest of the Project site.

Based on the analysis presented above, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within one mile of the Project site. Land uses within one mile of the site comprise residential, agricultural, schools, and undeveloped lands, none of which are considered sources of point source emissions. Accordingly, no impact would occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review, PDB06150 – MSHCP Consistency Analysis and Habitat Assessment prepared March 2015 by LSA Associates, Inc.

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

a) The property does not occur within a Criteria Cell and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. However, a Habitat Assessment report was required. Based upon the results of the report, it can be concluded that the project will not conflict with the provisions of the WRCMSHCP.

b-c) The MSHCP Consistency Analysis and Habitat Assessment prepared March 2015 by LSA Associates, Inc. identifies "Environmentally Sensitive Area" (Figure 2). The Project will be required to record a conservation easement or deed restriction which covers this area and an Environmental Constraints Sheet (ECS) shall also be prepared for this area. The purpose of the conservation easement is to ensure the "Environmentally Sensitive Area" will be retained in a natural condition and prevent any use of the "Environmentally Sensitive Area" that will impair or interfere with the intended conservation values. Additionally, the conservation easement would preserve any wildlife migratory activity in the area and protect any special status species within the vegetated ravine. (COA 50.EPD.1, 50.EPD.2, 50.EPD.3, 50.EPD.4, 60.EPD.1, 60.EPD.2, 60.EPD.3, 60.EPD.3, 60.EPD.4, 60.EPD.6 and 90.EPD.1) With the incorporation of these mitigation measures, the project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, the impact is considered less than significant.

e) As indicated in Findings of Fact 7.a, the Project will be required to record a conservation easement or deed restriction which covers the area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA. The purpose of the conservation easement is to ensure the "Environmentally Sensitive Area" will be retained in a natural condition and prevent any use of the "Environmentally Sensitive Area" that will impair or interfere with the intended conservation values. Additionally, the conservation easement would preserve any wildlife migratory activity in the area and protect any special status species within the vegetated ravine. (COA 50.EPD.1, 50.EPD.2, 50.EPD.3, 50.EPD.4, 60.EPD.1, 60.EPD.2, 60.EPD.3, 60.EPD.3, 60.EPD.4, 60.EPD.6 and 90.EPD.1) With the incorporation of these mitigation measures, the project will have a less than significant impact.

f) There are no federally protected wetlands in or near the Project site. Therefore, there would be no impact.

g) Aside from the MSHCP, the only other local policies/ordinances protecting biological resources within the Project area are the Riverside County Oak Tree Management Guidelines and the Stephens' Kangaroo Rat Impact Fee Area. According to site inspection, the portions of the Project site that will be disturbed do not host any oak trees. Additionally, according to Riverside County's "Map My County," the Project site is located within the Stephens Kangaroo Rat Impact Fee Area. However, the Project would be conditioned to comply with the applicable provisions of the County's Stephens' Kangaroo Rat Mitigation Fee Ordinance (Ordinance No. 663), which requires the payment of fees for the assembly and management of the Stephens' Kangaroo Rat Conservation Plan. Payment of fees pursuant to Ordinance No. 663 is mandatory, and would be enforced as part of the Project's

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conditions of approval (COA 60.PLANNING.18). Accordingly, the Project would not conflict with Ordinance No. 663, and impacts would be less than significant.

Mitigation: A conservation easement or deed restriction that covers the area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA and an Environmental Constraints Sheet (ECS) shall also be prepared for this area. (COA 50.EPD.1, 50.EPD.2, 50.EPD.3, 50.EPD.4, 60.EPD.1, 60.EPD.2, 60.EPD.3, 60.EPD.3, 60.EPD.4, 60.EPD.6 and 90.EPD.1)

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

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4907 (PDA04907) – "Cultural Resources Assessment of Bremmer Project Tentative Tract Map No. TR36894, near the unincorporated Communities of La Sierra and Arlington, Riverside County," dated March 2015, prepared by Gini Austermann of LSA. Revised County Archaeological Report (PDA) No. 4907r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 2015

Findings of Fact:

a-b) PDA04907 concluded that no previously undocumented cultural resources were identified. However, PDA04907 recommended monitoring of all earth-disturbing activity within the project site due to the proximity of cultural resources which indicates a high sensitivity for subsurface archaeological resources. (COA 10.PLANNING.18) 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. (COA 60.PLANNING.12) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.3 and 70.PLANNING.4) With the incorporation of these mitigation measures, the project will have a less than significant impact.

Mitigation: 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. (COA 60.PLANNING.12) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.3 and 70.PLANNING.4)

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4907 (PDA04907) – “Cultural Resources Assessment of Bremmer Project Tentative Tract Map No. TR36894, near the unincorporated Communities of La Sierra and Arlington, Riverside County,” dated March 2015, prepared by Gini Austermann of LSA. Revised County Archaeological Report (PDA) No. 4907r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 2015.

Findings of Fact:

a-b) PDA04907 concluded that no previously undocumented cultural resources were identified. However, PDA04907 recommended monitoring of all earth-disturbing activity within the project site due to the proximity of cultural resources which indicates a high sensitivity for subsurface archaeological resources. (COA 10.PLANNING.18) 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. (COA 60.PLANNING.12) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.3 and 70.PLANNING.4) With the incorporation of these mitigation measures, the project will have a less than significant impact.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) Based on the review conducted by the Riverside County Archaeologist, the project will not restrict existing religious or sacred uses within the potential impact area. These are standard requirements and are not considered mitigation pursuant to CEQA.

e) In compliance with AB 52, notices regarding this project were mailed to all requesting Tribes. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County staff received no specific requests for consultation within the 30-day period.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, the project will not cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074.

Mitigation: 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. (COA 60.PLANNING.12) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.3 and 70.PLANNING.4)

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

10. Paleontological Resources

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

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

Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.21) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist prior to grading final inspection. (COA 70.PLANNING.2)

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

GEOLOGY AND SOILS Would the project

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

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologist review (GEO02438)

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

a-b) According to GEO02438, there is no evidence of faulting existing on or trending toward the subject property. The potential for ground rupture along a pre-existing fault is considered low. (COA 10.PLANNING.19) California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologist review (GEO02438)

Findings of Fact:

a) According to GEO02438, the northeast portion of the site has been identified as susceptible to liquefaction based on relatively loose sediment and shallow groundwater. To mitigate the potential adverse effects of liquefaction hazard, a combination of soil improvements consisting of the complete removal and re-compaction of the young alluvial sediment and foundation modification that includes post tensioned slab systems for Lots 1, 2, and 12 through 16 at a minimum is recommended (COA 10.PLANNING.19) With the incorporation of these mitigation measures, the project will have a less than significant impact.

Mitigation: A combination of soil improvements consisting of the complete removal and re-compaction of the young alluvial sediment and foundation modification that includes post tensioned slab systems shall be applied for Lots 1, 2, and 12 through 16 at a minimum. (COA 10.PLANNING.19)

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

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk); County Geologist review (GEO02438)

Findings of Fact:

a) According to GEO02438, there is no evidence of faulting existing on or trending toward the subject property. The potential for ground rupture along a pre-existing fault is considered low. (COA 10.PLANNING.19) California Building Code (CBC) requirements pertaining to commercial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The project will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock-fall hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) There are no other geological hazards within or near the project site such as seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a-c) The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project, the project does not propose slopes greater than 2:1 or higher than 10 feet and grading will not negate or affect the subsurface sewage disposal systems (See COA 10.BS GRADE.9 and 10).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) The proposed grading will incorporate Best Management Practices (BMP's) to minimize the amount of soil erosion and limit the amount of disturbed areas exposed to the extent feasible. Additionally, the applicant would be required to stabilize all soils prior to a predicted storm event and revegetate any disturbed soil as early as feasible. Through incorporation of BMP's, the proposed Project would have a less than significant impact.

b) Any potential for expansive soils will be alleviated through compliance with the Riverside County Building Code and the 2013 California Building Code. Therefore, there would be no risk to life or property. No impact would occur.

c) The proposed Project is not incorporating any septic tank infrastructure or alternative waste water disposal system. The proposed single-family homes would be connected to a sewer system for the disposal of waste water. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

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

Findings of Fact:

a-b) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake and is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated conditions of approval. The project has been required to accept and properly dispose of all off-site drainage flowing onto or through the site (COA 10.TRANS.4 and 10.TRANS.5). These are standard conditions of approval and not considered unique mitigation for CEQA purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

a) The project site is not located in an area susceptible to a substantial amount of wind erosion and blow-sand. Therefore, the project will not be impacted by or result in an increase in wind erosion and blow-sand, either on- or off-site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project				
21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Findings of Fact:

a) A greenhouse gas (GHG) study was performed by Urban Crossroads for proposed Tentative Tract Map No. 36813, dated April 16, 2015. Analysis in this study was performed using CalEEMod (v2013.2.2) GHG modeling software developed by the South Coast Air Quality Management District (SCAQMD). The results of the study found that annual GHG emissions at project buildout would be 731.5 metric tons per year (MTY) of CO₂-equivalents (CO₂e) for the development and operation of 38 single-family detached residential units and up to 3.0 acres of stormwater basins and common area landscaping, on a 38-acre gross site with 260,000 cubic yards of balanced cut and fill (no import or export). The CalEEMod modeling for this project encompassed: Single Family Housing, 38 dwelling units, 146,326 sf floor area on 12.34 acres; and Other Asphalt Surfaces, 141,575 sf (3.25 acres).

The sample case project's GHG total includes both direct (area source and amortized construction) and indirect (electricity, solid waste and water usage) GHG emissions as well as mobile source (vehicular) GHG emissions onsite and off.

The 731.51 MTY total is below the threshold of 3,000 MT CO₂e per year for residential, commercial and mixed use projects, as established in the County Climate Action Plan (CAP) that on June 19, 2012, the Riverside County Board of Supervisors directed be integrated into the County General Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the above sample case data, the project at issue, TR36894, can reasonably be found to also fall below the 3,000 MTY screening threshold since it proposes development of a smaller scope than that modeled for the sample case. Specifically, this project proposes 14 detached single-family residential units and total development footprint of 2.3 acres with a total of only 19,620 cubic yards of balanced cut and fill. The project does include any industrial boilers, kilns, furnaces or other combustion sources requiring a SCAQMD permit to operate and does not involve any unusual conditions, requirements or development plans that would invalidate the applicability of the above sample case study.

Hence, for the above reasons, the project will not result in significant generation of greenhouse gases, either directly or indirectly, and will not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the existing Riverside County General Plan land use designation on the parcel of Low Density Residential (LDR) for the site and does not propose to amend the General Plan. Hence, the project is consistent with the assumptions and policies proposed in the draft Riverside County CAP and it does not represent development in excess of the CAP's "Business As Usual" (BAU) scenario.

Further, it implements the policies of the draft CAP and ensures the project is an improvement over BAU conditions by requiring the following qualitative measures to reduce the project's greenhouse gas emissions.

a. Mandatory compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.

b. Mandatory compliance with the "efficiency measures" required for "small projects" pursuant to the draft CAP (specifically, per the Screening Tables, page 5) shall be required through their inclusion in the project Conditions of Approval. These two "efficiency measures" are:

i. The project shall achieve energy efficiency of at least 5% greater than 2010 Title 24 requirements.

ii. The project shall implement water conservation measures that comply with the California Green Building Code in effect as of January 2011. This shall be achieved through mandatory compliance with County Ordinance No. 859, the Water-Efficient Landscaping Standards.

As a result of implementation of, and compliance with, the above measures, the project will reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County (including the draft CAP) and the State, AB 32 in particular. These measures ensure that the project will not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions and will not hinder County attainment goals. For these reasons, the project's effect on the attainment of these plans will be less than significant.

Mitigation: No mitigation measures are required.

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

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials.

b) During the construction of any new proposed development, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment.

c-d) Any new development on the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is not located within one-quarter mile of an existing or proposed school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur.

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

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

23. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) The project is not located within an Airport Master Plan or within an airport or airport influence area. As such, review by the Airport Land Use Commission is not necessary. The project is also not located within an airport land use plan or within two miles of a public airport or a public use airport, and is not located within the vicinity of a private airstrip or heliport, as such, no safety hazard will be posed to people residing or working in the project area. There are no impacts anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) According to the General Plan, the Project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC guidelines, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-c) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site or violate any water quality standards or waste discharge requirements. The project does not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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which would not support existing land uses or planned uses for which permits have been granted). Therefore, there would be a less than significant impact.

d) During any construction or grading of the project there is the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (COA 10.TRANS.4 and 10.TRANS.5). These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, there would be a less than significant impact.

e-h) No homes are being proposed within the 100-year flood zone. However, a portion of the Project site is within a Special Flood Hazard Area. To minimize the flood risk posed to the proposed residences on the Project site, the applicant will be incorporating slope protection along northerly portions of the Project site. Additionally, to provide for future administration of Ordinance No. 458, which regulates Flood Hazard Areas, the Project site has been conditioned to provide the following (COA 50.FLOOD RI.2): a flood study to revisit the effective Flood Hazard Area affected by the Project, a complete compilation of the owners of the properties subject to the proposed revisions to the Special Flood Hazard Area, and a certification that the Project will not raise the 100-year flood elevations in the vicinity of the proposed Project. Therefore, there will be a less than significant impact.

h) The project is not anticipated to substantially degrade water quality and will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors). Therefore, there would be a less than significant impact.

Mitigation: To provide for future administration of Ordinance No. 458, which regulates Flood Hazard Areas, the Project site has been conditioned to provide for the following (COA 50.FLOOD RI.2): a flood study to revisit the effective Flood Hazard Area affected by the Project, a complete compilation of the owners of the properties subject to the proposed revisions to the Special Flood Hazard Area, and a certification that the Project will not raise the 100-year flood elevations in the vicinity of the proposed Project.

Monitoring: Monitoring will be conducted by the Riverside County Flood Control and Water Conservation District.

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed Project will not substantially alter the existing drainage pattern. Additionally, the stream along the easterly boundary of the Project site will not be disturbed as the area will be designated as a Conservation Easement. Therefore, there would be a less than significant impact.

b) The proposed project will not substantially change absorption rates or the rate and amount of surface runoff. Therefore, there would be a less than significant impact.

c) The project will not place housing within a 100-year flood hazard area, as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. However, a portion of the Project site is within a Special Flood Hazard Area. To minimize the flood risk posed to the proposed residences on the Project site, the applicant will be incorporating slope protection along northerly portions of the Project site. Additionally, to provide for future administration of Ordinance No. 458, which regulates Flood Hazard Areas, the Project site has been conditioned to provide the following (COA 50.FLOOD RI.2): a flood study to revisit the effective Flood Hazard Area affected by the Project, a complete compilation of the owners of the properties subject to the proposed revisions to the Special Flood Hazard Area, and a certification that the Project will not raise the 100-year flood elevations in the vicinity of the proposed Project. Therefore, there will be a less than significant impact.

d) The project will not cause changes in the amount of surface water in any water body. Therefore, there will be no impact.

Mitigation: To provide for future administration of Ordinance No. 458, which regulates Flood Hazard Areas, the Project site has been conditioned to provide for the following (COA 50.FLOOD RI.2): a flood study to revisit the effective Flood Hazard Area affected by the Project, a complete compilation of the owners of the properties subject to the proposed revisions to the Special Flood Hazard Area, and a certification that the Project will not raise the 100-year flood elevations in the vicinity of the proposed Project.

Monitoring: Monitoring will be conducted by the Riverside County Flood Control and Water Conservation District.

LAND USE/PLANNING	Would the project			
27. Land Use				
a) Result in a substantial alteration of the present or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The Tentative Tract Map is a Schedule "A" subdivision of 14 acres into 22 residential lots and two (2) open space lots. The Land Use Element of the Riverside County General Plan allows clustering of building density in one portion of the site in small lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the Community Development: Low Density Residential (CD:LDR) Land Use Designation. The rest of the site could be preserved as open space or a use compatible with open space. The proposed project is consistent with the allowance as the 24 proposed lots are clustered in one portion of the 14-acre site, and the remaining 191,498 sq. ft. are designated as Open Area Combining Zone –Residential Developments (R-5). Therefore, the lots proposed by this subdivision are consistent with the Low Density Residential (LDR) Land Use Designation and will not result in an alteration to the present or planned land use of an area. There will be no impact.

b) The project site is located in the unincorporated Riverside County and is located within the sphere of influence of the City of Riverside. The County received a letter dated August 27, 2015 from the City of Riverside Planning Department. The City of Riverside has identified that the City's and County's land use designation of the project site are inconsistent and has requested that the project applicant be conditioned to apply for a General Plan Amendment (GPA) with the City of Riverside. It is not appropriate for the County to require the applicant to file a GPA with the City of Riverside. At this time, the project site is located within the County's jurisdiction. If the project site were to be incorporated into the City of Riverside, then the applicant would be required to file a GPA with the City of Riverside at that time. The proposed Change of Zone and Tentative Tract Map are consistent with the Riverside County General Plan and Ordinance No. 460. Therefore, there will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

- a) The Project proposes a Change of Zone from the existing zoning classification of Residential Agricultural (R-A) to One Family Dwellings – 15,000 sq. ft. minimum (R-1-15000) and Open Area Combining Zone – Residential Developments (R-5). The proposed Project will be consistent with the proposed zoning. Therefore, there will be a less than significant impact.
- b) The Project site is immediately surrounded by land which is zoned Rural Agricultural (R-A). Further to the east and west, there is land zoned for One-Family Dwellings – 15,000 sq. ft. minimum (R-1-15,000). The proposed Project would be similar in character to existing surrounding zoning. Therefore, there would be no impact.
- c) The Project site is surrounded by land designated as Low Density Residential (LDR). As the Project is also proposing Low Density Residential (LDR) uses, there would be no impact.
- d) The land use designation for the Project site is Low Density Residential (LDR). The Project is proposing to subdivide 14 acres into 22 residential lots and two (2) open space lots. The Land Use Element of the Riverside County General Plan allows clustering of building density in one portion of the site in small lots, as long as the ratio of dwelling units/area remains within the allowable density range associated with the Community Development: Low Density Residential (CD:LDR) Land Use Designation. The rest of the site could be preserved as open space or a use compatible with open space. The proposed project is consistent with the allowance as the 24 proposed lots are clustered in one portion of the 14-acre site, and the remaining 191,498 sq. ft. are designated as Open Area Combining Zone –Residential Developments (R-5). Therefore, the lots proposed by this subdivision are consistent with the Low Density Residential (LDR) Land Use Designation. Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. No impacts will be anticipated.
- e) The proposed Project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
State classified or designated area or existing surface mine?				
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project area to excessive noise levels?
 NA A B C D

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

a) The project site is not located within an Airport Influence Area; therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing on the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is not located adjacent to or near any highways; therefore, there are no impacts anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); “Noise Impact Analysis, Bremmer Project”, prepared by LSA Associates, Inc., dated June 2015; County of Riverside, Industrial Hygiene Programs review letter dated October 5, 2015

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant.

b) The project might create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. However, all noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project shall also comply with the Noise Impact Analysis reviewed by Industrial Hygiene Programs and their list of recommendations. (COA 10.E HEALTH.2 and 10.PLANNING.20) Therefore, any potential noise impact is considered less than significant.

c) There are residences that are located to the west of the project site. In order to help reduce the noise created by the operation and use of the proposed project, the project shall comply with the Noise Impact Analysis reviewed by Industrial Hygiene Programs and their list of recommendations that includes constructing a sound wall that is a minimum 6 feet high along the southwestern property line along Praed Street for Lots 1 through 8 and along the western property line along Dufferin Avenue for Lot 1. (COA 10.E HEALTH.2 and 10.PLANNING.20) With incorporation of the recommended mitigation measures, the project will have less than significant impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Persons might be exposed to ground-borne vibration or ground-borne noise levels during construction and operation of the project. To minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours in accordance with the recommendations of the Industrial Hygiene Programs (COA 10.E HEALTH.2 and 10.PLANNING.20).

Mitigation: The project shall comply with the Noise Impact Analysis reviewed by Industrial Hygiene Programs and their list of recommendations that includes constructing a sound wall that is a minimum 6 feet high along the southwestern property line along Praed Street for Lots 1 through 8 and along the western property line along Dufferin Avenue for Lot 1. (COA 10.E HEALTH.1 and 10.PLANNING.20)

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

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a) The Project site is currently vacant and will not necessitate the construction of replacement housing elsewhere. Therefore, there will be no impact.

b) The proposed Project will not create permanent employment opportunities and, thus, there would be no demand for additional affordable housing. There would be no impact.

c) The Project site is currently vacant and would not displace any person. Therefore, there would be no need for construction of replacement housing. No impact would occur.

d) The proposed Project will not affect any County Redevelopment Project Area. Therefore, there would be no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed Project proposes the subdivision of 14 acres into 22 residential lots and two open space lots. Due to the limited scope of the proposed Project, the official regional and local population projections would not be exceeded. There would be a less than significant impact.

f) The scope of the Project is limited to the 22 proposed residential lots and two open space lots. Additionally, the Project site is largely surrounded by areas which have already been developed into single-family home subdivisions. Therefore, the proposed Project would not induce any substantial population growth directly or indirectly. There would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed project is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.11) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The project site is serviced by the Riverside County Sheriff's Department (RCSD), the proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10.PLANNING.11) The proposed project is required to pay these development fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have less than significant impacts on sheriff services and no mitigation is required. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The Riverside Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits. (COA 80.PLANNING.11) This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (COA 10.PLANNING.11). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project will not create a significant need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

Findings of Fact:

a) The proposed Project does not involve the construction or expansion of recreational facilities. Therefore, there would be a less than significant impact.

b) Residents of the Project site may use recreational facilities in the vicinity. Due to the relatively small size of the proposed development, which entails the fourteen (14) residential lots, it is not anticipated that the project will generate significant impacts to nearby parks or recreational facilities. Therefore, there would be a less than significant impact.

c) The Project would incrementally increase the use of some types of recreational facilities in the Lake Matthews/Woodcrest Area Plan. The Project site is located within the boundaries of the Riverside County Recreation and Parks District. Prior to recordation of the final map, the applicant must apply to annex into the Plan area. If annexed, the project will be subject to Quimby fees at that time (COA 50.PLANNING.8 and COA 90.PLANNING.3); if the District chooses not to annex the property, the two Quimby conditions will not be applicable. This is a standard condition of approval and is not considered unique mitigation under CEQA. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

The proposed project is not adjacent to or in the vicinity of a recreational trail nor has it incorporated any trails into its design; therefore, the project will have no impacts on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

d) Alter waterborne, rail or air traffic?

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

f) Cause an effect upon, or a need for new or altered maintenance of roads?

g) Cause an effect upon circulation during the project's construction?

h) Result in inadequate emergency access or access to nearby uses?

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan

Findings of Fact:

a) The proposed project will increase vehicular traffic; however, the Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. The Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.3). Under the Transportation Department's Traffic Impact Analysis Preparation Guide, projects may be exempt from preparing a traffic study if it is not anticipated to generate 100 or more vehicle trips during the peak hours. The peak hours are considered to occur between 7-9am and 4-6pm. This project is not anticipated to generate 100 trips during the peak hour and therefore has been exempt from preparing a traffic study. The impact is less than significant. The impact is considered less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no significant impact

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

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The project will cause a slight increase in the population of the area, creating an increase in maintenance of responsibility. A portion of property taxes are provided to the Community Services District to offset the increase cost of maintenance. Therefore, the impact is considered less than significant.

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction at full project build-out that will result from the change of zone and subdivision. Therefore, the impact is considered less than significant.

h) The project will not result in inadequate emergency access or access to nearby uses. There is no impact.

i) The project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trails. Therefore, there are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will receive potable water service from Riverside Public Utilities. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a) The Western Municipal Water District (EMWD) will service the project with sewer services. The Riverside County Department of Health has reviewed this project. The project will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Source: General Plan; Project Application Materials

Findings of Fact:

a-g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the Project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the provision of utility service to the site are discussed below for each utility.

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by AT&T and Charter. Although TTM No. 36894 does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing single-family residential neighborhoods to the east and west of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this Initial Study. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Storm Water Drainage

All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this Initial study. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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throughout this Initial Study.. Accordingly, impacts due to construction of street lights are evaluated as less than significant.

Public Facilities Maintenance

There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. Accordingly, no impact would occur and no mitigation is required.

Other Governmental Services

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source: Project Application Materials

Findings of Fact: Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a residential community that would feature 22 single-family dwelling units, a water quality basin, and open space at full project build-out as a result of the new zoning classification and subdivision. The land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the Project site; thus energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier Analyses Used, if any: Not Applicable

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

VII. AUTHORITIES CITED

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

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TRACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

TRACT MAP Tract #: TR36894

Parcel: 136-110-022

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36894 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36894, Amended No. 1, dated October 21, 2015.

CHANGE OF ZONE = Change of Zone No. 7867, Amended No. 1, Exhibit A, dated August 27, 2015.

CONCEPTUAL PLOT PLAN = Conceptual Plot Plan for TR36894, Exhibit A, dated August 27, 2015.

APPROVED EXHIBIT L = Tentative Tract Map No. 36894, Amended No. 1, Exhibit L (Sheets 1-5), Conceptual Landscape Plan, dated October 21, 2015.

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

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

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought

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10. GENERAL CONDITIONS

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES (cont.) RECOMMND

tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE RECOMMND

TR36894 is proposing potable water service from Riverside Public Utilities and sanitary sewer service from Western Municipal Water District. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

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

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

Noise Consultant: LSA Associates Inc.
20 Executive Park, Suite 200
Irvine CA 92614
(949)553-0666

Noise Study: Noise Impact Analysis, Bremmer Project (Griffin TTM 36894), County of Riverside, California, June 2014, June 2015

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36894 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated October 5, 2015 c/o Steve Uhlman.

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

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

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

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

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

Fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of ANY BUILDNG more than 600 feet from a hydrant. Minimum fire flow shall be 500 GPM for 1 hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Bluebeam Session ID: 506-780-038
Tract Map (TR) 36894 is a proposal to subdivide a 14-acre site into residential lots. The site is located in the Lake Mathews area on the southeasterly corner of Dufferin Avenue/McAllister Parkway and Praed Street. Change of Zone (CZ) 7867, which is a proposal to change the current zoning for the site from Residential Agricultural (R-A) to One Family Dwellings - 15,000 Square Foot Minimum (R-1-15000) and Open Space Combine Zone - Residential Developments (R-5), is being processed concurrently with the tract map.

A well-defined, heavily vegetated ravine with a tributary drainage area of approximately 945-acres traverses along the easterly boundary of the site and conveys flows northerly toward Dufferin Avenue/McAllister Parkway. The stormwater runoff ponds as it approaches McAllister Parkway before the flows enter 140 linear feet of quadruple 66-inch RCP culverts under McAllister Parkway. These culverts were constructed with the flood control improvements for Tract 30295 (Southwest Riverside ADP Line C-2, Stage 4 and Line C-4) and are maintained by the Riverside County Transportation Department (RCTD) as shown on District Drawing Number 1-00618. The hydrology report for Tract 30295 calculates the 100-year flow rate of 1,123 cfs. The Department of Water Resources (DWR) has delineated a 100-year floodplain for this watercourse on their Awareness

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

Maps. Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading permits and recordation of the final map.

The topography for the remainder of the site drains northerly. Surrounding developments may limit any additional offsite runoff. All onsite runoff is collected and conveyed to two water quality basins located near the northerly end of Street "A". A catch basin in Praed Street near Lot 1 collects and conveys the runoff from Lots 1 - 8 to the smaller basin while Lots 9 - 23 drain to Street "A" which conveys flows northerly to a catch basin that discharges these flows into the larger basin. Mitigated flows are discharged directly into the watercourse upstream of the culverts.

Onsite infiltration water quality basins provide highly effective mitigation for water quality impacts as well as hydrologic condition of concern (HCOC). Hydromodification control methodologies require matching the volume and timing of an event hydrograph, in addition to peak flow rates, through the use of structural BMPs, which are designed to control and reduce the post-construction runoff to the pre-developed condition. No additional mitigation for increased runoff should be required if compliance with the Hydrological Conditions of Concern (HCOC) requirements in the WQMP are met.

It should be noted that the site is located within the bounds of the Southwest Riverside Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to the issuance of permits for this project. Although the current fee for this ADP is \$4,147 per acre, the fee due will be based on the fee in effect at the time of payment. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

A portion of Tract Map (TR) 36894 is within the Special Flood Hazard Area delineated on the Awareness Maps prepared by the Department of Water Resources (DWR) listed in Ordinance 458 Section 5.d and shown on the Public Flood Hazard Determination Interactive Map which can be found at <http://rcflood.org> , then select Divisions - Regulatory - Floodplain Management Information.

Any encroachment or other modification of this 100-year floodplain will require the applicant to submit a flood study to the District for review and approval prior to the issuance of grading permits and recordation of the final map. This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

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

PLANNING DEPARTMENT

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

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section

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10. GENERAL CONDITIONS

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

7050.5 and Public Resource Code (PRC) °5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - i) A County Official is contacted.
 - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American:
 - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC °5097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
 - i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
 - (1) The MLD identified fails to make a recommendation; or
 - (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 2 MAP - UNANTICIPATED RESOURCES RECOMMND

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

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

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

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

10.PLANNING. 3 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 4 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 8 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).

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10. GENERAL CONDITIONS

10.PLANNING. 10 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision
are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1-15000 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 each lot is 60 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 15,000 square feet.
- i. No more than 50% of the lot shall be covered by structure.
- k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

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

10.PLANNING. 11 MAP - ORD NO. 659 (DIF)

RECOMMND

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 12 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

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

10.PLANNING. 13 MAP - REQUIRED MINOR PLANS RECOMMND

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

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.

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10. GENERAL CONDITIONS

10.PLANNING. 13 MAP - REQUIRED MINOR PLANS (cont.) RECOMMND

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.

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

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. 14 MAP - DESIGN GUIDELINES RECOMMND

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

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 18 MAP - PDA 4907 ACCEPTED RECOMMND

County Archaeological Report (PDA) No. 4907 submitted for this project (TR36894) was prepared by Gini Austermann of LSA and is entitled: "Cultural Resources Assessment of Bremmer Project Tentative Tract Map No. TR36894, near the unincorporated Communities of La Sierra and Arlington, Riverside County," dated March 2015. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant April 14, 2015.

Revised County Archaeological Report (PDA) No. 4907r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 2015. This report was received on

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - PDA 4907 ACCEPTED (cont.) RECOMMND

June 03, 2015 and accepted by the County Archaeologist on June 22, 2015.

PDA04907 concludes: No previously undocumented cultural resources were identified.

PDA04907 recommends: The proximity of cultural resources indicates a high sensitivity for subsurface archaeological resources. Therefore, monitoring of all earth-disturbing activity within the project is recommended.

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

10.PLANNING. 19 USE - GEO02438 RECOMMND

County Geologic Report GEO No. 2438, submitted for the project Tract Map (TR36894) was prepared by Soil Exploration Company, Inc. entitled; "Response to Riverside County Review (GEO 2438), Preliminary Geotechnical Feasibility Investigation and Infiltration Test Report, Proposed 21 Lot Single Family Residential Development, Praed Street (SEC of Dufferin Avenue and Praed Street, Riverside County, California" dated November 3, 2015. In addition, Soil Exploration Company, Inc. provided the following additional reports:
Preliminary Geotechnical Feasibility Investigation and Infiltration Test Report, Proposed 21 Lot Single Family Residential Development, Praed Street (SEC of Dufferin Avenue and Praed Street, Riverside County, California, dated December 22, 2014

GEO02438 concluded:

1. Based on our review of geologic maps, aerial photo analysis, and field mapping, there is no evidence of faulting existing on or trending toward the subject property. The potential for ground rupture along a pre-existing fault is considered very low.
2. Depth to historically highest groundwater is estimated to be at a depth of 7 feet below the ground surface (at Elev. 933 msl).
3. The northeast portion of the site has been identified as susceptible to liquefaction based on relatively loose sediment and shallow groundwater, and mitigation measures will be required for all construction in the alluvial area.

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10. GENERAL CONDITIONS

10.PLANNING. 19 USE - GEO02438 (cont.)

RECOMMND

4.The site is located below the Lake Mathews dam and the site may be subject to dam inundation in the unlikely event of dam failure during a seismic event.

GEO02438 Recommended:

1.To mitigate the potential adverse effects of liquefaction hazard we recommend a combination of soil improvements and foundation modifications in the area of Lots 1, 2, and 12 through 16.

2.Soil improvements should consist of the complete removal and re-compaction of the young alluvial sediment, which is considered to be susceptible to settlement and lateral spreading during a seismic event.

3.De-watering and possibly specialized heavy duty earth moving equipment will be required to facilitate removal of loose sediment below the groundwater elevation.

4.Foundation modification should include post tensioned slab systems for the subject Lots 1, 2, and 12 through 16 at a minimum.

GEO No. 2438 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2438 is hereby accepted for Planning purposes.

Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be review and additional comments and/or conditions may be imposed by the County upon application for grading and /or building permits.

NOTE: The preliminary geotechnical study for the project contains no laboratory analyses of shear strength, hydroconsolidation, expansion potential, or grain size distribution; therefore, soil strength and other soil characteristics are not well known on the site. As such, prior to grading permit issuance, additional design-specific analysis should be performed, and consideration should be given to utilizing geotextile fabrics as a weak soil mitigative measure within areas susceptible to liquefaction.

10.PLANNING. 20 MAP - IND HYGIENE CONDITIONS

RECOMMND

The following are a list of recommendations provided by the County of Riverside, Industrial Hygiene Program's letter dated October 5, 2015:

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10. GENERAL CONDITIONS

10.PLANNING. 20

MAP - IND HYGIENE CONDITIONS (cont.)

RECOMMND

Recommendations:

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

Exterior noise mitigation - 6 foot high sound wall / barrier:

1)A six (6) foot high noise barrier / sound wall shall be constructed along the southwestern property line along Praed Streets shielding Lots 1 through 8.

2)A six (6) foot high noise barrier / sound wall shall be constructed along the western property line along Dufferin Avenue shielding Lot #1.

The barrier must be constructed with a top elevation that is six feet higher than the adjacent elevation of the roadway.

Interior noise mitigation - architectural consideration:

1)Lots 1 through 8: Provide double-paned windows with a minimum sound transmission class (STC) of 30 for second-floor bedrooms and living rooms facing Praed Street.

2)Provide mechanical ventilation, such as an air-conditioning system, to all residential units.

Construction noise mitigation:

i)During all project site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.

ii)The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.

iii)The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction.

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - IND HYGIENE CONDITIONS (cont.) (cont.) RECOMMND

iv)The contractor shall limit construction to between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May.

TRANS DEPARTMENT

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

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

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 1 (cont.) RECOMMND

including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

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

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

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

10.TRANS. 7 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

The developer/ permit holder shall:

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

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10. GENERAL CONDITIONS

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

association, or any other successor-in-interest,
whichever occurs later.

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

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

WASTE DEPARTMENT

10.WASTE. 1 MAP - HAZARDOUS MATERIALS RECOMMND

Hazardous materials are not accepted at Riverside County
landfills. In compliance with federal, state, and local
regulations and ordinances, any hazardous waste generated
in association with the project shall be disposed of at a
permitted Hazardous Waste disposal facility. Hazardous
waste materials include, but are not limited to, paint,
batteries, oil, asbestos, and solvents. For further
information regarding the determination, transport, and
disposal of hazardous waste, please contact the Riverside
County Department of Environmental Health, Environmental
Protection and Oversight Division.

10.WASTE. 3 MAP - LANDSCAPE PRACTICES RECOMMND

Use mulch and/or compost in the development and maintenance
of landscaped areas within the project boundaries.

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.

Xeriscape and/or use drought tolerant/low maintenance

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10. GENERAL CONDITIONS

10.WASTE. 3 MAP - LANDSCAPE PRACTICES (cont.) RECOMMND

vegetation in all landscaped areas of the project.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

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

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP- ECP PHASE II ESA RECOMMND

Prior to map recordation, the following items needs to be addressed:

Based on the information provided in the "Phase I Environmental Site Assessment" prepared by LSA Associates, Inc., dated March 13, 2015, and historical activity associated with the property, DEH-ECP concurs with the conclusions of the report that soil sampling and analysis is required. The soil sampling and analysis shall be conducted in accordance with the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). For further information contact Environmental Cleanup Program at (951)955-8980.

Additional items may be required pending review of the above item(s).

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50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - CONSERVATION EASEMENT

RECOMMND

The applicant must record a conservation easement or deed restriction which covers the area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA. The easement or deed restriction shall be recorded in favor of a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD). The easement or deed restriction language must be approved by both EPD and the approved Conservation Entity.

50.EPD. 2 MAP - ECS REQUIREMENTS

RECOMMND

The constrained areas will conform to the area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.

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

"No disturbances may occur within the boundaries of the Delineated Constraint Area."

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

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

"The perimeter of the Delineated Constraint Area shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, or illegal trespass or dumping in the Delineated Constraint Area. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height."

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50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

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

50.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

A portion of Tract Map (TR) 36894 is in a Special Flood Hazard Area delineated on the Awareness Maps prepared by the Department of Water Resources (DWR) as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area

c. A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.

d. A certification from a licensed professional engineer that the flood study supports that the development of Tract Map 36894 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD (cont.) RECOMMND

e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area.

f. A fee to cover the costs for Board revision of the floodplain limits.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

50.FLOOD RI. 3 MAP ONSITE EASE ON FINAL MAP RECOMMND

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

50.FLOOD RI. 8 MAP ADP FEES RECOMMND

A notice of drainage fees shall be placed on the environmental constraint sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Southwest Riverside Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

50.FLOOD RI. 10 MAP BMP MAINTENANCE & INSPECT RECOMMND

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

PLANNING DEPARTMENT

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

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 15,000 square feet net.

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50. PRIOR TO MAP RECORDATION

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

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-15000 and R-5 zones, 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 Change of Zone No. 7867 have been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the zones ultimately applied to the property.

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 28 MAP - FEE BALANCE

RECOMMND

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

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA

RECOMMND

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

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

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

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

4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) RECOMMND

671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

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

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

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

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

This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 31 MAP - CC&R RES CSA COM. AREA (cont.) (cont.) RECOMMND

absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

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

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

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

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 32

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

RECOMMND

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 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

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50. PRIOR TO MAP RECORDATION

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

or other document creating the assessment lien.

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

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control."

Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

50.PLANNING. 34 MAP - ECS AFFECTED LOTS RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

50.SURVEY. 1 MAP - EASEMENT (cont.) RECOMMND

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.

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.

NOTE: Entry monument shall be constructed outside the road right-of-way and shall not impair the sight distance.

50.TRANS. 4 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. 5 MAP - ANNEX L&LMD/OTHER DIST RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5 MAP - ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

- (1) Landscaping along McAllister Parkway.
- (2) Streetlights.
- (3) Street sweeping.

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

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

50.TRANS. 6 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.

NOTE: After coordinating with the Riverside Public Utilities, undergrounding the utility lines and

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50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - UTILITY PLAN (cont.) RECOMMND

poles on McAllister Parkway will not be required.

50.TRANS. 7 MAP - LANDSCAPING RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within McAllister Parkway.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

50.TRANS. 8 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. 9 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>

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50. PRIOR TO MAP RECORDATION

50.TRANS. 10 MAP - CONSTRUCT RAMP RECOMMND

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

50.TRANS. 11 MAP - SIGNING & STRIPING PLAN RECOMMND

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

50.TRANS. 12 MAP - PART-WIDTH RECOMMND

Praed Street along project boundary 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 66' full-width dedicated right-of-way (33' on the project side and 33' on the opposite side of the centerline) in accordance with County Standard No. 104, Section "A".

NOTE: A 6' sidewalk shall be constructed adjacent to the right-of-way line within the 11' parkway.

50.TRANS. 13 MAP - DEDICATIONS RECOMMND

Street "A" is designated LOCAL ROAD and said road 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: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. Entry monument shall be installed outside the road right-of-way and shall not impair the sight distance. The sight distance to be in conformance with County Standard No. 821, Ordinance 461.

3. A design speed of 25mph may be allowed. Adequate sight distance shall be provided. During plan check, design exception documentation may be required for the reduced design speed.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 14

MAP-LC LNDSCP COMMON AREA MAIN

RECOMMND

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

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

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP - NPDES/SWPPP

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

60.BS GRADE. 2 MAP - GRADING SECURITY RECOMMND

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

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

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

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

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

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

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

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

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

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

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

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

EPD DEPARTMENT

60.EPD. 1

- TEMP FENCING PLAN

RECOMMND

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The entire length of the riparian area adjacent to the project site shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

60.EPD. 2

- MBTA SURVEY

RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 2 - MBTA SURVEY (cont.)

RECOMMND

must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

60.EPD. 3 - BIOLOGICAL MONITOR

RECOMMND

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

60.EPD. 4 - TEMP FENCING INSTALLED

RECOMMND

The area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must

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60. PRIOR TO GRADING PRMT ISSUANCE

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

carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed and encompasses the entire Riparian/Riverine feature. EPD may also inspect the site prior to grading permit issuance.

60.EPD. 5 EPD - BUOW 30-DAY SURVEY RECOMMND

Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

60.EPD. 6 EPD - CONS. DEDICATION RECOMMND

The area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION INEFFECT

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for

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60. PRIOR TO GRADING PRMT ISSUANCE

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

approval a fire protection/vegetation management that should include but not limited to the following items:

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

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP SUBMIT PLANS RECOMMND

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

60.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD RECOMMND

A portion of Tract Map (TR) 36894 is in a Special Flood Hazard Area delineated on the Awareness Maps prepared by the Department of Water Resources (DWR) as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:

- a. A flood study consisting of HEC-RAS calculations, cross

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2 MAP ORD 458 SPEC FLOOD HAZARD (cont.) RECOMMND

sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.

b. An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area

c. A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.

d. A certification from a licensed professional engineer that the flood study supports that the development of Tract Map 36894 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.

e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area.

f. A fee to cover the costs for Board revision of the floodplain limits.

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

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

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

60.FLOOD RI. 6 MAP PHASING RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 7 MAP ADP FEES RECOMMND

Tract Map 36894 is located within the limits of the Southwest Riverside Area Drainage Plan (ADP) for which drainage fees have been adopted.

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

60.FLOOD RI. 8 MAP SUBMIT FINAL WQMP INEFFECT

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

PLANNING DEPARTMENT

60.PLANNING. 1 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 be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily

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60. PRIOR TO GRADING PRMT ISSUANCE

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

divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 3 MAP - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

MAP - PALEO PRIMP & MONITOR (cont.)

RECOMMND

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

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

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

9. Fossil identification and curation procedures to be employed.

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

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

60.PLANNING. 10 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

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

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

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

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

60.PLANNING. 18 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - SKR FEE CONDITION (cont.) RECOMMND

type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 14 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 19 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 23 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No. 7867 has been approved and adopted by the Board of Supervisors and has 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. 26 MAP - CULTURAL RESOURCE PROF. RECOMMND

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 26 MAP - CULTURAL RESOURCE PROF. (cont.) RECOMMND

must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

60.PLANNING. 27 MAP - NATIVE AMERICAN MONITOR RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 27 MAP - NATIVE AMERICAN MONITOR (cont.) RECOMMND

reports prepared by the Native American monitor.

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

3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

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

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PALEO MONITORING REPORT RECOMMND

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials

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70. PRIOR TO GRADING FINAL INSPECT

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

into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

70.PLANNING. 3 MAP - PHASE IV REPORT RECOMMND

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

70.PLANNING. 4 MAP - CURATION OF COLLECTIONS RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

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

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

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

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

FIRE DEPARTMENT

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

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM (cont.) INEFFECT

certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

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

80.FIRE. 2 MAP-RESIDENTIAL FIRE SPRINKLER INEFFECT

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

West County- Riverside Office 951-955-4777
East County- Palm Desert Office 760-863-8886

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 MAP SUBMIT PLANS RECOMMND

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

80.FLOOD RI. 3 MAP ADP FEES RECOMMND

Tract Map 36894 is located within the limits of the Southwest Riverside Area Drainage Plan (ADP) for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 3 MAP ADP FEES (cont.) RECOMMND

time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

80.FLOOD RI. 4 MAP SUBMIT FINAL WQMP RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

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

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

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

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that 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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California 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 monument(s) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

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

80.PLANNING. 15 MAP - MODEL HOME COMPLEX RECOMMND

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

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 15 MAP - MODEL HOME COMPLEX (cont.) RECOMMND

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 permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

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

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

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

80.PLANNING. 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

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80.PLANNING. 17

MAP - FINAL SITE PLAN (cont.)

RECOMMND

plan and shall conform to the Countywide Design Guidelines.

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

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

Color sample boards shall be submitted as a part of the application and review process.

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

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

80.PLANNING. 18 MAP - Walls/Fencing Plans RECOMMND.

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18

MAP - Walls/Fencing Plans (cont.)

RECOMMND

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

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

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

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

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

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

80.PLANNING. 19

MAP - SBA APPLICATION

RECOMMND

Prior to the issuance of building permits, a Setback Adjustment application shall be filed in accordance with Conceptual Plot Plan for TR36894, Exhibit A, dated August 27, 2015.

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80. PRIOR TO BLDG PRMT ISSUANCE

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 McAllister Parkway.
- (2) Streetlights.
- (3) Street sweeping.

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 2 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

- 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 or 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 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 MAP - LC LANDSCAPE SECURITY (cont.) RECOMMND

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:

- a. Prepare CFD Landscape Plans per LMD/CFD standards.

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.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 MAP - WQMP BMP INSPECTION (cont.) RECOMMND

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

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

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

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

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

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

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

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S RECOMMND

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

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 MAP - REQ'D GRDG INSP'S (cont.) RECOMMND

on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL RECOMMND

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

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 8 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.

EPD DEPARTMENT

90.EPD. 1 MAP - PERM FENCE INSTALLED RECOMMND

Prior to the issuance of a building permit, The area mapped as "Environmentally Sensitive Area" on Figure 2 of the document entitled "MSHCP Consistency Analysis and Habitat Assessment" dated March 2015 and prepared by LSA, will be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

FIRE DEPARTMENT

90.FIRE. 1 MAP - FIRE SPRINKLER SYSTEM INEFFECT

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 MAP BMP - EDUCATION RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 2 MAP BMP - EDUCATION (cont.) RECOMMND

five-day minimum processing period requested for all orders.

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

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

90.FLOOD RI. 3 MAP IMPLEMENT WQMP RECOMMND

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

PLANNING DEPARTMENT

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

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

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

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

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

90.PLANNING. 12 MAP- ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2 MAP - STREETLIGHTS INSTALL (cont.) RECOMMND

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90.TRANS. 3 MAP - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

NOTE: After coordinating with the Riverside Public Utilities, undergrounding the utility lines and poles on McAllister Parkway will not be required.

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - 80% COMPLETION (cont.)

RECOMMND

shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

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 McAllister Parkway.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 6 MAP - LC LNDSCP INSPECT DEPOSIT RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 7 MAP - LNDSCP INSPECTION RQMT RECOMMND

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS. _____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. _____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

90.TRANS. 8 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

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Riverside County LMS
CONDITIONS OF APPROVAL

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 MAP - LC COMPLY W/LNDSCP/IRR (cont.) RECOMMND

ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

WASTE DEPARTMENT

90.WASTE. 1 MAP - WASTE REPORTING FORM 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.

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

DATE: August 7, 2015

TO

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
1ST District Supervisor
City of Riverside

CHANGE OF ZONE NO. 7867 AND TENTATIVE TRACT MAP NO. 36894, AMENDED NO. 1 – EA42694 –
Applicant: Griffin Residential – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Southeasterly corner of McAllister Pkwy and Praed St – 14 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** The **Change of Zone** proposes to change the site's zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The **Tentative Tract Map** is a Schedule A subdivision of 14 acres into 22 residential lots and two (2) open space lots. – APNs: 136-110-004, 005, 008, 021, and 022 **BBID: 506-780-038**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the **Amended** 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 **Comment portion of the LDC Agenda scheduled on August 27, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Should you have any questions regarding this item, please do not hesitate to contact Damaris Abraham, (951) 955-5719, Project Planner, or e-mail at dabraham@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

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

DATE: April 22, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – M. Osur
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Landscaping Section-M. Hughes
P.D. Archaeology – H. Thomson
Riv. Co. Survey – D. Odenbaugh
Riv. Co. Waste Management Dept.
1st District Supervisor

1st District Planning Commissioner
City of Riverside
Western Municipal Water Dist.
Southern California Edison
Southern California Gas Co.

CHANGE OF ZONE NO. 7867 AND TENTATIVE TRACT MAP NO. 36894 – EA42694 – Applicant: Griffin Residential – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Southeasterly corner of McAllister Pkwy and Praed St – 14 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** The **Change of Zone** proposes to change the site's zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Space. The **Tentative Tract Map** is a Schedule A subdivision of 14 acres into 22 residential lots and 2 open space lots. – APNs: 136-110-004, 005, 008, 021, and 022

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 7, 2015**. 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 **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at dabraham@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



COUNTY OF RIVERSIDE
DEPARTMENT OF ENVIRONMENTAL HEALTH

Date: October 5, 2015
To: Damaris Abraham
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, California 92502



Reviewed Approved by: Steven T. Uhlman, CIH
Senior Industrial Hygienist

Signature:

Written by: Steven T. Uhlman, CIH
Riverside County, Department of Environmental Health
Office of Industrial Hygiene
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: TR 36894

SR Number: SR33453

Applicant: Griffin Residential
23811 Washington Ave., 110-110
Murrieta, CA 92562

Noise Consultant: LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, CA 92614
Phone: (949) 553-0666

Review Stage: First Review

Information Provided: Noise Impact Analysis, Bremmer Project (Griffin TTM 36894),
County of Riverside, California, June 2015 (GFC1501)



COUNTY OF RIVERSIDE DEPARTMENT OF ENVIRONMENTAL HEALTH

Noise Standards:

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

Highway Prediction Model:

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

Acoustical Parameters for County Highways:

1. Average daily traffic (ADT) Level "C" design capacity of 10,400 for Praed Street, McAllister Parkway and Dufferin Avenue (all defined as "Collectors" by the County of Riverside General Plan).
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

For Secondary Highways and Collector Roadways

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	10.9
Heavy Truck	0.74	0.35	0.04	0.35

3. The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
4. Traffic Speed of 40 MPH.
5. Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation.
6. Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.



Findings:

The consultant's report is adequate. We concur with the findings and recommendations.

Recommendations:

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

- **Exterior noise mitigation – 6 foot high sound wall / barrier:**

- 1) A six (6) foot high noise barrier / sound wall shall be constructed along the southwestern property line along Praed Streets shielding Lots 1 through 8.
- 2) A six (6) foot high noise barrier / sound wall shall be constructed along the western property line along Dufferin Avenue shielding Lot #1.

The barrier must be constructed with a top elevation that is six feet higher than the adjacent elevation of the roadway.

- **Interior noise mitigation – architectural consideration:**

- 1) **Lots 1 through 8:** Provide double-paned windows with a minimum sound transmission class (STC) of 30 for second-floor bedrooms and living rooms facing Praed Street.
- 2) Provide mechanical ventilation, such as an air-conditioning system, to all residential units.

- **Construction noise mitigation:**

- i) During all project site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards.
- ii) The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- iii) The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and sensitive receptors nearest the project site during all project construction.
- iv) The contractor shall limit construction to between the hours of 6:00 a.m. and 6:00 p.m. during the months of June through September and between the hours of 7:00 a.m. and 6:00 p.m. during the months of October through May.



Community Development
Department
Planning Division

City of Arts & Innovation

August 27, 2015

Damaris Abraham
Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Subject: Land Development Committee Initial Case Transmittal for Change of Zone No. 7867 & Tentative Tract Map No. 36894

Dear Ms. Abraham:

Thank you for the opportunity to comment on the above-noted project - a Change of Zone and Tentative Tract Map for Schedule A subdivision of 14 acres into 22 residential lots, and two open space lots. The project site is located in the Southeasterly corner of McAllister Parkway, east of Praed Street and west of Hillsmont Lane in the City of Riverside's southern sphere of influence and within a potential City annexation area (Lake Hills/Victoria Gardens/The Orchards Annexation area). The project site is also located immediately south of the City limits and the City's historic Arlington Greenbelt, an area subject to voter initiatives Proposition R and Measure C. These measures are intended to preserve Riverside's citrus and agricultural lands, scenic hills, ridgelines, arroyos and wildlife areas. City of Riverside staff has reviewed the proposed subdivision and offers the following comments:

General Plan Land Use Consistency - The proposed Change of Zone from Residential Agricultural (R-A) to One Family Dwelling—15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5), allowing for the proposed subdivision, is inconsistent with the City's HR - Hillside Residential General Plan 2025 land use designation for the site. The City's Hillside Residential (HR) land use designation is intended to limit development of Riverside's ecologically sensitive and visually prominent hillside areas. This designation has been applied to most hillside areas where slopes exceed fifteen percent and allows a maximum residential intensity of 0.5 dwelling units per acre (0.63 dwelling units per acre with a Planned Residential Development (PRD) Permit).

The County's General Plan land use designation for the site is Lake Mathews/Woodcrest Area Plan – Community Development: Low Density Residential (CD:LDR): one-half acre minimum lot size. This land use designation allows for a density of 2 dwelling units per acre and is also inconsistent with the City's General Plan 2025 HR land use designation.

While the proposed change of zone and subdivision may be consistent with the County's General Plan, the proposed change of zone to allow for smaller lots serves to perpetuate an inconsistency between City and County general plans in direct conflict with the City's General Plan land use designation for the site.

With regard to General Plan consistency, adoption of the proposed subdivision and change of zone can individually or cumulatively create impacts that are not mitigated or anticipated by the City's current adopted long range planning documents. CEQA analysis for the project needs to appropriately consider and evaluate land use impacts related to consistency with both the County and City General Plans.

In an effort to achieve consistency between the County and City General Plans, and to jointly plan development in unincorporated areas adjacent to cities, City staff requests that concurrent with review of the County application associated with the proposed subdivision, the applicant file a General Plan Amendment with the City to change the City land use designation for the proposal. Please note that the filing of a General Plan Amendment application with the City does not guarantee or otherwise secure the City's approval of a General Plan Amendment. Please refer to County Action 4.3 of the attached Cities/County Memorandum of Understanding which provides that the "County desires to jointly plan with Cities for development of unincorporated areas adjacent to Cities. To facilitate this cooperative effort, the County will not approve a new development project requiring rezoning that is inconsistent with the City's adopted General Plan if the project is within the City's sphere of influence until County staff and appropriate City staff and the project applicant have met to review the subject development proposal."

In addition to evaluating General Plan land use consistency, the CEQA analysis needs to appropriately evaluate and mitigate impacts to agricultural resources. The majority of the project site (the portion where single-family lots are proposed) is identified by both the City's General Plan 2025 Open Space and Conservation Element, and the County's General Plan as "Prime Farmland," "Farmland of Statewide Importance" and "Unique Farmland."

Public Works Department Traffic Division Comments –

The City's Traffic and Engineering Division of the Public Works Department has indicated that the proposed development falls under current thresholds requiring traffic impact analysis; however the rezoning will result in unplanned vehicular trips along the City of Riverside roadways—the impact of which has not been accounted for in any prior planning documents. In the event the County proceeds with approval of the project as proposed, it is encouraged the developer enter an agreement with the City to ensure the collection of Traffic and Railroad Signal Mitigation Fees and Transportation Impact Fees to address impacts of the project on City of Riverside roadways and intersections.

We look forward to continue working with you. Please send us copies of all revised plans, staff reports, and environmental reviews as it pertains to this project. Should you have any questions regarding this letter, please contact Oscar Romero, Planning Technician, at (951) 826-5277 or by e-mail at oromero@riversideca.gov.

Sincerely,



Jay Eastman, AICP
Interim City Planner

Enclosures: March 12, 2002 Cities/County Memorandum of Understanding

cc: Rusty Bailey, Mayor
Riverside City Council Members
John A. Russo, City Manager
Al Zelinka, Assistant City Manager
Emilio Ramirez, Interim Community Development Director
Tom Boyd, Public Works Director
Girish Balachandran, Public Utilities General Manager
Kevin Jeffries, Supervisor District 1, 4080 Lemon Street, 5th Floor, Riverside CA, 92501
Steve Weiss, Riverside County TLMA Planning Director, 4080 Lemon Street, 9th Floor,
Riverside, CA 92502
Griffin Residential, 110 North Lincoln Avenue, Suite 100, Corona, CA 92882
Adkan Engineers, 6879 Airport Drive, Riverside, California 92504

CLERK'S COPY

CITIES/COUNTY MOU

3/12/02 12.2

3/12/2002

This Memorandum of Understanding is entered into with reference to the following facts:

Representatives of the County of Riverside (County) and the Cities of Corona, Moreno Valley and Riverside (Cities) have met on a number occasions and have in good faith exchanged proposals concerning the Riverside County Integrated Project and its effects upon the County and Cities. The County intends this MOU to be available to all cities in Riverside County.

The Riverside County Board of Supervisors (County) acknowledges the need to work cooperatively with Cities on issues of land use, mobility, economic development, open space and conservation. Riverside County has been and will continue to be one of the fastest growing regions in California. Economic forecasts project that Riverside County will approximately double its population in the next 20 years. The current system for financing local governments, cities and counties, in California does not meet the many needs. The system forces competition among local jurisdictions that often leads to questionable long-term planning decisions and discourages cooperation. To accommodate the continued high level of growth in our region, Cities and County need to develop common goals and approaches to dealing with new development.

County and Cities agree to various points that will facilitate cooperation in the planning and development of western Riverside County. Cities have conditioned their support for the Riverside County Integrated Plan to the resolution of these city/county issues. These agreed upon points may be implemented through the County's General Plan, anticipated to be adopted in the mid 2002, through implementing ordinances and policies. Prior to the adoption of the new General Plan, these policies may be implemented as a pilot program for new development projects under consideration by the County at the time of adoption of this MOU.

Representatives of County and Cities have reached an understanding as to certain policies to be adopted by County and Cities. Therefore the County and the Cities agree as follows:

City Actions:

- 1) The respective City Councils will adopt a Resolution in support of the Multiple Species Habitat Conservation Plan (MSHCP) process which includes an agreement that the cities will sign on MSHCP Section 10A Permit Application on or before March 21, 2002.
- 2) Cities will support and work in good faith with the County and the Western Riverside Council of Governments (WRCOG) to develop and implement a MSHCP for Western Riverside County.
- 3) Cities will support and work in good faith with County and the WRCOG to develop and implement a Transportation Uniform Mitigation Fee (TUMF) for Western Riverside County.

County Actions:

- 4) County agrees to implement the following policies as soon as practicable.
 - 4.1) County will adopt a policy setting forth development standards¹ and implement such standards in city spheres of influence that provides for County to have comparable development standards with cities. Prior to adoption of the New County General Plan, the County will establish agreeable development standards to apply in city spheres.
 - 4.2) County will adopt a policy and implement standards to provide that new development that occurs in unincorporated areas will "pay its own way." The requirements of this will cover the provision of community parks, recreation programs and libraries² subject to the limitations of Proposition 218.
 - 4.3) County desires to jointly plan with Cities for development in unincorporated areas adjacent to Cities. To facilitate this cooperative effort, the County will not approve a new development project requiring rezoning that is inconsistent with the City's adopted General Plan if the project is within the city's sphere of influence until county staff and appropriate city staff and the project applicant have met to review the subject development proposal. The purpose of this meeting is to develop a joint set of conditions/requirements regarding the project that will be submitted to the County Planning Commission. If County staff, City staff and the developer do not agree on the conditions/requirements, the issues will be submitted to an ad hoc committee made up of the Supervisor of the affected District and member(s) of the Council of the affected City. Following this meeting(s), County may proceed with their development review process. County and City staffs will work to establish a procedure that the Cities and the County will follow to implement this joint project review.
- 5) County will adopt a policy expressing the County's support for limiting LAFCO established Communities of Interest (COI's) to a single two year term and not extending existing COI's beyond their existing term for COI's within City Spheres of Influence nor will the County support the establishment of unincorporated communities.

¹ The following is a partial listing of development standards as envisioned in paragraph 4.1

Street Width	Design Standards
Landscaping	Reverse Frontage Landscaping
Set Backs	Residential Lot Development, including
Parking	subdivision design grading
Undergrounding Utilities	Density
Septic Systems permitted on only one acre lots or greater	

²The phrase "pay its own way" means that the County will establish programs that will be continuing obligations of the County (utilizing a CFD, CSA or other ongoing funding mechanism subject to the requirements of Proposition 218). The use of home owner associations will be limited to services or facilities serving only that specific group of property owners.

Joint City/County Actions:

- 6) Cities will adopt a companion policy for County review of regionally significant city projects. The policy will provide for a joint review process as provided in Section 4.3 above to apply to city projects within one half (½) mile of the city limit.
- 7) County and Cities will jointly establish a procedure that both Cities and County will follow to implement this joint project review process. The procedure will define the range of projects to be subject to joint review.

This MOU shall take effect upon approval of the governing boards of Cities and County.

County

Cities

Bob Buster

Chairman, Riverside County
Board of Supervisors
BOB BUSTER

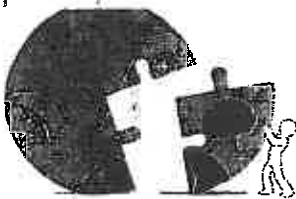
Mayor, City of Corona

ATTEST:
GERALD A. MALONEY, Clerk

By *[Signature]*
DEPUTY

Mayor, City of Moreno Valley

Mayor, City of Riverside



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C207867 DATE SUBMITTED: 3/25/15

APPLICATION INFORMATION

Applicant's Name: GRIFFIN RESIDENTIAL E-Mail: RPETERS@griffin-residential.com

Mailing Address: 110 N. LINCOLN AVE STE 100
CORONA City CA State 92882 ZIP

Daytime Phone No: (951) 547-3594 Fax No: ()

Engineer/Representative's Name: ADKAN ENGINEERS-MICHAEL BRENDÉCKE E-Mail: mbrendecke@adkan.com

Mailing Address: 6879 AIRPORT DR
RIVERSIDE City CA State 92506 ZIP

Daytime Phone No: (951) 688 0291 Fax No: ()

Property Owner's Name: DAHYA & BREMER TRUSTS 40 GRIFFIN RESIDENTIAL PER POA E-Mail:

Mailing Address: 110 N. LINCOLN AVE STE 100
CORONA City CA State 92882 ZIP

Daytime Phone No: (951) 547-3594 Fax No: ()

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

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

APPLICATION FOR CHANGE OF ZONE

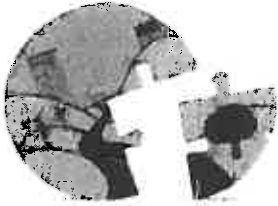
Thomas Brothers map, edition year, page number, and coordinates: PAGE 744, GRID H3, H4, J3, J4

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

CHANGE OF ZONE FROM R-A TO R-1+15,000, AND
OS-L. NO GENERAL PLAN DESIGNATION CHANGES. THE PROPERTY
WILL STILL BE LDR THROUGH CLUSTERING AND PRESERVATION OF
THE OPEN SPACE.

Related cases filed in conjunction with this request:

TENTATIVE TRACT MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP MINOR CHANGE VESTING MAP
 REVISED MAP REVERSION TO ACREAGE EXPIRED RECORDABLE MAP
 PARCEL MAP AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR 36894 DATE SUBMITTED: 3/24/15

APPLICATION INFORMATION

Applicant's Name: GRIFFIN RESIDENTIAL E-Mail: rpeters@griffin-residential.com

Mailing Address: 110 N. Lincoln Ave. Ste. 100

Corona Street 92882
CA
City State ZIP

Daytime Phone No: (951) 547-3594 Fax No: ()

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

Mailing Address: 6879 Airport Drive

Riverside Street 92504
CA
City State ZIP

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

Property Owner's Name: Dahya and Bremer Trusts c/o Griffin Residential per POA

Mailing Address: 110 N. LINCOLN AVE. STE. 100

Santa Anna Street 92705
CA
City State ZIP

Daytime Phone No: () Fax No: ()

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Gage Canal & Tract No. 30295, South of Mcallister Pkwy, East of Praed St., West of Tract No. 30337

Thomas Brothers map, edition year, page number, and coordinates: Page 744, Grid H3,H4,J3,J4

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

Subdivide 14 +/- acres of property into 22 residential lots and 2 open space lots.

The current zoning is RA and the land use is LDR. The proposed zoning is R-1-15.000 and OS-C. Through clustering and the preservation of open space, the land use is preserved.

Related cases filed in conjunction with this request:

Replace (None)

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

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

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

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

If yes, indicate the type of report(s) and provide a copy: BIOLOGICAL, CULTURAL, GEOTECHNICAL

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

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

Will the proposal result in cut or fill slopes steeper than 2.1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 17,156 C.Y.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 36,776 C.Y.

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

Import 19,620 Export _____ Neither _____

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

Import Location will be determined at time of construction

What is the anticipated route of travel for transport of the soil material?

To be determined at time of construction

How many anticipated truckloads? To be determined at time of construction truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 259,256 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

Is the subdivision located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.


APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 9-24-15

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region¹

Project File No.	XXXX
Project Name:	Tract No. 36894
Project Location:	Section 30, Township 3 South, Range 5 West
Project Description:	Repalce (Development of 22 housing lots and 2 open space lots tract on previously undeveloped land)
Applicant Contact Information:	Griffin Residential 110 N. Lincoln Ave. Ste.100 Corona CA 92882 (951)547-3594

Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541,7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input type="checkbox"/>

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If all questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7867 AND TENTATIVE TRACT MAP NO. 36894 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Griffin Residential – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Southeasterly corner of McAllister Parkway and Praed Street – 14 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** The change of zone proposes to change the site's zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The Tentative Tract Map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
FEBRUARY 3, 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, Damaris Abraham, at 951-955-5719 or email dabraham@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Notice of Intent to Adopt the Mitigated Negative Declaration was published December 29, 2015. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use and Subdivision Ordinance Nos. 348 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7867 AND TENTATIVE TRACT MAP NO. 36894 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Griffin Residential – Engineer/Representative: Adkan Engineers – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Low Density Residential (CD:LDR) (½ Acre Minimum) – Location: Southeasterly corner of McAllister Parkway and Praed Street – 14 Acres – Zoning: Residential Agricultural (R-A) – **REQUEST:** The change of zone proposes to change the site's zoning from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The Tentative Tract Map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots.

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
JANUARY 20, 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, Damaris Abraham, at 951-955-5719 or email dabraham@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 12/11/2015

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

APN (s) or case numbers CZ07867/TR36894 For

Company or Individual's Name Planning Department

Distance buffered 600'

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

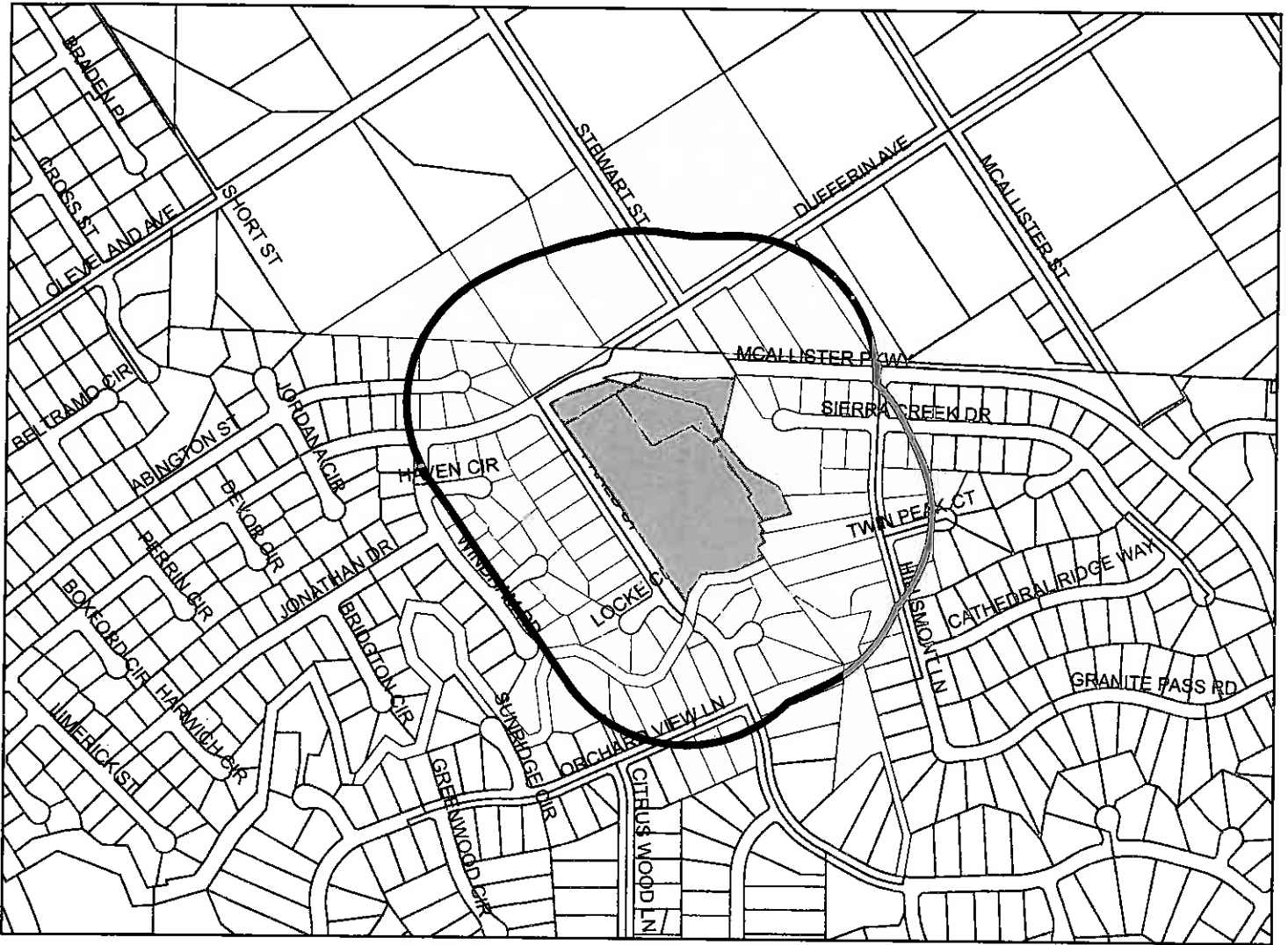
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

DAF
Expres 6/11/2016

CZ07867/TR36894 (600 feet buffer)



Selected Parcels

136-530-031	269-222-009	136-522-007	269-460-011	136-520-004	136-530-010	136-522-012	136-522-013	239-022-004	239-022-005
239-030-009	269-231-002	136-522-003	269-460-002	136-530-017	239-090-002	136-520-003	136-530-029	269-460-014	269-460-017
136-530-021	239-090-001	269-211-001	269-212-010	269-450-006	136-522-008	269-460-008	269-211-002	136-522-005	136-530-032
239-090-017	269-212-008	269-231-004	136-522-002	136-520-002	136-100-009	136-110-026	136-520-005	136-522-006	269-460-006
136-530-026	136-530-023	269-211-003	269-432-006	269-460-003	269-460-005	136-530-012	269-212-024	136-530-013	136-110-025
136-522-004	269-460-012	136-110-004	136-110-005	136-110-008	136-110-021	136-110-022	269-460-016	269-461-001	136-530-011
239-022-003	269-231-001	269-231-005	269-432-007	269-460-007	269-231-003	136-520-001	136-530-022	136-530-020	269-460-004
136-530-014	269-222-010	269-432-003	269-460-010	269-212-013	269-460-013	136-530-009	136-530-028	269-460-001	269-432-005
136-530-025	269-212-023	269-212-009	136-522-009	239-090-005	269-222-011	136-530-008	136-530-016	136-530-027	269-431-015
136-530-015	269-212-021	269-212-012	136-530-030	136-530-024	269-212-011	136-530-018	269-450-007	269-460-009	239-090-012
136-530-019	269-432-004								



525 262.5 0 525 Feet

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 136110022, APN: 136110022
NILA DAHYA, ETAL
2335 TUBBS DR
TUSTIN CA 92782

ASMT: 136520005, APN: 136520005
KIMAREE MARTIN, ETAL
2266 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136110025, APN: 136110025
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

ASMT: 136522002, APN: 136522002
DRANIX INV
360 E FIRST ST NO 295
TUSTIN CA 92780

ASMT: 136110026, APN: 136110026
GAGE CANAL CO
GAGE CANAL CO
7452 DUFFERIN AVE
RIVERSIDE CA 92504

ASMT: 136522003, APN: 136522003
STEPHANIE RUBALCAVA, ETAL
12205 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520001, APN: 136520001
ANGIE KIM, ETAL
12270 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136522004, APN: 136522004
BARBARA KAHYAI, ETAL
12223 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520002, APN: 136520002
RAMON SANTIAGO, ETAL
12252 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136522005, APN: 136522005
SUSAN DAVIS, ETAL
12241 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520003, APN: 136520003
SHANNON CECIL, ETAL
12234 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136522006, APN: 136522006
RUDAYNA SAYEGH, ETAL
12259 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136520004, APN: 136520004
PRITESH PATEL, ETAL
2284 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136522007, APN: 136522007
PATRICIA LOPEZ, ETAL
12236 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136522008, APN: 136522008
MICHAEL CARTER, ETAL
12200 ABINGTON ST
RIVERSIDE, CA. 92503

ASMT: 136530013, APN: 136530013
JOSE GUZMAN
11761 GARRET LN
VICTORVILLE CA 92392

ASMT: 136522009, APN: 136522009
KYONG GIGUERE, ETAL
P O BOX 63264
COLORADO SPRINGS CO 80962

ASMT: 136530014, APN: 136530014
NEERA KOHLI, ETAL
12326 ISLESFORD CIR
RIVERSIDE CA 92503

ASMT: 136530008, APN: 136530008
CLAUDIA PENA, ETAL
16293 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 136530015, APN: 136530015
ERIKA FAUCHER, ETAL
12308 ISLESFORD CIR
RIVERSIDE, CA. 92503

ASMT: 136530009, APN: 136530009
CINTHYA GUTIERREZ, ETAL
RAFAEL GUTIERREZ
16270 WINDHAM RD
RIVERSIDE CA 92880

ASMT: 136530016, APN: 136530016
IRENE CICHY, ETAL
16216 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 136530010, APN: 136530010
ANNA LOCKE YELVERTON, ETAL
16252 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 136530017, APN: 136530017
JACQUELINE PANTOJA, ETAL
16198 WINDHAM RD
RIVERSIDE, CA. 92503

ASMT: 136530011, APN: 136530011
LAM BUI
16234 WINDHAM PL
RIVERSIDE, CA. 92503

ASMT: 136530018, APN: 136530018
VARTAN GRIGORIAN
16180 WINDHAM RD
RIVERSIDE, CA. 92503

ASMT: 136530012, APN: 136530012
JEFFREY TOUNEH
12313 ISLESFORD CIR
RIVERSIDE CA 92503

ASMT: 136530020, APN: 136530020
MONICA MUNOZ, ETAL
12257 HAVEN CIR
RIVERSIDE, CA. 92503



ASMT: 136530021, APN: 136530021
BRIAN SLAYMAN, ETAL
12275 HAVEN CIR
RIVERSIDE, CA. 92503

ASMT: 136530028, APN: 136530028
MARTHA CARRILLO, ETAL
2140 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136530022, APN: 136530022
MEHULKUMAR KATHROTIYA
2248 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136530029, APN: 136530029
BRIAN YU
12362 LOCKE CIR
RIVERSIDE, CA. 92503

ASMT: 136530023, APN: 136530023
MARIA GARCIA, ETAL
2230 PRAED ST
RIVERSIDE CA 92503

ASMT: 136530030, APN: 136530030
LINDA SMITH, ETAL
P O BOX 1167
TUSTIN CA 92781

ASMT: 136530024, APN: 136530024
OLIVIA CABRAL, ETAL
2212 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 136530031, APN: 136530031
ADAM COLLOPY
12385 LOCKE CIR
RIVERSIDE, CA. 92503

ASMT: 136530025, APN: 136530025
RICK HUTCHINSON
174 W LINCOLN AVE NO 264
ANAHEIM CA 92805

ASMT: 136530032, APN: 136530032
SHANNON PARKER, ETAL
12403 LOCKE CIR
RIVERSIDE, CA. 92503

ASMT: 136530026, APN: 136530026
DOLLY BHARADWAJ, ETAL
20435 SHAKARI CIR
YORBA LINDA CA 92887

ASMT: 239022003, APN: 239022003
LAURENCE MARTINEZ
10507 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 136530027, APN: 136530027
FIDA DENNAWI, ETAL
2158 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 239030009, APN: 239030009
SOCORRO AYON, ETAL
1720 GREEN ORCHARD PL
RIVERSIDE CA 92508



ASMT: 239090002, APN: 239090002
BONNIE SALAZAR
10490 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212008, APN: 269212008
DIXIE WRIGHT
2061 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 239090005, APN: 239090005
MARGARET GRUNDEL, ETAL
R D & M L GRUNDEL
10412 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212009, APN: 269212009
ARLENE BOTTENFIELD, ETAL
10360 SUNGROVE CIR
RIVERSIDE, CA. 92503

ASMT: 239090012, APN: 239090012
LESLI KEARNEY, ETAL
10450 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212010, APN: 269212010
TERI BOYATT, ETAL
10340 SUNGROVE CIR
RIVERSIDE, CA. 92503

ASMT: 239090017, APN: 239090017
CYNTHIA MEDINA, ETAL
10480 DUFFERIN AVE
RIVERSIDE, CA. 92503

ASMT: 269212011, APN: 269212011
ANNA SMITH, ETAL
10361 SUNGROVE CIR
RIVERSIDE, CA. 92503

ASMT: 269211001, APN: 269211001
CITY OF RIVERSIDE
C/O PROPERTY SERVICES
3900 MAIN ST
RIVERSIDE CA 92522

ASMT: 269212012, APN: 269212012
STACEY DAUGHERTY, ETAL
2081 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269211002, APN: 269211002
STEPHANIE BROOKS, ETAL
10411 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269212013, APN: 269212013
PATRICIA MINSON
2099 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269211003, APN: 269211003
LISA CORDS, ETAL
10431 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269212021, APN: 269212021
JOSE QUINTANA, ETAL
2049 PRAED ST
RIVERSIDE, CA. 92503



ASMT: 269212023, APN: 269212023
RICKY MOORE
1887 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269231003, APN: 269231003
IRENE ENO, ETAL
10491 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269212024, APN: 269212024
ELSIE HOFFMAN, ETAL
2031 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269231004, APN: 269231004
DONALD ADAMS
10511 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269222009, APN: 269222009
ALBERT CARRASCO
2030 PRAED ST
RIVERSIDE, CA. 92503

ASMT: 269231005, APN: 269231005
DEBORAH ANDERSON, ETAL
10531 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269222010, APN: 269222010
CHARLINA SHELLEY, ETAL
10430 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269431015, APN: 269431015
EKTA PATEL, ETAL
12612 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269222011, APN: 269222011
JUVENTINA SERRATO, ETAL
10450 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269432003, APN: 269432003
LEONORA BAYTAN, ETAL
12652 TWIN PEAK CT
RIVERSIDE CA 92503

ASMT: 269231001, APN: 269231001
THYREN CASTILLO, ETAL
10451 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269432004, APN: 269432004
CYDNEY OSANO, ETAL
16126 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269231002, APN: 269231002
JOELLE HARO, ETAL
10471 ORCHARD VIEW LN
RIVERSIDE, CA. 92503

ASMT: 269432005, APN: 269432005
JACQUELINE TRANG, ETAL
16090 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269432006, APN: 269432006
JOYCE BOWER, ETAL
12621 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460004, APN: 269460004
MICHAEL TRAN
12522 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269432007, APN: 269432007
RAMONA MUNOZ, ETAL
12639 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460005, APN: 269460005
SUSAN WILHELM, ETAL
12513 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269450006, APN: 269450006
KEVIN PEEK, ETAL
16180 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460006, APN: 269460006
LAROSA MONTGOMERY, ETAL
12549 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269450007, APN: 269450007
CANDACE BERRY, ETAL
16162 HILLSMONT LN
RIVERSIDE CA 92503

ASMT: 269460007, APN: 269460007
LUNG TEN INV
C/O YO HANG ONG
16239 WINDHAM RD
RIVERSIDE CA 92503

ASMT: 269460001, APN: 269460001
JANET MARTINEZ, ETAL
12576 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460008, APN: 269460008
PATRICIA BRADFORD, ETAL
16099 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460002, APN: 269460002
BERNADETTE WIDIJASTUTI
12558 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460009, APN: 269460009
WEI FANG
16117 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460003, APN: 269460003
LISA VON ZABERN, ETAL
12540 SIERRA CREEK DR
RIVERSIDE, CA. 92503

ASMT: 269460010, APN: 269460010
NORMA PALOMARES
16133 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460011, APN: 269460011
ALY SHAKANKIRY
16155 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460012, APN: 269460012
LISA HELTON, ETAL
16171 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460013, APN: 269460013
EMILY DIEP, ETAL
16189 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269460014, APN: 269460014
TERESA PARTEN, ETAL
16225 HILLSMONT LN
RIVERSIDE, CA. 92503

ASMT: 269461001, APN: 269461001
LA SIERRA COMMUNITY ASSN
C/O MERIT PROP MANAGEMENT
1 POLARIS WAY
ALISO VIEJO CA 92656

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

The Gas Company
7000 Indiana Ave., #105
Riverside, CA 92506

Planning Department,
City of Riverside
3900 Main St. 3rd floor
Riverside, CA 92522

Riverside Unified School District
3380 14th St.
P.O. Box 2800
Riverside, CA 92516

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Applicant:
Griffin Residential
110 N. Lincoln Ave., Ste 100
Corona, CA 92882

Engineer:
Adkan Engineers
Attn: Michael Bredecke
6879 Airport Drive
Riverside, CA 92504

Owner:
Dahya and Bremer Trusts
c/o Griffin Residential
110 N. Lincoln Ave., Ste 100
Corona, CA 92882

Applicant:
Griffin Residential
110 N. Lincoln Ave., Ste 100
Corona, CA 92882

Engineer:
Adkan Engineers
Attn: Michael Bredecke
6879 Airport Drive
Riverside, CA 92504

Owner:
Dahya and Bremer Trusts
c/o Griffin Residential
110 N. Lincoln Ave., Ste 100
Corona, CA 92882



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Change of Zone No. 7867 and Tentative Tract Map No. 36894

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

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

COMPLETED/REVIEWED BY:

By: Damaris Abraham Title: Project Planner Date: December 28, 2015

Applicant/Project Sponsor: Griffin Residential Date Submitted: March 25, 2015

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

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

Revised: 10/16/07
Y:\Planning Case Files-Riverside office\TR36894\DH-PC-BOS Hearings\DH-PC\CZ07867.TR36894.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42786 ZCFG7867

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

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

CZ07867/TR36894
Project Title/Case Numbers

Damaris Abraham
County Contact Person

(951) 955-5719
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Griffin Residential
Project Applicant

110 No. Lincoln Avenue, Suite 100, Corona, CA 92882
Address

The project is located southeasterly corner of McAllister Parkway and Praed Street.
Project Location

The change of zone proposes to change the site's zoning classification from Residential Agricultural (R-A) to One Family Dwellings – 15,000 Sq. Ft. Minimum (R-1-15000) and Open Area Combining Zone-Residential Developments (R-5). The tentative tract map is a Schedule A subdivision of 14 acres into 22 residential lots with a minimum lot size of 15,852 sq. ft. and two (2) open space lots.
Project Description

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

1. The project WILL have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 12/14/2015
Y:\Planning Case Files-Riverside office\TR36894\DH-PC-BOS Hearings\DH-PC\CZ07867.TR36894.NOD Form.docx

Please charge deposit fee case#: ZEA42786 ZCFG7867

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1503270

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

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

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

Received from: GRIFFIN RESIDENTIAL \$50.00
paid by: CK 1038
CFG FOR EA42786 (CZ07867 AND TR36894)
paid towards: CFG06170 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Mar 25, 2015 16:08
MGARDNER posting date Mar 25, 2015

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

D* REPRINTED * R1506255

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

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

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

Received from: GRIFFIN RESIDENTIAL \$2,210.00
paid by: CK 1053
CFG FOR EA42786 (CZ07867 AND TR36894)
paid towards: CFG06170 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 03, 2015 12:01
MGARDNER posting date Jun 03, 2015

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

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