

# PLANNING DEPARTMENT

9:00 AM APRIL 19, 2017

Planning Commissioners 2017

1<sup>st</sup> District
Carl Bruce Shaffer

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

**3<sup>rd</sup> District**Ruthanne TaylorBerger
Vice-Chairman

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

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

Assistant TLMA Director Charissa Leach, P.E.

Legal Counsel
Michelle Clack
Deputy
County Counsel

#### AGENDA

REGULAR MEETING

#### 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 Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at <a href="mailto:esarabia@rivco.org">esarabia@rivco.org</a>. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

#### CALL TO ORDER: SALUTE TO THE FLAG – ROLL CALL

- **1.0** CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)
  - 1.1 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32818 Applicant: The Woods (Riverside) Venture, LLP Third Supervisorial District Winchester Zoning Area Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 D.U./Ac.) Community Development: Medium High Density Residential (CD-MHDR)(5-8 D.U./Ac.) Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and southerly of Olive Avenue 24.84 Acres Zoning: Specific Plan (SP 293) Approved Project Description: Schedule "A" Subdivision of 24.84 acres into 252 condominium units within 84 individual buildings REQUEST: Second Extension of Time Request for Tentative Tract Map No. 32818, extending the expiration date to March 1, 2018. Project Planner: Desiree Bowie at (951) 955-8254 or email at dbowie@rivco.org.
  - 1.2 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32816** Applicant: The Woods (Riverside) Venture, LLP Third Supervisorial District Winchester Zoning Area Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 D.U./Ac.) Community Development: Medium High Density Residential (CD-MHDR) (5-8 D.U./Ac.) Location: Northerly of Domenigoni Parkway, easterly of Leon Road, and southerly of Olive Avenue 13.34 Acres Zoning: General Residential (R-3) Approved Project Description: Schedule "A" Subdivision of 13.34 acres into 84 multi-family residential lots **REQUEST**: Second Extension of Time Request for Tentative Tract Map No. 32816, extending the expiration date to April 11, 2018. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

PLANNING COMMISSION APRIL 19, 2017

1.3 **PLOT PLAN NO. 25943** – **RECEIVE and FILE** – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Roberts Road, northerly of Kross Road, and westerly of Wood Road – 1.57 Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** Verizon Wireless co-location installation of 12 eight (8) foot high panel antennas, 12 RRUs, 12 A2 backpacks, two (2) surge protector units, one (1) four (4) foot diameter microwave dish; with two (2) GPS antennas on equipment cabinets, and one (1) DC generator within an existing wireless communication facility. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

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

**NONE** 

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

**NONE** 

- **4.0** PUBLIC HEARING NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1 **CHANGE OF ZONE 7907 and PLOT PLAN NO. 26006** Intent to adopt a Negative Declaration Applicant: Valerie C. Gersch Engineer/Representative: Oz Bratene First Supervisorial District Elsinore Area Plan Meadowbrook Zoning Area Meadowbrook Rural Village Land Use Overlay Area General Plan: Community Development: Very Low Density Residential (CD-VLDR) Zoning: Rural Residential (R-R) Location: Northerly of Eugene Street, southerly of Ethanac Road, and easterly of Highway 74 11.61 Acres **REQUEST:** A Change of Zone (CZ07907) to change the site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1/C-P) and a Plot Plan (PP26006) to entitle an existing outside vehicle storage yard and U-Haul Rental Facility. Project Planner: Deborah Bradford at (951) 955-6646 or email at <a href="mailto:dbradfor@rivco.org">dbradfor@rivco.org</a>.
- 4.2 **TENTATIVE TRACT MAP NO. 33688, REVISED MAP NO. 1** Intent to Adopt a Mitigated Negative Declaration Applicant: James Rapp/Ron Waleki Engineer/Representative: David Jeffers Consulting First Supervisorial District Glen Ivy Zoning Area Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) Location: Northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Drive, and westerly of Lawson Road 42.9 Gross Acres Zoning: One-Family Dwellings 12,000 sq. ft. minimum (R-1-12000) Residential Agricultural 2 ½ acre minimum (R-A-2 ½) **REQUEST:** The Tentative Tract Map No. 33688, Revised Map No. 1, proposes to revise TR33688, a Schedule "A" Subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 sq. ft., previously approved on September 1, 2009, by adding an additional 5.8-acre area to the south, adding five (5) single family residential lots for a total of 54 residential lots, eliminating the western extension of "A" Street to Trilogy Parkway, and providing an access easement to Hunt Road. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.
- 4.3 **TENTATIVE TRACT MAP NO. 36825 –** Applicant: Forestar Toscana LLC Engineer/Representative: Adkan Engineers: Richard Reaves and Mitch Adkison First Supervisorial District Temescal Zoning Area Temescal Canyon Area Plan: Open Space Conservation: Medium Density Residential (OSC-MDR) (2-5 D.U./Ac.) East Temescal Hillside Policy Area Serrano Policy Area Temescal Wash Policy Area Location: Southerly of Interstate 15, westerly of Mayhem Road, northerly of Temescal Canyon Road, and easterly of Park Canyon Road 153.11 Gross Acres Zoning: Specific Plan (S-P No. 327A1 (Terramor/Toscana) Planning Area No. 6-10, 13, 16, 21, 24-27) **REQUEST:** Proposed Schedule "A" Subdivision of 153.25 acres into 38 lots. The lots include, eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/fuel management/water quality basin lots, and approximately 9.4 acres of private roads. This proposal is part of Phase 2 of the former Toscana Specific Plan now known as Terramor. Project Planner: Deborah Bradford at (951) 955-6646 or email at <a href="mailto:dbradfor@rivco.org">dbradfor@rivco.org</a>.
  - **5.0** WORKSHOPS:

**NONE** 

- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0 DIRECTOR'S REPORT
- 8.0 COMMISSIONERS' COMMENTS

1.1

Agenda Item No.

Area Plan: Harvest Valley/Winchester

Zoning District: Winchester Supervisorial District: Third Project Planner: Desiree Bowie

Planning Commission Hearing: April 19, 2017

Charissa Leach, P.E., Assistant

**TLMA Director** 

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

**TENTATIVE TRACT MAP NO. 32818** 

SECOND EXTENSION OF TIME

Applicant: The Rancon Group

The applicant of the subject case has requested an extension of time to allow the recordation of the final map of a Schedule 'A' subdivision of 24.84 acres into 252 condominium units proposing 84 buildings.

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

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

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

#### REQUEST:

#### SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32818

#### **BACKGROUND:**

The Tentative Tract Map No. 32818 was originally approved at Planning Commission on March 1, 2006. The Map proceeded to the Board of Supervisors and was approved on March 28, 2006.

The Planning Commission approved the First Extension of Time on May 18, 2016.

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

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

1/1/

correspondence from the Extension of Time applicant (dated February 22, 2017, and received by the Planning department via email on March 2, 2017) indicating the acceptance of the seven (7) recommended conditions.

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

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

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

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

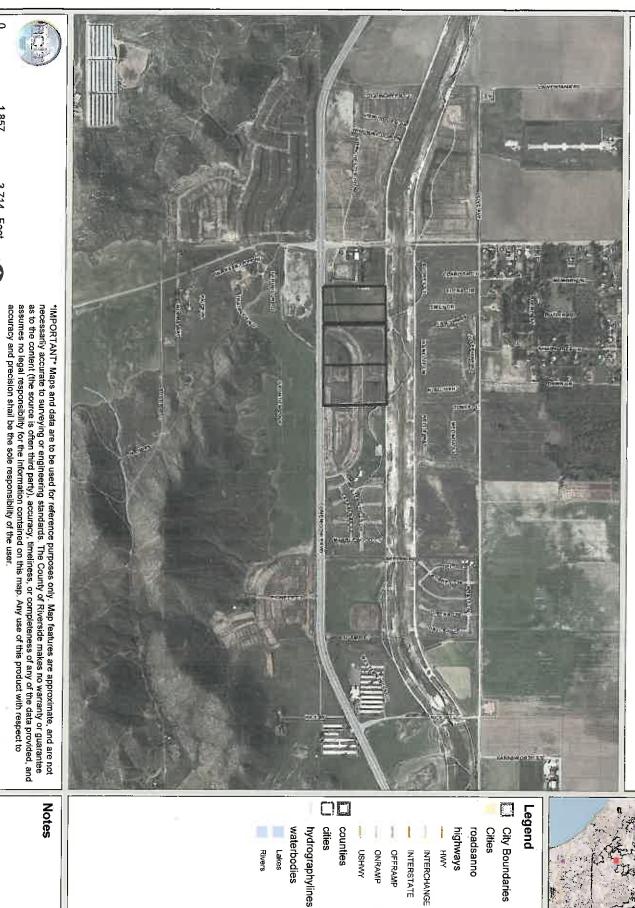
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become March 1, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

#### **RECOMMENDATION:**

<u>APPROVE</u> the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32818, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 1, 2018, subject to all the previously approved and amended Conditions of Approval.

# 2nd EOT Vicinity Map **Tentative Tract Map 32818**



Rivers

Lakes

¥WH

INTERSTATE

INTERCHANGE

AMHSO ONRAMP OFFRAMP



1,857

3,714 Feet

3

REPORT PRINTED ON... 3/3/2017 12:24:46 PM

© Riverside County RCIT GIS



# COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 32818

LANDSCAPE CONCEPT PLANS





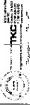


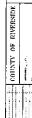


Consequence Sec. to Figs.











# **Extension of Time Environmental Determination**

Project Case Number:	TR32818
Original E.A. Number:	40001
Extension of Time No.:	2
Original Approval Date:	March 1, 2006
Project Location: Northe	rly of Patton Avenue, easterly of Blalock Place, and westerly of Eucalyptus Road
Project Description: <u>Sch</u>	nedule "A" subdivision of 24.84 acres into 252 condominium units proposing 84
<u>ballalligs.</u>	
On March 1, 2006, this	Tentative Tract Map and its original environmental assessment/environmental
impact report was review	ved to determine: 1) whether any significant or potentially significant changes in
the proposed developme	ve occurred; 2) whether its environmental conditions or circumstances affecting int have changed. As a result of this evaluation, the following determination has
been made:	The flave changed. As a result of this evaluation, the following determination has
I find that although	the proposed project could have a significant effect on the environment, NO NEW
ENVIRONMENTAL	DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF
Negative Declaration	potentially significant effects (a) have been adequately analyzed in an earlier EIR or pursuant to applicable legal standards and (b) have been avoided or mitigated
pursuant to that ear	lier EIR or Negative Declaration and the project's original conditions of approval.
	the proposed project could have a significant effect on the environment, and there are
which the project is	tially significant environmental changes or other changes to the circumstances under undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR
TO APPROVAL OF	THE EXTENSION OF TIME, because all potentially significant effects (a) have been
adequately analyze	d in an earlier EIR or Negative Declaration pursuant to applicable legal standards and
(b) have been avoid	led or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the nditions of approval which have been made and agreed to by the project proponent.
I find that there are	e one or more potentially significant environmental changes or other changes to the
circumstances unde	er which the project is undertaken, which the project's original conditions of approval
may not address,	and for which additional required mitigation measures and/or conditions of approval
REQUIRED in orde	ed at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS r to determine what additional mitigation measures and/or conditions of approval, if any,
may be needed, a	and whether or not at least one of the conditions described in California Code of
Regulations, Sectio	n 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the
environmental asse	ssment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION BE RECOMMENDED FOR APPROVAL.
	al project was determined to be exempt from CEQA, and the proposed project will not
have a significant ef	fect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS
REQUIRED PRIOR	TO APPROVAL OF THE EXTENSION OF TIME.
	$\cdot$ $\sim$ $\sim$
Signature: <u>A Olderce</u>	Date: <u>March 3, 2017</u>
Desiree Bowie	, Urban Regional Planner For Charissa Leach, Asst. TLMA Director

#### Bowie, Desiree

From:

Jennell Lawrence < jlawrence@rancongroup.com>

Sent:

Thursday, March 02, 2017 5:26 PM

To:

Bowie, Desiree

Subject:

RE: 2ND Extension of Time for TR32818 Acceptance Letter

**Attachments:** 

Signed - Acceptance of EOT-2 Conditions of Approval for CASE TR32818 2-22-17.pdf

Good afternoon Desiree,

Please find attached our letter of Acceptance for the added Conditions for EOT 2 TR32818.

Please let me know if there is anything else you need.

Thank you,

Jennell

#### Jennell Lawrence

Assistant Project Manager

#### THE RANCON GROUP

41391 Kalmia Street, Ste 200 Murrieta, Ca 92562 Direct Line. 951-200-2390

www.rancongroup.com



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By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a confidential nature and will be held and treated in the strictest confidence and shall be returned to the Rancon Group and sender promptly upon request; and (b) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Rancon Group or as otherwise provided in a formal written and executed Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to The Rancon Group



41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 rel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

February 22, 2017

To: Desiree Bowie

From: Jim Lytle

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR32818

Ms. Bowie:

I am the applicant for the EOT Case TR32818. I accept the following conditions of approval associated with this Extension of Time Request.

#### **Accepted EOT-2 Conditions**

1. Prior to Final Map

50-E-HEALTH.8 – SOLID WASTE SERVICE 50-E-HEALTH.9 – ENVIRONMENTAL CLEAN UP PROGRAM 50.FLOOD RI.10 – SUBMIT WQMP 50.TRANS.045 - FINAL WQMP 50.TRANS.046 – WQMP ACCESS AND MAINTENANCE

2. Prior to Grading Permit Issuance

60.BS GRADE.14 – BMP CONST NPDES PERMIT 60.BS GRADE.15 – SWPPP REVIEW 60.BS GRADE.16 – IF WQMP REQUIRED 60.TRANS.001 – FINAL WQMP FOR GRADING

3. Prior to Building Permit Issuance

80.TRANS. 1 – IMPLEMENT WQMP 80.TRANS.2 – ESTABLISH WQMP MAINT ENTITY

4. Prior to Building Final Inspection

90-BS.GRADE.3 – IF WQMP REQUIRED 90-TRANS.10 – WQMP COMPLETION 90-TRANS.11 – WQMP REGISTRATION

Regards,

Jim Lvyle



41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

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February 22, 2017

To: Desiree Bowie

From: Jim Lytle

Acceptance of EOT-2 Conditions of Approval for CASE TR32818 Re:

Ms. Bowie:

I am the applicant for the EOT Case TR32818. I accept the following conditions of approval associated with this Extension of Time Request.

#### Accepted EOT-2 Conditions

1. Prior to Final Map 50-E-HEALTH.8-SOLID WASTE SERVICE Included in 50.E. Health. 11 50-E-HEALTH.9 - ENVIRONMENTAL CLEAN UP PROGRAM Included in 50. E. Health. 11 50.FLOOD RI. 10 - SUBMIT WOMP Removed 50-TRANS.045-FINAL WOMP Replaced W/ 50 TRANS.46 50.TRANS.046 -- WQMP ACCESS AND MAINTENANCE

2. Prior to Grading Permit Issuance 60.BS-GRADE.14 BMP CONSTNPDES PERMIT Included in 60.35 Grade, 15 60.BS GRADE.15 - SWPPP REVIEW 60.BS GRADE.16 - IF WOMP REQUIRED Frameword 60.TRANS.002 FINAL WQMP FOR GRADING

3. Prior to Building Permit Issuance 80.TRANS. 1 - IMPLEMENT WOMP Replaced W/80. TRANS: 2 80.TRANS.2-ESTABLISH WOMP MAINT ENTITY Replaced W/80 TRANS 2

4. Prior to Building Final Inspection 90-BS.GRADEA - IF WQMP REQUIRED 90-TRANS.10 - WQMP COMPLETION 90-TRANS.11 - WQMP REGISTRATION

Regards

Jim Lytle

Parcel: 461-180-032

TRACT MAP Tract #: TR32818

#### 50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 11 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

- 1. Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
- 2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
- 3. Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 46 EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

Parcel: 461-180-032

TRACT MAP Tract #: TR32818

50. PRIOR TO MAP RECORDATION

50.TRANS. 46 EOT2 - FINAL ACCESS AND MAINT (cont.)

RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 15 EOT2 - REQ BMP SWPPP WQMP

RECOMMND

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

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

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract # TR32818

Parcel: 461-180-032

#### 60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

EOT2 - FINAL WQMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

#### 80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

EOT2 -WOMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract # TR32818

Parcel: 461-180-032

#### 90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 4 EOT2 - WQMP REQUIRED

RECOMMND

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

- 1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
- 2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project specific WQMP treatment control BMPs have been installed in accordance with the approved WOMP.
- The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.
- 4. The applicant/owner shall register the project specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
- 5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 11 EOT2 - WQMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

03/29/17 08:01

#### Riverside County LMS CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32818

Parcel: 461-180-032

#### 90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 11

EOT2 - WQMP COMP AND BNS REG (cont.)

RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Agenda Item No.

Area Plan: Harvest Valley/Winchester

Zoning Area: Winchester Supervisorial District: Third

Project Planner: Tim Wheeler

Planning Commission Hearing: April 19, 2017

Charissa Leach P.E.. Assistant TLMA Director

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

**TENTATIVE TRACT MAP NO. 32816** 

Applicant: The Woods (Riverside) Venture

SECOND EXTENSION OF TIME

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 13.34 acres into 84 multi-family residential lots.

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

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

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

#### REQUEST:

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32816

#### BACKGROUND:

On March 1, 2006 the Planning Commission recommended approval to the Board of Supervisors.

The tentative tract map was originally approved at the Board of Supervisors along with Change of Zone No. 7152 on April 11, 2006.

The first Extension of Time was originally approved at Planning Commission on May 18, 2016.

The County Planning Department, as part of the review of this Extension of Time request has determined it necessary to recommend the addition of seven (7) new conditions of approval in

order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (dated March 23, 2017) indicating the acceptance of the seven (7) recommended conditions.

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

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

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

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

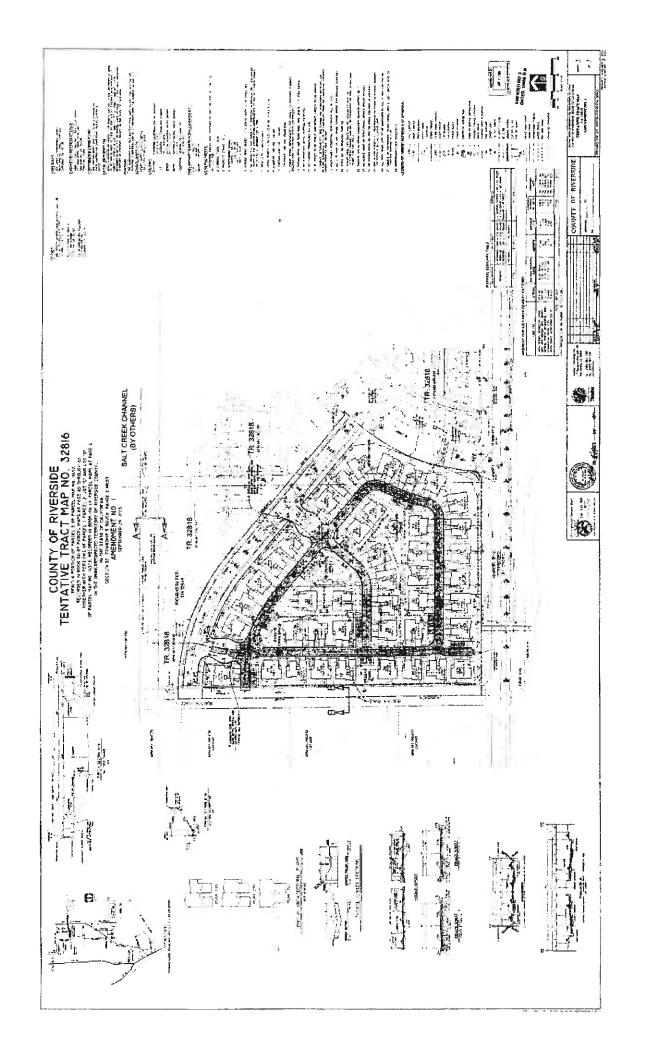
EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension of existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision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

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, the tentative map's expiration date will become April 11, 2018. If a final map has not been recorded prior this date, a third extension of time request must be filed 180 days prior to map expiration.

#### **RECOMMENDATION:**

<u>APPROVAL</u> of the SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32816, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 11, 2018, subject to all the previously approved and amended Conditions of Approval with the applicant's consent.

## hydrographylines INTERCHANGE City Boundaries INTERSTATE OFFRAMP waterbodies ONRAMP roadsanno USHWY counties . Rivers highways HWY Cities Legend Notes © Riverside County RCIT GIS \*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness or 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. **2nd EOT for TR32816** REPORT PRINTED ON... 3/24/2017 5:36:28 PM Vicinity Map (2) 3,281 Feet 1,641



# **Extension of Time Environmental Determination**

Project C	Case Number:	TR32816
Original	E.A. Number:	EA40000
Extensio	on of Time No.:	Second
Original A	Approval Date:	April 11, 2006
Project L	ocation: North of	Domenigoni Parkway, East of Leon Rd., and South of Olive Ave.
Project D	Description: <u>Sche</u> c	dule A subdivision of 13.34 acres into 84 multi-family residential lots
On April	11 2006 this T	Fentative Tract Map and its original environmental assessment/environmental
impact re	eport was reviewe	ed to determine: 1) whether any significant or potentially significant changes in
		e occurred; 2) whether its environmental conditions or circumstances affecting
		t have changed. As a result of this evaluation, the following determination has
been ma		the proposed excited equal have a significant effect on the environment NO NEW
		the proposed project could have a significant effect on the environment, NO NEW DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF
LJ TI	IME, because all pe	otentially significant effects (a) have been adequately analyzed in an earlier EIR or
		n pursuant to applicable legal standards and (b) have been avoided or mitigated
		er EIR or Negative Declaration and the project's original conditions of approval.  he proposed project could have a significant effect on the environment, and there are
00	ne or more potentia	ally significant environmental changes or other changes to the circumstances under
		undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR
ac	dequately analyzed	THE EXTENSION OF TIME, because all potentially significant effects (a) have been in an earlier EIR or Negative Declaration pursuant to applicable legal standards and
		ed or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the
		ditions of approval which have been made and agreed to by the project proponent.
		one or more potentially significant environmental changes or other changes to the which the project is undertaken, which the project's original conditions of approval
		nd for which additional required mitigation measures and/or conditions of approval
ca	annot be determined	d at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS
		to determine what additional mitigation measures and/or conditions of approval, if any, id whether or not at least one of the conditions described in California Code of
		15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the
en	nvironmental assess	sment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION
		E RECOMMENDED FOR APPROVAL.
□ ha	ave a significant effe	I project was determined to be exempt from CEQA, and the proposed project will not ect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS
└ RE	<u>EQUIRĔD PŔIÒR T</u>	O APPROVAL OF THE EXTENSION OF TIME.
	/m (	
Signature	e:///	Date: March 24, 2017
<b>J</b>		rban Regional Planner III For Charissa Leach P.E., Assistant TLMA Director

Revised 6/23/10 - Y:\Planning Case Files-Riverside office\TR32816\2nd EOT\2nd EOT TR32816 CEQA.doc

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fex 951.834.9801 www.rancongroup.com

March 23, 2017

To: Timothy Wheeler

From: Jim Lytle

Re: Acceptance of EOT-2 Conditions of Approval for CASE TR32816

Mr. Wheeler:

I am the applicant for the EOT-2 Case TR32816. I accept the following conditions of approval associated with this Extension of Time Request.

#### **Accepted EOT-2 Conditions**

Prior to Map Recordation
 50-E-HEALTH.7 - EOT 2 REQUIRED E HEALTH DOCUMENTS
 50.TRANS.45 - EOT 2 - FINAL ACCESS AND MAINT

- Prior to Grading Permit Issuance
   60-BS GRADE.14 EOT 2 REQ BMP SWPPP WQMP
   60-TRANS.1 EOT 2 FINAL WQMP FOR GRADING
- 3. Prior to Building Permit Issuance 80-TRANS.1- EOT 2 – WQMP AND MAINTENANCE
- 4. Prior to Building Final Inspection
  90.BS.GRADE.3 EOT 2 WQMP REQUIRED
  90.TRANS.10 EOT 2 WQMP COMP AND BNS REG

Regards.

Jim Lytle

03/20/17 12:49

#### Riverside County LMS CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32816

Parcel: 461-180-028

#### 50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 7 EOT2 - REQ E HEALTH DOCUMENTS

RECOMMND

Prior to map recordation, provide the following documents to the Riverside County Environmental Health Department:

- 1.Provide current documentation from the appropriate purveyor(s) for the establishment of water and/or sewer service for this project.
- 2. Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.
- 3.Provide written clearance from DEH Environmental Cleanup Programs. Please note that an Environmental Site Assessment, Phase 1 study may be required at their discretion. For further information, please contact (951) 955-8982.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

50.TRANS. 45 EOT2 - FINAL ACCESS AND MAINT

RECOMMND

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are

TRACT MAP Tract #: TR32816

Parcel 461-180-028

#### 50. PRIOR TO MAP RECORDATION

50.TRANS. 45 EOT2 - FINAL ACCESS AND MAINT (cont.) RECOMMND

provided. This requirement is for both onsite and offsite property.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

#### 60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT2 - REQ BMP SWPPP WOMP

RECOMMND

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

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

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

03/20/17 12:49

#### Riverside County LMS CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32816

Parcel: 461-180-028

#### 60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT2 - FINAL WOMP FOR GRADING

RECOMMND

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

#### 80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1 EOT2 - WQMP AND MAINTENANCE

RECOMMND

The project shall begin constructing and installing the BMP facilities described in the approved Final WOMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRACT MAP Tract #: TR32816

Parcel: 461-180-028

#### 90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3

EOT2 - WQMP REQUIRED

RECOMMND

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

- 1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.
- 2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.
- 3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project specific WQMP treatment control BMPs.
- 4. The applicant/owner shall register the project specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.
- 5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

TRANS DEPARTMENT

90.TRANS. 10

EOT2 - WOMP COMP AND BNS REG

RECOMMND

Prior to Building Final Inspection, the applicant will be required to hand out educational materials regarding water quality, provide a engineered WQMP certification, inspection of BMPs, GPS location of BMPs, and ensure that the requirements for inspection and cleaning the BMPs are

03/20/17 12:49

#### Riverside County LMS CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32816

Parcel 461-180-028

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

EOT2 - WOMP COMP AND BNS REG (cont.) RECOMMND

established. Additionally, the applicant will be required to register BMPs with the Transportation Department's Business Registration Division.

(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

1.3

Agenda Item No.:
Area Plan: Palo Verde
Zoning District: Blythe
Supervisorial District: First
Project Planner: Tim Wheeler

Planning Commission: April 19, 2017

Plot Plan No. 25943 CEQA Exempt

**Applicant: Verizon Wireless** 

Engineer/Rep.: SAC c/o Courtney Standridge

Charissa Leach P.E., Assistant TLMA Director

# COUNTY OF RIVERSIDE PLANNING DEPARTMENT NOTICE OF DECISION STAFF REPORT

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

Plot Plan No. 25943 is Verizon Wireless's proposal to co-locate new wireless communication equipment on an existing undisguised 90-foot monopole, to consist of twelve (12) eight foot high panel antennas, twelve (12) Remote Radio Units, two (2) surge protector units, one (1) four foot diameter microwave dish on the monopole; and add two (2) Global Positioning Satellite antennas on equipment cabinets and one (1) DC generator within the existing wireless communication facilities lease area.

Ordinance No. 348.4818 requires the Planning Director file a "Notice of Decision" before Planning Commission with an accompanying report of the Director's hearing approved on February 27, 2017.

The project is located south of Roberts Road, north of Kross Road, and west of Wood Road. The project has an address of 15209 Wood Rd.

#### **RECOMMENDATION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on February 27, 2017.

The Planning Department recommended APPROVAL; and, THE PLANNING DIRECTOR:

<u>FOUND PLOT PLAN NO. 25943</u> exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) based on the findings and conclusions provided in this staff report; and,

<u>APPROVED PLOT PLAN NO. 25943</u>, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

#### **BACKGROUND:**

Plot Plan No. 25943 is Verizon Wireless's proposal to co-locate new wireless communication equipment on an existing undisguised 90-foot monopole, to consist of twelve (12) eight foot high panel antennas, twelve (12) Remote Radio Units, two (2) surge protector units, one (1) four foot diameter microwave dish on the monopole; and add two (2) Global Positioning Satellite antennas on equipment cabinets and one (1) DC generator within the existing wireless communication facilities lease area.

**PLOT PLAN NO. 22943** 

PC R&F Staff Report: April 19, 2017

Page 2 of 2

This project was heard at the Director's Hearing dated February 6, 2017. The Indemnification Agreement was not completed by that date and was continued to February 27, 2017 to allow the applicant to complete the Indemnification Agreement. As of the time this report, the Indemnification Agreement is complete.



#### DIRECTOR'S HEARING REPORT OF ACTIONS FEBRUARY 27, 2017

#### 1.0 CONSENT CALENDAR:

NONE

- 2.0 <u>HEARINGS CONTINUED ITEMS 1:30 p.m. or as soon as possible thereafter:</u>
  - 2.1 PLOT PLAN NO. 26076 Exempt from California Environmental Quality Act (CEQA) -Applicant: SBA Steel, LLC, c/o Diane Borchardt Engineer/Representative: Communication Design Group, c/o Andrea Urbas - First Supervisorial District - Lakeland Village Zoning District – Elsinore Area Plan: Community Development - Commercial Retail (CD:CR) (0.20-0.35 FAR) - Location: Southerly of Grand Ave., easterly of Maiden Ln., and westerly of Blackwell Blvd. - 1.15 Acres -Zoning: General Commercial (C-1/C-P) -REQUEST: Plot Plan No. 26076 proposes to utilize and re-permit an existing abandoned unmanned wireless communication facility that is proposed to consist of the existing 62 foot high tower disguised as a pine tree with 12 antennas. 12 Remote Radio Units, one (1) parabolic antenna, two (2) RAYCAP boxes, two (2) Global Position System antennas attached to an existing equipment room, and replace two (2) existing A/C units with two (2) new A/C units within the existing abandoned 480 sq. ft. lease area. Continued from February 6, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org.

2.2 PLOT PLAN NO. 25943 - Exempt from California Environmental Quality Act (CEQA) -Applicant: Verizon Wireless Engineer/Representative: SAC Wireless - First Supervisorial District - Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) -Location: Southerly of Roberts Road, northerly of Kross Road, and westerly of Wood Road. -1.57 Acres – Zoning: Light Agricultural – 1 Acre Minimum (A-1-1) - REQUEST: Verizon Wireless co-location installation of 12 eight-foot high panel antennas, 12 RRUs, 12 A2 backpacks, two (2) surge protector units, one (1) four foot diameter microwave dish; with two (2) GPS antennas on equipment cabinets, and one (1) DC generator within an existing wireless

Staff Report Recommendation:

FIND PLOT PLAN NO. 26076 – Exempt from California Environmental Quality Act (CEQA); and

APPROVE PLOT PLAN 20676, subject to conditions of approval.

Staff's Recommendation:

CONTINUATION to March 6, 2017.

(Pending Indemnification Agreement)

Planning Director's Action: CONTINUED to March 6, 2017.

#### Staff Report Recommendation:

FIND PLOT PLAN NO. 25943 – Exempt from California Environmental Quality Act (CEQA); and

APPROVE PLOT PLAN 25943, subject to conditions of approval.

#### Staff's Recommendation:

FINDING PLOT PLAN NO. 25943 – Exempt from California Environmental Quality Act (CEQA); and

APPROVAL OF PLOT PLAN 25943, subject to conditions of approval.

#### Planning Director's Action:

FOUND PLOT PLAN NO. 25943 – Exempt from California Environmental Quality Act (CEQA); and

communication facility. Continued from February 6, 2017. Project Planner: Tim Wheeler at 951-955-6060 or email at twheeler@rctlma.org

3.0 <u>HEARINGS - NEW ITEMS 1:30 p.m.</u> or as soon as possible thereafter:

**NONE** 

4.0 SCOPING SESSION:

NONE

5.0 PUBLIC COMMENTS:

T. Wheeler

# SPEAKER IDENTIFICATION FORM Riverside County Planning Commission or Director's Hearing

Submit request at Planning Commission to the Hearing Secretary or at Director's Hearing to the Case Planner.

Speakers are permitted to be heard up to three (3) minutes, subject to Public Hearing Rules listed on the reverse side of this form.

I give my 3 minutes to:	Position on Agenda Item: In Favor	χ I wish to speak	PLEASE STATE YOUR POSITION BELOW:	The Appellant	X A Neighbor	I AM:  The Applicant	Phone #: 951-965-4461	City: RIVERSIDE, CA	Address: 8309 CARRIAGECT	SPEAKER'S NAME: MICHAEL WILLIAMS	Date: 2/27/17
	Neutral 🕢 Opposed	I DO NOT wish to speak	BELOW:	Respondent	Other Interested Party	Applicant's Representative	Email: HNTNEYR @ 9Maic .	zip: 92508	(Only required if follow-up mail response is requested)	(Print Name)	Agenda#: 🔍 🔍

Petition to request that the County of Riverside place a condition on the proposed Wireless Communications Plot Plan 25943 to disguise the pole as a: Pine tree/wind mill/water tower (pick one).

We, the residents from Carriage Court in the City of Riverside 92508, have been notified by the County of Riverside Planning Department that an undisguised cell phone tower modification has been proposed on property West of Wood Road, South of Roberts Road and North of Kross Road. This is of great concern to us as it will be very visible from our homes and backyards as well as to people travelling through the area in cars or on the beautiful multi-purpose trails in the area. Do to the number of antenna being added to the tower, we feel that the Palm Tree disguise will be insufficient to conceal or blend the tower into the existing environment. We understand and appreciate the need for cellular infrastructure in our community, but we are also aware that it is very common for these facilities to be disguised to lessen their visual impact. We love our neighborhood and feel very strongly about this issue. Please do not allow this project to move forward without any effort to reduce its impacts on the residents of the area.

_/`	1			
	Name	Address	Phone	Circle One
1		_8301 Carriage Ct_		pine tree/wind mill/water tower
2∦_	Mhangate	8302 Carriage Ct		pine tree wind mill/water tower
3)2	Without	_8309 Carriage Ct	951-965-4461	pine tree/wind mill/water tower
4)_	Jun Den	8310 Carriage Ct	1-951-505-230	ne tree/wind mill/water tower
5/	thony Misley	8317 Carriage Ct	951-217-0634	pine tree wind mill/water tower
6 <u>½</u>	halle	_8318 Carriage Ct	9517897244	pine tree/wind mill/water tower
7)	Tung Duy	_8328 Carriage Ct	951-786-7241	pine tree/wind mill/water tower
8)/2	u/ke	_8333 Carriage Ct	951-206-194	pine tree/wind mill/water tower
9)_		_8336 Carriage Ct	·	pine tree/wind mill/water tower
10	) Kathle	8345 Carriage Ct	951-789-04	pine tree/wind mill/water tower
11	Man Whool	_8348 Carriage Ct _	951-215-0494	pine tree/wind mill/water tower





#### SPEAKER IDENTIFICATION FORM Riverside County Planning Commission or Director's Hearing

Submit request at Planning Commission to the Hearing Secretary or at Director's Hearing to the Case Planner.

Speakers are permitted to be heard up to three (3) minutes, subject to Public Hearing Rules listed on the reverse side of this form.

Date: $3 - 6 - 2017$	_Agenda #: <u>33</u>
SPEAKER'S NAME: MONED	N NABON (Print Name)
Address: 8318 CARR 7 (Only required if follow-up)	AGE ()
City: R( PERS 1 DD	Zip: 9 25 25
Phone # 25 ( 455 87 / 0	Email: MONROW MARSONE
I AM: The Applicant	Applicant's Representative
A Neighbor	Other Interested Party
The Appellant	Respondent
PLEASE STATE YOUR POSITION I	BELOW:
I wish to speak	I DO NOT wish to speak
Position on Agenda Item: In Favor	leutral Opposed
I give my 3 minutes to:	

T. Wheeler

Agenda Item No.:

Area Plan: Lake Mathews / Woodcrest

**Zoning District: Woodcrest** Supervisorial District: First Project Planner: Tim Wheeler

Director's Hearing: February 27, 2017 Continued From: February 6, 2017

Juan C. Perez TLMA Director

Plot Plan No. 25943 CEQA Exempt

**Applicant: Verizon Wireless** 

Engineer/Representative: SAC Wireless c/o

**Courtney Standridge** 

### COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

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

PLOT PLAN NO. 25943 is Verizon Wireless's proposal to co-locate new wireless communication equipment on an existing undisguised 90-foot monopole, to consist of twelve (12) eight foot high panel antennas, twelve (12) Remote Radio Units, two (2) surge protector units, one (1) four foot diameter microwave dish on the monopole; and add two (2) Global Positioning Satellite antennas on equipment cabinets and one (1) DC generator within the existing wireless communication facilities lease area.

The project is located south of Roberts Road, north of Kross Road, and west of Wood Road. The project has an address of 15209 Wood Rd.

This project was heard at the Director's Hearing dated February 6, 2017. The Indemnification Agreement was not completed by that date and was continued to February 27, 2017 to allow the applicant to complete the Indemnification Agreement. As of the time this report, the Indemnification Agreement is complete.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac. min.)

2. Surrounding General Plan Land Use: Rural Community: Very Low Density Residential

(RC: VLDR) to the north, south, and west. City of

Riverside to the east.

Existing Zoning: Light Agricultural (A-1-1) (1 ac. Min.)

4. Surrounding Zoning: Light Agricultural (A-1-1) to the north, south, and

west. City of Riverside to the east.

5. Existing Land Use: Single Family residence and an existing monopole

tower and lease area.

6. Surrounding Land Use: Single Family residences surrounding the project

site

7. Project Data: Total Acreage: 1.57 ac

Lease Area for Cell Site: 112 sq. ft. for Verizon

8. Environmental Concerns: Exempt from CEQA (15301 Existing Facilities)

### **RECOMMENDATIONS:**

FIND PLOT PLAN NO. 25943 exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Existing Facilities) based on the findings and conclusions provided in this staff report; and,

APPROVE PLOT PLAN NO. 25943, 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 which is incorporated herein by reference.

- 1. The existing project site is designated Rural Community: Very Low Density Residential (RC: VLDR) (1 ac. min.) on the Lake Mathews/Woodcrest Area Plan.
- The existing use, a wireless facility, is consistent with the General Plan designation of Rural Community: Very Low Density Residential (RC: VLDR), which allows for limited agricultural, animal keeping, and small scale commercial uses. A wireless communication facilities is a small scale utility structure.
- 3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR). To the east is the City of Riverside.
- 4. The zoning for the subject site is Light Agricultural (A-1-1) (1 ac. Min.).
- 5. The project site is surrounded by properties which are zoned Light Agricultural (A-1-1) (1 ac. Min.). To the east is the City of Riverside.
- 6. The existing use, an undisguised wireless facility, was permitted by Plot Plan No. 15481 on January 25, 1999. Ordinance No. 348 Article 19g, which sets forth processing requirements and development standards for wireless communication facilities, was not adopted until 2004. While Plot Plan No. 15481 would not meet the Article 19g requirements if it were applied for today, it was a legal use when approved. In addition, for residential zones such as A-1-1. Ordinance No. 348 Section 19.405 allows co-locations up to 50 feet or as long as the co-location does not increase the height of the existing facility by more than 10 feet. However, federal law preempts conflicting local laws. Under the federal Spectrum Act, local agencies "may not deny and shall approve" applications for co-locations that do not "substantially change" the dimensions of the existing wireless tower upon which it will be co-located, subject to certain other conditions. The regulations adopted pursuant to the Spectrum Act explicitly state that a change is not "substantial" if it increases the height of a wireless tower by less than 10 percent or if the addition of an appurtenance protrudes less than 20 feet from the wireless tower. The proposed colocation would add additional eight-foot in size panel antennas located 62 feet high and a parabolic antenna at 53 foot high on the existing monopole, While the height of the existing monopole will not change from its original approval, the height of the proposed co-located equipment conflicts with the 50-foot height limitation in Ordinance No. 348. However, because the federal Spectrum Act preempts the County's conflicting requirements regarding the maximum height of collocations, the County's requirements are superseded by the Spectrum Act, because the co-located equipment will not add height to the tower and will protrude less than 20 feet. Federal law preempts the County Ordinance in this regard, therefore the proposed co-location is consistent with the applicable development standards as to height.

- 7. This undisguised wireless communication facility project has met the requirements for approval per Section 19.405C; has met the processing requirements per Section 19.409; and is consistent with the development standards set forth in Section 19.410 for Ordinance No. 348, Article XIXg (Wireless Communication Facilities) based on the following:
  - a. The existing facility is owned by Crown Castle. The proposed co-location sponsor for this project is Verizon Wireless. These are two (2) different wireless service providers.
  - b. The existing and proposed supporting equipment for the undisguised wireless facility is enclosed by a masonry wall that is neutral or light tan in color and screened by small trees or shrubs. The landscaping for the existing site will be updated and completed per the original entitlement (Plot Plan No. 15481 or 24594 and 24594S1).
  - c. A fully executed service agreement has been received for the proposed disguised wireless communication facility.
  - d. No area disturbance is proposed for the co-location. The existing enclosed lease area was previously addressed under the original entitlement. The proposed new equipment is contained within that said existing lease area.
  - e. No additional fencing or walls are proposed for this project. The proposed new equipment is contained within the existing lease area enclosed by an existing masonry wall.
  - f. The height of the existing undisguised monopole is not changing from the original entitlement for this proposed co-location.
  - g. No impacts to the surrounding community or biological resources will be effected by the proposed co-location.
  - h. The existing undisguised wireless communication facility was originally conditioned to include landscaping. The proposed provider for this co-location will update and landscape back into compliance.
  - The existing undisguised wireless communication facility is not within the Mt. Palomar lighting ordinance (Ord. 655). No lighting is proposed for this co-location.
  - j. The additional equipment installed into the existing lease area of the existing undisgulsed wireless communication facility will not increase the noise levels beyond what is the standard per Ordinance 348 of 45 decibels inside the nearest dwelling and 60 decibels at the property line.
  - k. The existing undisguised wireless communication facility has a temporary parking area provided from the original entitlement, no additional parking is required.
  - I. The subject project site is a residential property over 18,000 square feet and doesn't require paved access. However there is an existing all weather access surface on the subject site.
  - m. Power and a communications line, a co-location of antennas and equipment, will be installed below ground. The project will use existing easements for the running of the power and communication lines.

- n. No roof-mounted equipment or shelters proposed for the project. The provider for the co-location will remove the existing equipment shelter for placement of their equipment inside the existing enclosed lease area.
- o. As stated previously in this staff report, the existing undisguised wireless communication facility was originally permitted as a monopole. Adding or the changing of antennas or equipment will not alter the viewshed that has been in place since the original entitlement and subsequent alterations.
- p. No setbacks will be altered due to the proposed co-location. The existing undisguised monopole and existing lease area are at the same location and setback was what was originally permitted (per Plot Plan No. 15481).
- q. The proposed support facilities for the project provider will be enclosed inside the existing equipment enclosure that is screened by an existing 8 foot high masonry wall that is neutral or light tan in color with landscaping surrounding the lease area.
- r. The existing treatment of the undisguised wireless communication facility is beige and the equipment and antenna will match the existing monopole treatment.
- 8. Single Family residences have been constructed in the project vicinity.
- 9. This project is not located within a Criteria Area of the Western Riverside Multi-Species Habitat Conservation Plan (WRMSHCP).
- 10. This project is within the City Sphere of Influence of the City of Riverside.. The City of Riverside did not state any concerns or issues with the prior entitlement of the existing monopole tower for previously approved Plot Plan No. 15481. However, Ordinance No. 348 Section 19.409.D. states that "When a proposed wireless communication facility would be located within the sphere of influence of any city within the County and/or within one mile of city limits, Planning staff shall transmit the application to the affected city for review and comment if a public hearing is required by this article." Because it is a co-location in a residential zoning classification, no public hearing is required under Ordinance No. 348 section B.2. unless a property owner requests a public hearing. However, a neighboring property owner has requested a public hearing. Thus, a hearing is required and the application was transmitted to the City of Riverside for review and comment. No response was received by the date of this staff report.
- 11. This project site is located within the March Air Reserve Base Airport Influence area (AIA). The tower the previously reviewed by the Airport Land Use Commission (ALUC) and was found to be consistent.
- 12. The project site is within the Stephen's Kangaroo Rat Fee (SKR) area per Ordinance No. 663. However, this is a co-location to an existing wireless facility, and the additional equipment cabinets are located inside the existing, developed wireless facilities lease area. No additional SKR fees will be required to be paid for this co-location.
- 13. Fire protection and suppression services are available through Riverside County Fire Department.

14. The proposed project has been determined to be categorically exempt from CEQA per section 15301 (Existing Facilities) of the State CEQA Guidelines. Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographic features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Expansions to existing structures are permitted under Section 15301 as long as the expansion doesn't exceed 50 percent of the floor area of the structures before the addition or 2,500 square feet, whichever is less. The proposed project is exempt under Section 15301 because it consists of the permitting and minor alteration of a wireless communications facility with the addition of a small amount of additional equipment on the existing monopole, plus two new antennas and a generator with the existing equipment cabinets. The minor additions to the non-disguised monopole are very small in comparison to the existing monopole size and equipment and will allow for increased wireless receptions with no new ground disturbance or major visual impact. The existing lease area and height of the monopole will not increase, so the expansion size is far less than the 50 percent of floor area or 2,500 square feet.

Because all aspects of the project are exempt under Section 15301, PP25943 is exempt from CEQA and no further environmental review is required. In addition, there are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. Accordingly, no exception to the Section 15301 exemption applies.

### INFORMATIONAL ITEM:

1. Staff received an inquiry as a result of the optional hearing notice on this project. The nearby property owner requested a public hearing on the co-location project having concerns due to the fact that the existing monopole wasn't being upgraded to a disguised tower. Staff responded to the nearby neighbor informing them that since this is an existing monopole and cell site location, we cannot require the provider part to disguise the entire tower. The project site was originally approved by Plot Plan No. 15481 for a 90 foot tall monopole. Several other entitlements for co-locations and permits for changing antennas or equipment have occurred over the years with no requirement or request for upgrading the existing monopole tower. Since notification for this hearing date, no other phone calls have been received regarding the wireless facility. No letters in support or in opposition have been received.

### **CONCLUSIONS:**

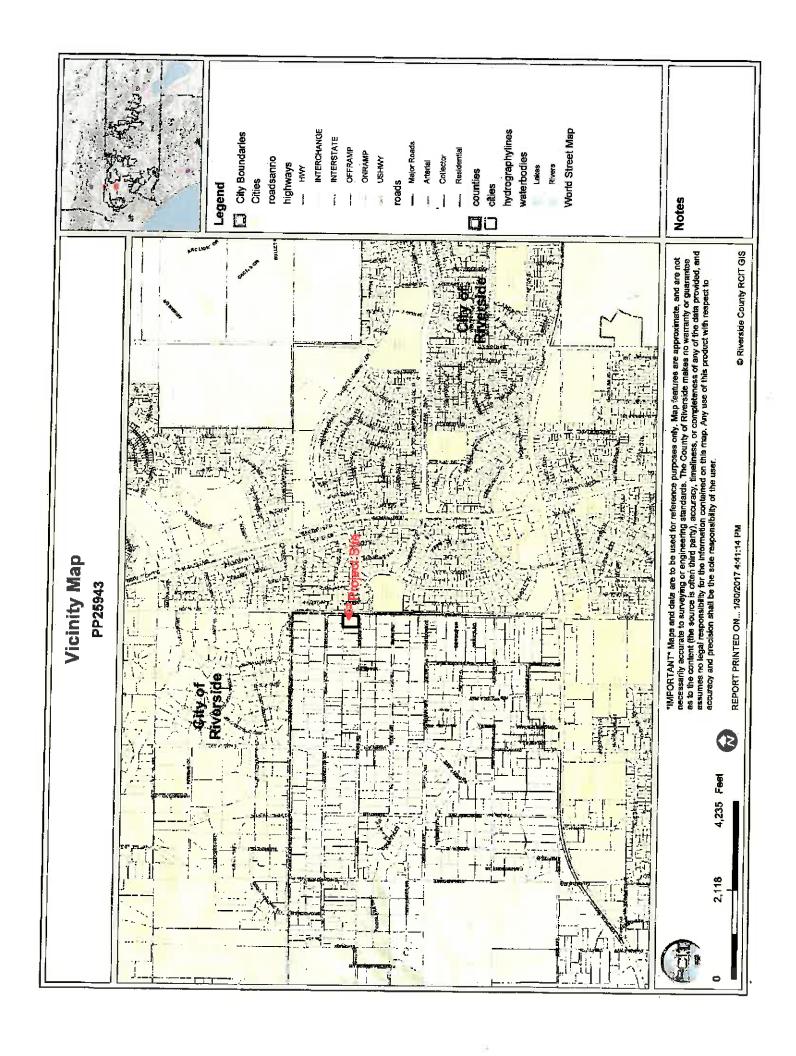
- 1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC: VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the Light Agricultural (A-1-1) (1 ac. Min.) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3. The public's health, safety, and general welfare are protected through project design.
- 4. The proposed project is compatible with the present and future logical development of the area.

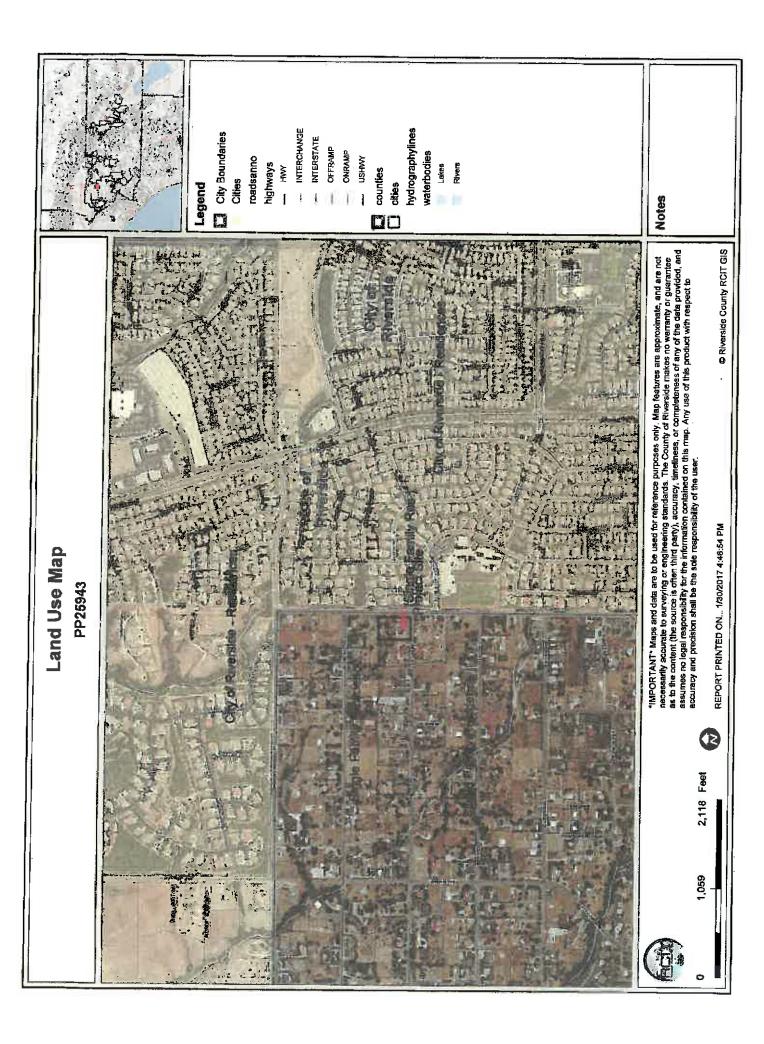
- 5. The proposed project will not have a significant effect on the environment.
- 6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

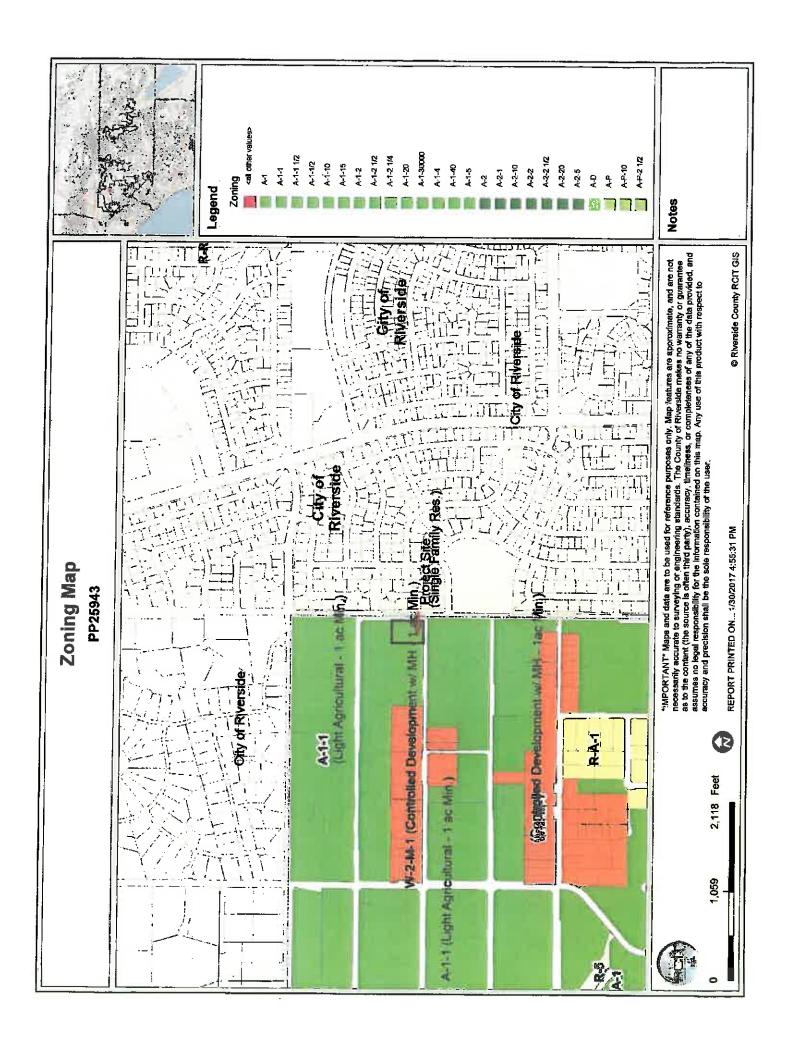
### **INFORMATIONAL ITEMS:**

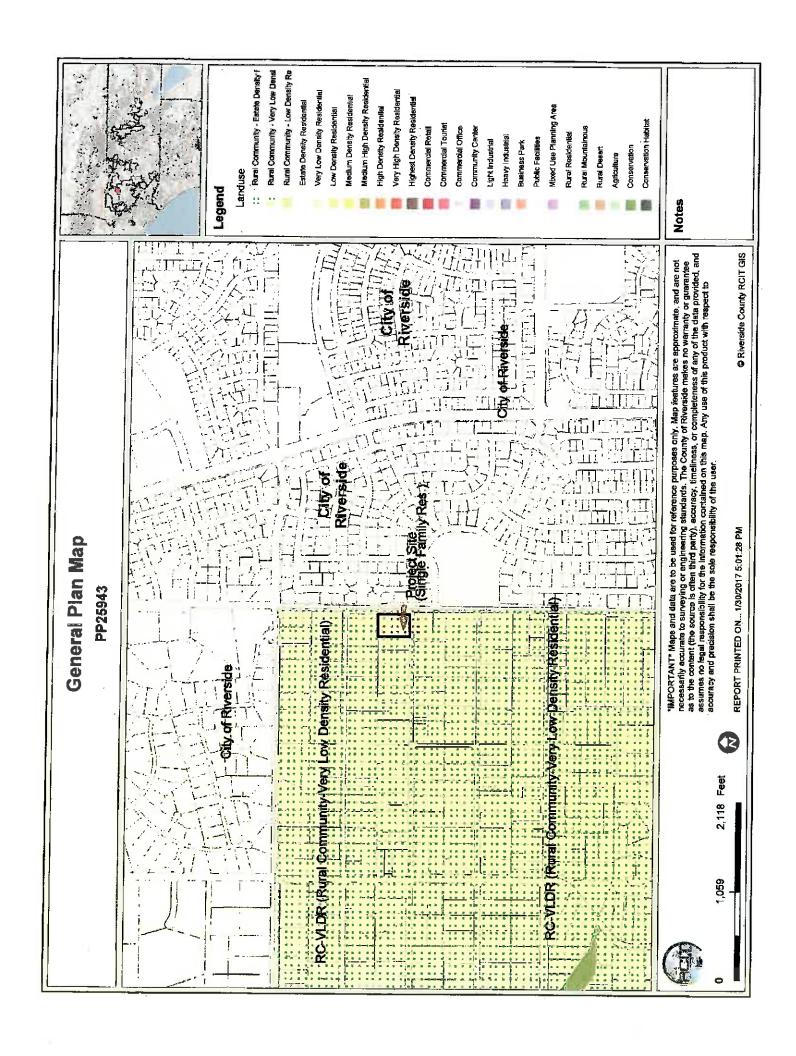
- 1. As of this writing, no further letters or contact, in support or opposition have been received.
- 2. The project site is not located within:
  - a. The WRMSHCP criteria area; or
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area; or
  - c. A High Fire Area; or
  - d. A Liquefaction area; or
  - e. A Subsidence Area; or
  - f. A County Service Area; or
  - g. The Mt. Palomar Lighting Ord. 655; or
  - h. A Fault Zone.
- 3. The project site is located within:
  - a. The city of Riverside sphere of influence; and
  - b. The March Air Reserve Base, Zone D; and
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; and
  - d. The boundaries of the Riverside USD;
- 4. The subject site is currently designated as Assessor's Parcel Number 280-150-009.

Date Revised: 01/31/17











### **KROSS**

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TITLE SHEET

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16209 WOOD ROAD RIVERSIDE, CA 92608

**KBOSS** 

**ZONING DRAWINGS** 

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PROJECT TEAM

OVERALL HEIGHT (REISFT)

GENERAL CONTRACTOR NOTES Œ.

SITE

VERIZON WIRELESS SIGNATURE BLOCK

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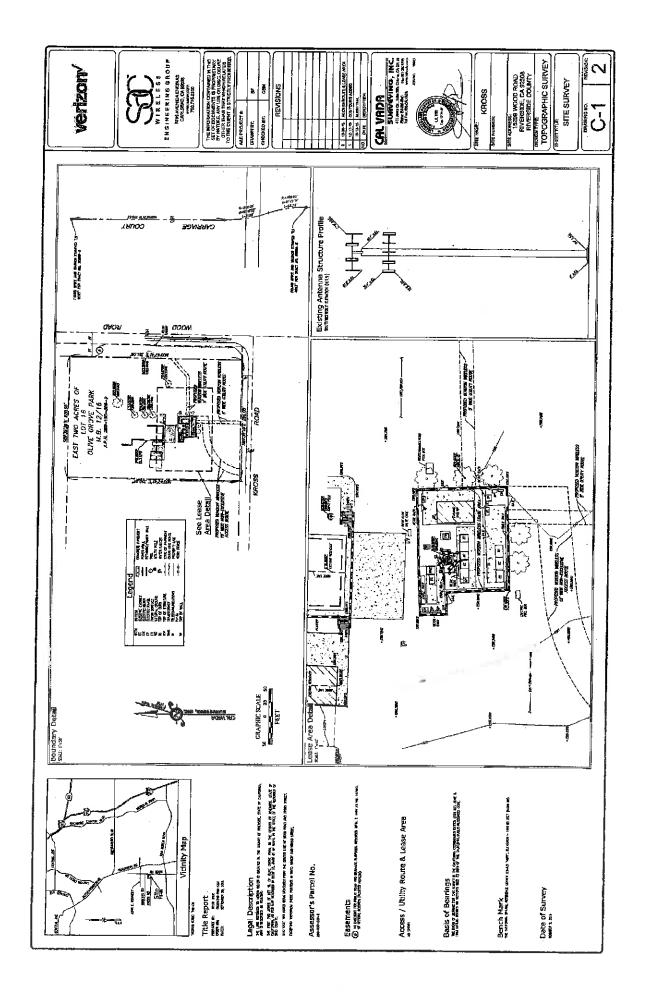
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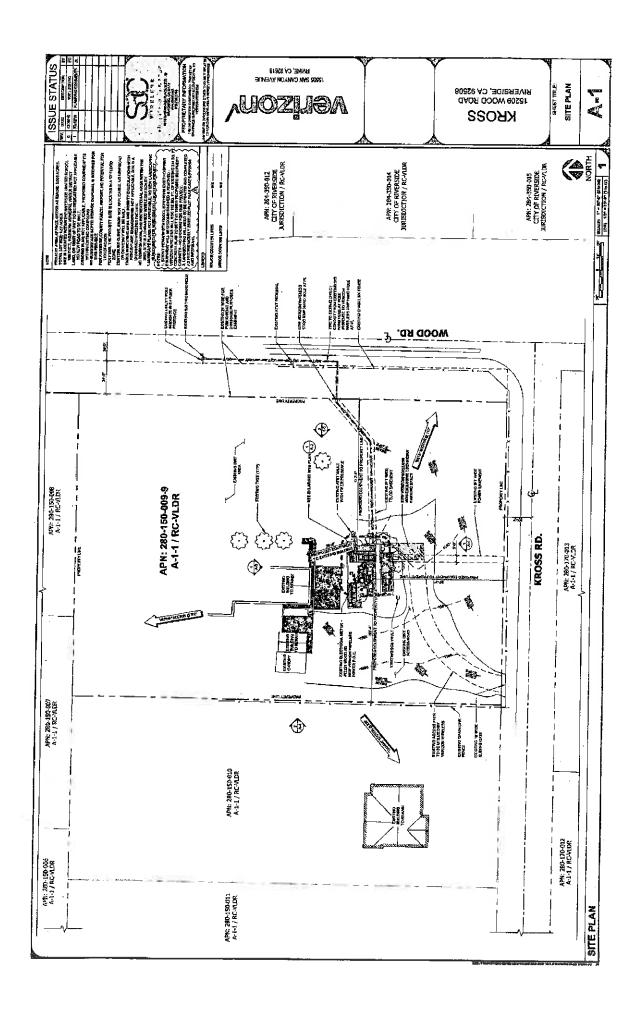
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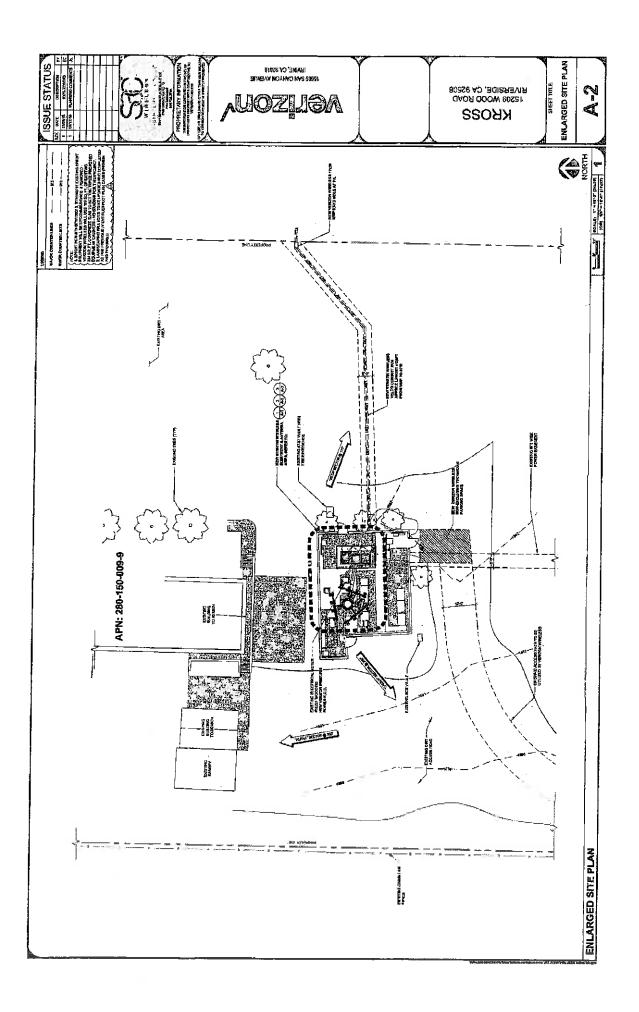
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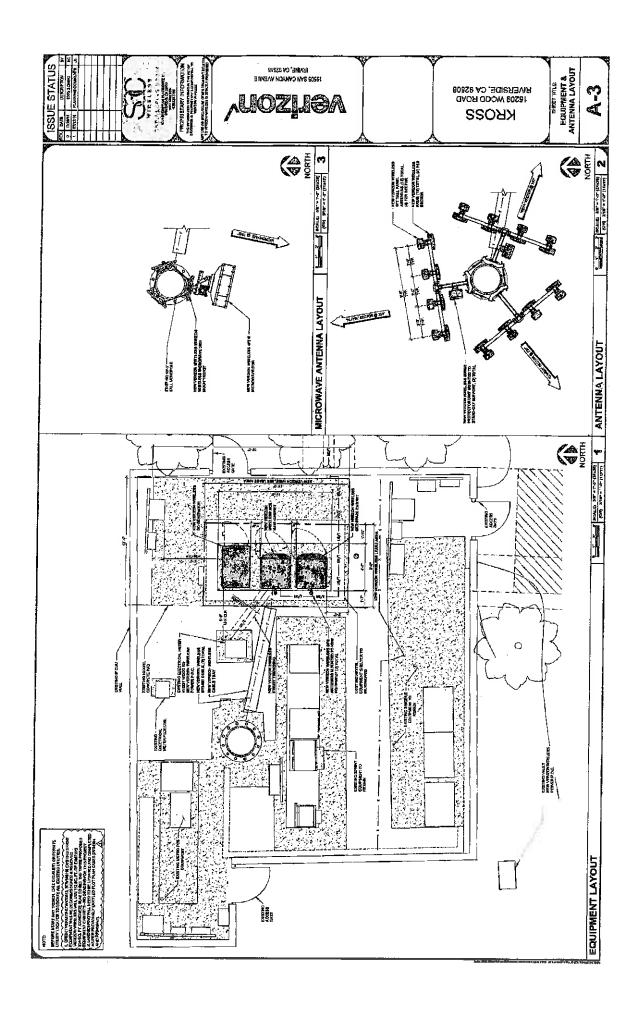
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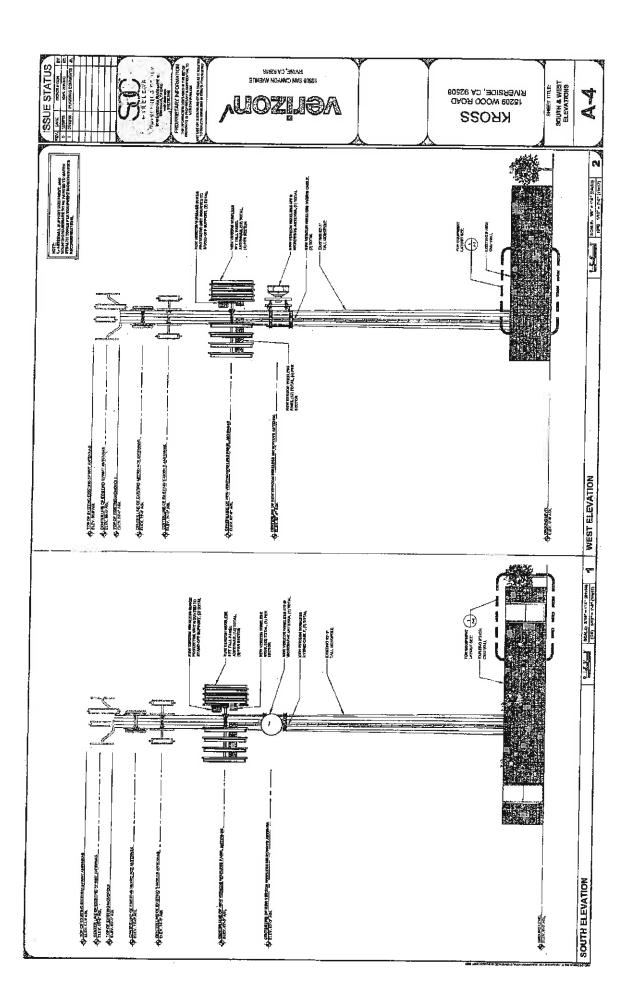
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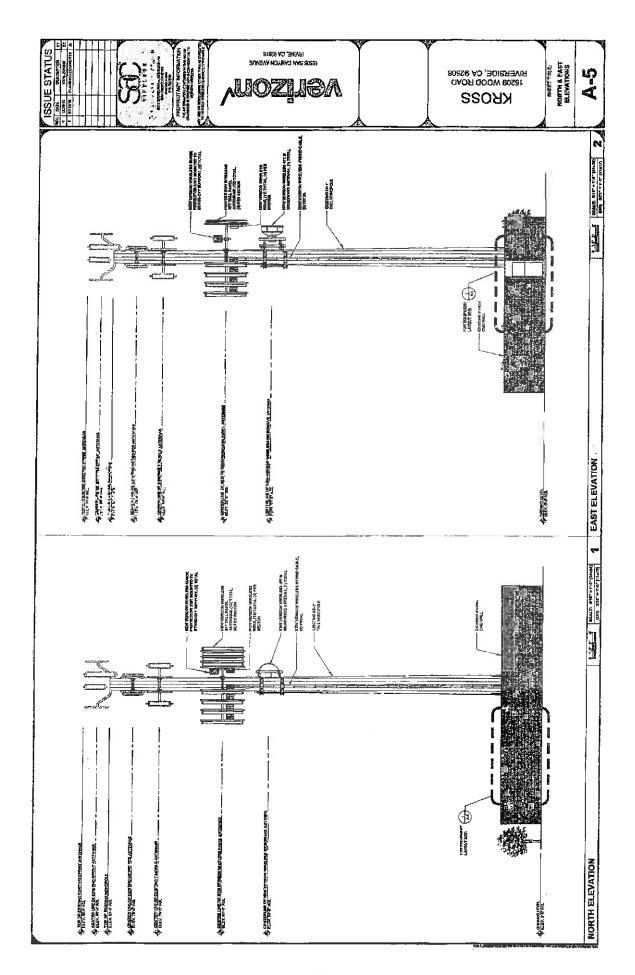












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Verizon

PHOTOSIMULATION VIEWPOINTS

VICINITY MAP

KROSS 15209 WCOD ROAD RIVERSIDE, CA 92508





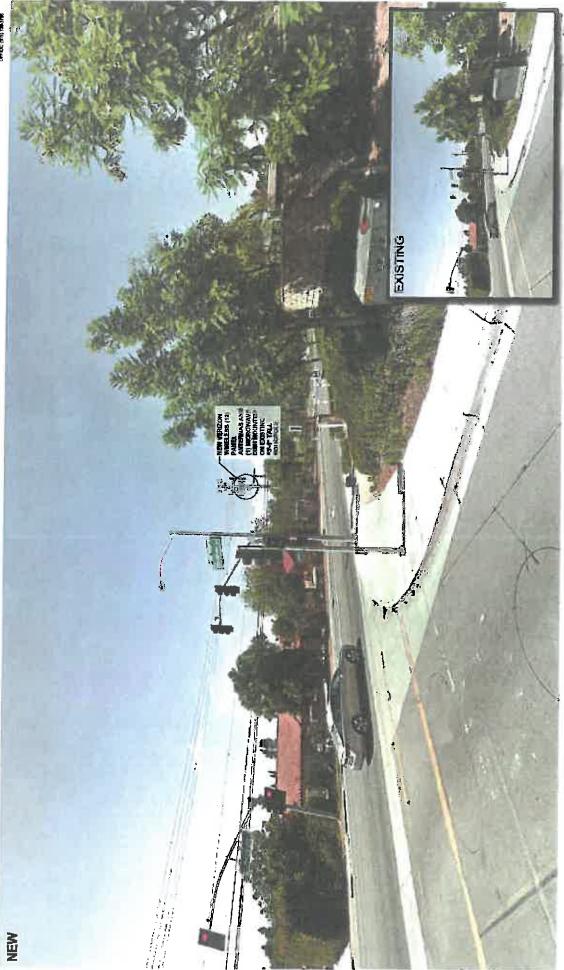




PHOTOSIMULATION VIEW 1



PHOTOSIMULATION VIEW 2

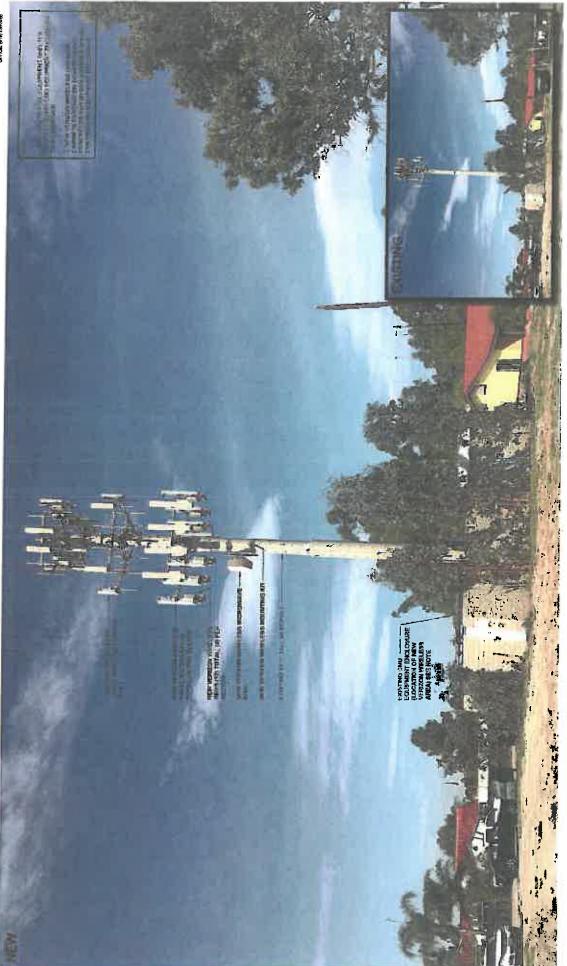






PHOTOSIMULATION VIEW 3

VELIZON 15209 WOOD ROAD RIVERSIDE, CA 92508

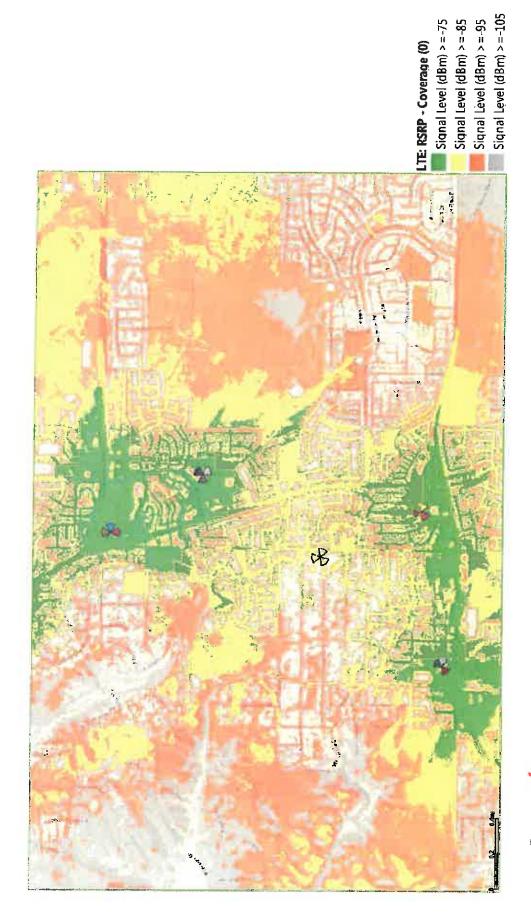






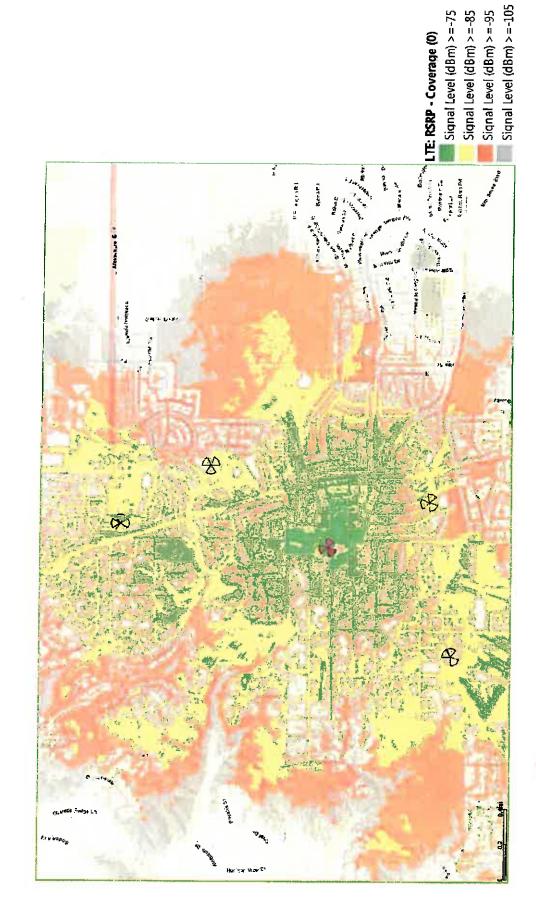
Confidential and propretary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third paries except by written agreement.

# Existing Sites Without Kross





### X LOSS ONE





## X Coss with mxisting Siles



LTE: RSRP - Coverage (0)
Signal Level (dBm) >=-75
Signal Leve! (dBm) >=-85

Signal Level (dBm) >=-105 Signal Level (dBm) >=-95



Page: 1

PLOT PLAN:TRANSMITTED Case #: PP25943 Parcel: 280-150-009

### 10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY, 1 USE - PROJECT DESCRIPTION

RECOMMND

PLOT PLAN NO. 25943 is Verizon Wireless's proposal to co-locate new wireless communication equipment on an existing undisguised 90-foot monopole, to consist of twelve (12) eight foot high panel antennas, twelve (12) Remote Radio Units, two (2) surge protector units, one (1) four foot diameter microwave dish on the monopole; and add two (2) Global Positioning Satellite antennas on equipment cabinets and one (1) DC generator within the existing wireless communication facilities lease area.

### 10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the [PLOT PLAN] [CONDITIONAL USE PERMIT] [PUBLIC USE PERMIT]; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the [PLOT PLAN] [CONDITIONAL USE PERMIT] [PUBLIC USE PERMIT], including, but not limited to, decisions made in response to California Public Records Act requests.

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is

Riverside County LMS
CONDITIONS OF APPROVAL

Parcel 280-150-009

10. GENERAL CONDITIONS

PLOT PLAN: TRANSMITTED Case #: PP25943

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

RECOMMND

Page: 2

ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10 EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25943 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25943, Exhibit A, dated February 6, 2017.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - NOISE STUDY

RECOMMND

Noise Consultant: Helix Environmental Planning
7578 El Cajon Blvd, La Mesa CA 91942

Noise Study: Verizon Wireless Telecommunications Facility - "Kross", Noise Impact Study, March 9, 2016

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP25943 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated March 23, 2016 c/o Steve Uhlman.

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

10.E HEALTH. 2 USE - NO WASTEWATER PLUMBING

RECOMMND

The project comprises structures without wastewater plumbing. If wastewater plumbing fixtures are proposed in the future, the applicant shall contact the Department of Environmental Health for the requirements.

10.E HEALTH. 3 USE - EMERGENCY GENERATOR

RECOMMND

For any proposed use of emergency generators, the following shall apply:

a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management

Page: 3

PLOT PLAN: TRANSMITTED Case #: PP25943 Parcel: 280-150-009

### 10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - EMERGENCY GENERATOR (cont.)

RECOMMND

Branch (HMMB).

- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the approxpriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.
- f) The location and capacity of the "day tank", if proposed, shall be clearly identified in the chemical inventory and facility map sections of the BEP.
- g) The business shall address the handling of spills and leaks in the Prevention, Mitigation, and Abatement sections of the BEP.
- h) If the generator is located in a remote site, HMMB shall conduct an inspection to determine whether any exemptions can be granted.

### PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD:/CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

### Riverside County LMS CONDITIONS OF APPROVAL

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Parcel: 280-150-009

PLOT PLAN: TRANSMITTED Case #: PP25943

10. GENERAL CONDITIONS

10.PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED

RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 4 USE - CEASED OPERATIONS

RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10 PLANNING. 6 USE - CO-LOCATION

RECOMMND

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommuncations providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

10.PLANNING. 7 USE - FUTURE INTERFERENCE

RECOMMND

If the operation of the facilities authorized by this approved (PP25943) generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

10 PLANNING. 10 USE - NO USE PROPOSED LIMIT CT

RECOMMND

The balance of the subject property, APN 280-150-009 (excluding the lease area and access easement), shall

### Riverside County LMS CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25943 Parcel: 280-150-009

### 10. GENERAL CONDITIONS

10.PLANNING. 10 USE - NO USE PROPOSED LIMIT CT (cont.)

RECOMMND

hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

10 PLANNING. 11 USE - EQUIPMENT/BLDG COLOR CT

RECOMMND

The equipment cabinet color shall be grey or in earthtones, which will blend with the surrounding setting.

The color of the antenna array shall match the of the existing monopole so as to lessen the visual impact.

Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

10.PLANNING. 12 USE - SITE MAINTENANCE CT

RECOMMND

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes:

10 PLANNING. 13 USE - BUSINESS LICENSING

RECOMMND

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

10 PLANNING. 14 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions of this permit,

- b) is found to have been obtained by fraud or perjured testimony, or
- c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit

### Riverside County LMS CONDITIONS OF APPROVAL

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PLOT PLAN:TRANSMITTED Case #: PP25943 Parcel: 280-150-009

### 10. GENERAL CONDITIONS

10.PLANNING. 14 USE - CAUSES FOR REVOCATION (cont.)

RECOMMND

shall be subject to the revocation procedures.

10.PLANNING. 17 USE - NOISE REDUCTION

RECOMMND

In accordance with Section 19.410.g. of Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

### 20 PRIOR TO A CERTAIN DATE

### PLANNING DEPARTMENT

20.PLANNING. 1 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within wo (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

### 20.PLANNING. 2 USE - LIFE OF PERMIT

RECOMMND

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

### Riverside County LMS CONDITIONS OF APPROVAL

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Parcel: 280-150-009

PLOT PLAN: TRANSMITTED Case #: PP25943

80 PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 USE - ELEVATIONS & MATERIALS

RECOMMND

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A, dated February 6, 2017.

80 PLANNING. 2 USE - LIGHTING PLANS CT

RECOMMND

Any proposed outdoor lighting must be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County General Plan.

90 PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN

RECOMMND

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

90.E HEALTH. 2 USE - HAZMAT REVIEW

RECOMMND

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

90.E HEALTH. 3 USE - HAZMAT CONTACT

RECOMMND

Contact a Hazardous Materials Specialist, Hazardous Materials Management Division, at (951) 358-5055 for any additional requirements:

FIRE DEPARTMENT

90.FIRE. 1 USE - FIRE CONDITIONS

INEFFECT

Provide a KNOX padlock for gate entrances.

Provide Fire Extinguishers for the building and generator.

Ensure that the existing emergency info is posted and

### Riverside County LMS CONDITIONS OF APPROVAL

Page: 8

Parcel: 280-150-009

PLOT PLAN: TRANSMITTED Case #: PP25943

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE, 1 USE - FIRE CONDITIONS (cont.)

INEFFECT

updated to reflect Verizon contacts.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - UTILITIES UNDERGROUND

RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 2 USE - WALL & FENCE LOCATIONS

RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

90.PLANNING. 6 USE - SIGNAGE REQUIREMENT

RECOMMND

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information:

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

If a co-located facility (addition antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

Page: 9

PLOT PLAN: TRANSMITTED Case #: PP25943 Parcel: 280-150-009

### 90 PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE - SITE INSPECTION

RECOMMND

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25943 have been met; specifically that the landscaping has been clearly installed as per originally approved landscapie plans from (PP24594 ans S1). Also that Verizon's antennas match the color of the existing monopole and the lease area matches per the APPROVED EXHIBIT A, dated February 6, 2017

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INVINE CYNLON YAE Verizon

16209 WOOD ROAD KKO22

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PROPRETARY COMMENTER
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15209 WOOD ROAD RIVERSIDE, CA 92508

VICINITY MAP

PROJECT TEAM

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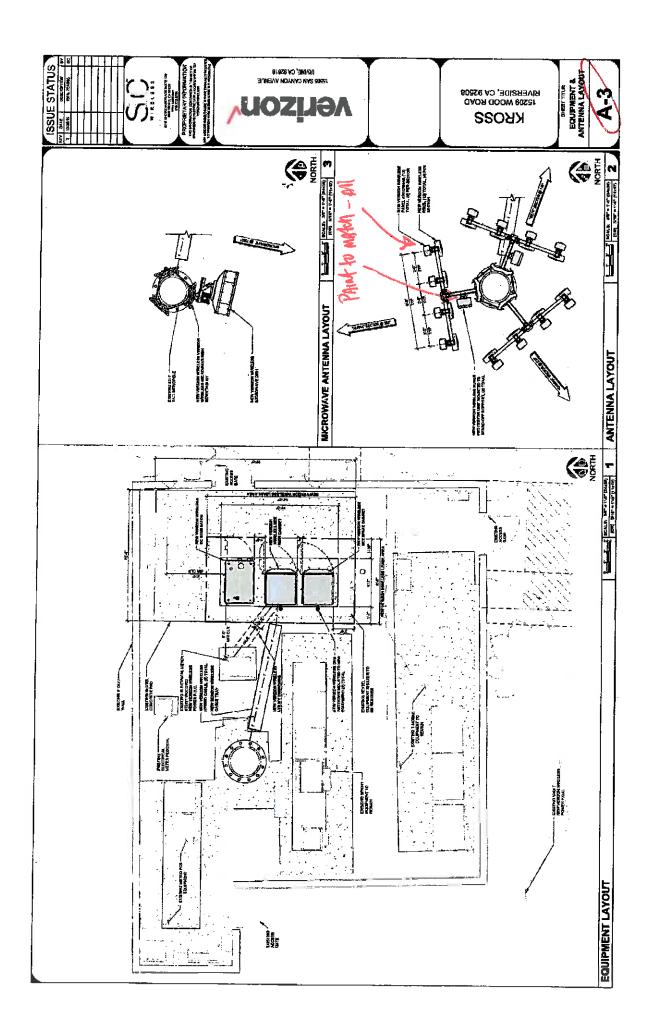
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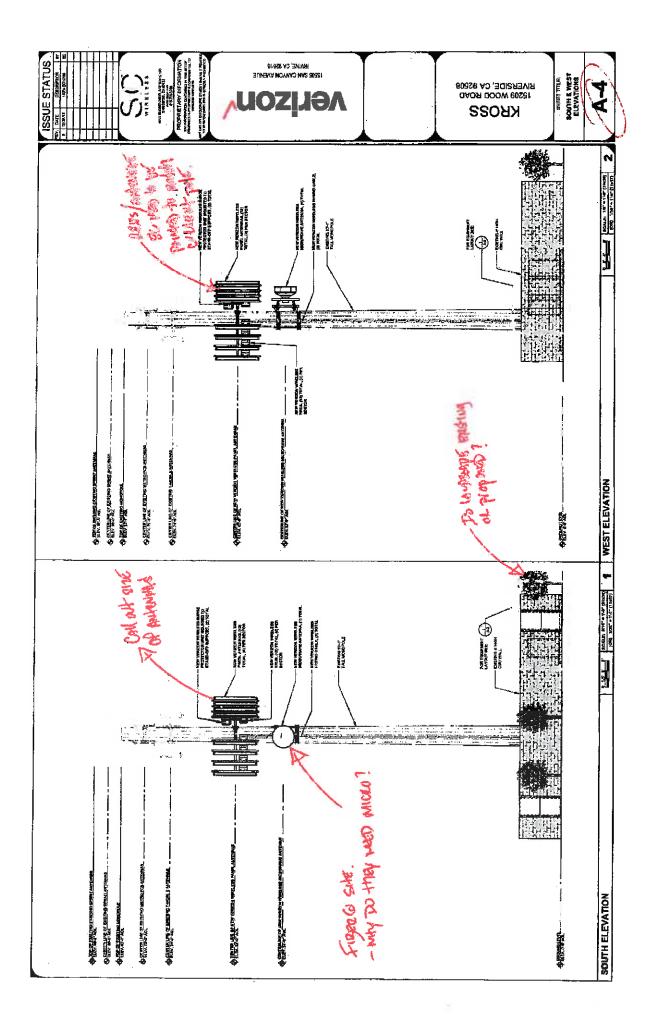
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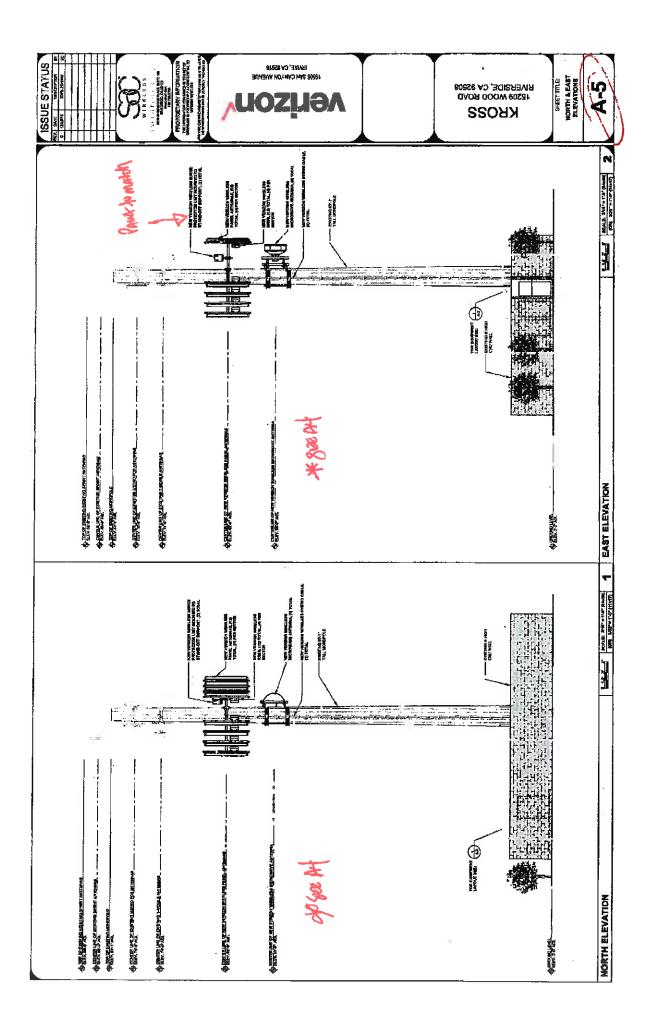
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VERIZON WIRELESS SIGNATURE BLOCK

EITE ACCISANTOR







## LAND DEVELOPMENT COMMITTEE

## THIRD CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

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

**DATE: January 25, 2017** 

ТО	
City of Riverside - Planning	Dept.

PLOT PLAN NO. 25943 – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless - First Supervisorial District - Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Roberts Road, northerly of Kross Road, and westerly of Wood Road. – 1.57 Acres - Zoning: Light Agricultural - 1 Acre Minimum (A-1-1) - REQUEST: Verizon Wireless colocation installation of twelve (12) eight foot high panel antennas, twelve (12) RRUs, twelve (12) A2 backpacks, two (2) surge protector units, one (1) four foot diameter microwave dish; with two (2) GPS antennas on equipment cabinets, and one (1) DC generator within an existing wireless communication facility. – APN 280-150-0009 - Related Cases: PP20281, PP24594 and PP24594S1,

Please respond with your comments and/or questions by <u>February 3, 2017</u>. All County Agencies and Departments have drafted conditions or provided comments on this project already. Your comments, recommendations, or conditions are requested so that they may be incorporated in the staff report for this particular case. This case is scheduled for a Director's Hearing on February 6, 2017.

Should you have any questions regarding this project, please do not hesitate to contact, <u>Tim Wheeler</u>, project planner on the case, at <u>951-955-6060</u> or email at him at: <u>twheeler@rctima.org</u>.

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.

#### RIVERSIDE COUNTY PLANNING DEPARTMENT P.O. Box 1409, Riverside, CA 92502-1409

AUWINISTRATION RIVERSIDE COUNTY

This is to notify you that the proposed application referenced below has been filed with the Riverside ENT County Planning Department and will be considered for approval subject to certain conditions.

If you wish to comment on this application, please submit written comments to the Planning Department at the above address no later than 5:00 P.M. on November 3, 2016. NO PUBLIC HEARING WILL BE HELD ON THE APPLICATION UNLESS YOU REQUEST A HEARING IN WRITING PRIOR TO THE AFOREMENTIONED DATE. The decision of the Planning Director is considered final unless an appeal is filed by you or another interested party within 10 days of the approval date. If a public hearing is scheduled before the Planning Director, a separate notice will be published and mailed to interested parties.

PLOT PLAN NO. 25943, exempt from CEQA, is an application submitted by Verizon Wireless for property located in the Woodcrest Zoning District, Lake Mathews/Woodcrest Area Plan, First Supervisorial District, and more generally located Southerly of Roberts Road, northerly of Kross Road, and westerly of Wood Road; and pursuant to Ordinance No. 346, Riverside County Land Use Ordinance, proposes to permit Verizon Wireless co-location of (12) eight foot high panel antennas, (12) RRUs, (12) A2 backpacks, (2) surge protector units, (1) four foot diameter microwave dish; with (2) GPS antennas on equipment cabinets, and (1) DC generator inside a 8 x 14 lease are a for Verizon. Verizon will remove the decommissioned equipment shelter formally for Nextel that is within their lease area. Verizon's lease area is inside the overall existing walled off cell site location on the subject property at 15209 Wood Rd. Verizon will add, update, ands replace any damaged or dying landscaping for the cell site.

For further information regarding this project, please contact Tim Wheeler, Urban Regional Planner III at 951-955-6060 or e-mail twheeler@rctlma.org. The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501. If you have any comments to submit or wish to request a public hearing, please complete and return the bottom portion sheet to this office by the abovementioned date.

PP2	<b>5943</b> , (TW)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	I do not wish a public hearing to be held or regards to this project. (Please attach comm	on this case, but I would like to submit comments in nents on separate sheet).
A	I am requesting that a public hearing be he may be on separate sheet):	eld on this case for the following reasons (Comments
	SEE ATTACHED DOCUMEN	
<del></del> -		
l unde	erstand that I will be notified of the time and da	te if public hearing is requested.
_/	MICHAEL J. Williams	Mufwill
	PRINTED NAME	SIGNATURE
_8	3309 CARRIAGE Ct.	RIVERSIDE, CA 92508
	PRINT STREET ADDRESS	PRINT CITY/STATE/ZIP

I, Michael Williams, am requesting that a Public Hearing be held regarding the proposed Verizon cell tower replacement of the existing tower located at Riverside County Plot Plan #25943.

The current cell tower detracts from the neighborhood and potentially reduces the property values of the residences within view of the site. At a minimum, this facility should be subject to the existing County ordinance 348.4835 Article XIXg Section 19 requiring these structures to be disguised.

Furthermore, due to the number and type of antennae proposed, the "Palm tree" will not suffice as adequate integration into the local environment. Appropriate options would include a Pine Tree, Wind Mill, or Water Tower.

Lastly, as technology and residential home sites in this area have developed dramatically since this original tower was erected, I would like to see a current alternative site survey plan, justifying the replacement of this tower back into this existing location.

Michael Williams

8309 Carriage Ct.

Riverside, CA 92508

951-789-0096

951-965-446el



# RIVERSIDE COUNTY PLANNING DEPARTMENT

#### Carolyn Syms Luna Director

## **APPLICATION FOR LAND USE PROJECT**

CHECK ONE AS APPROPRIATE:
☑ PLOT PLAN ☐ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT ☐ VARIANCE
PROPOSED LAND USE; Unmanned Telecommunications Facility
ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: Article XIXg
ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
CASE NUMBER: P95943 DATE SUBMITTED: 1/6/16
APPLICATION INFORMATION COURTNEY Standridge
Applicant's Name: for Vorizon Wireless E-Mail: Courtney, Standridge SACW.Com
Mailing Address: 6015 Shoreham Place, Sulte 150
San Diego, CA 92122
City State ZIP
Daytime Phone No: ( 802 ) 885-3676 Fax No: ( )
Engineer/Representative's Name: SAC Wireless (Contact: Julian Briano) E-Mail: Julian.Briano@sacw.com
Mailing Address: 5015 Shoreham Place, Suite 150
San Diego, CA 92122
City State 2IP
Daytime Phone No: (619 ) 736-3570 x106 Fax No: ()
Property Owner's Name: Date and Janet Jenson E-Mail:
Mailing Address: 15209 Wood Road,
Riverside, CA 92508
City State ZIP
Daytime Phone No: (909 ) 780-7629
Riverside Office • 4080 Lemon Street 12th Floor

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

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

#### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be origina tour mey Standardy	els ("wet-signed"). Photo	copies of signatures	are not acceptable.	
(as age	ent for Verizon)	ASJan	1/2 deso	
	ME OF APPLICANT	SIGNATURE C	DE APPLIÇANT	
AUTHORITY FOR THIS APP	LICATION IS HEREBY	GIVEN:	V	
I certify that I am/we are the r correct to the best of my k indicating authority to sign the	nowledge. An authoriza	ed agent must subm	he information filed is true it a letter from the own	and er(s)
All signatures must be origina	ls ("wet-signed"). Photo	copies of signatures a	are not acceptable.	
Comey Standridge (autho		Thank	edno	
PRINTED NAME OF PRO	OPERTY OWNER(S)	SIGNATURE OF	PROPERTY OWNER(S)	
PRINTED NAME OF PRO	PERTY OWNER(S)	<u>SIGNATURE</u> OF	PROPERTY OWNER(S)	
If the property is owned by application case number and the property.	more than one perso lists the printed names	on, attach a separat and signatures of all	e sheet that references persons having an intere	the st in
See attached sheet(s) for	other property owners' s	ignatures.		
PROPERTY INFORMATION:				
Assessor's Parcel Number(s):	280-150-009			
Section: 19	Township: 3S	Range:	4W	
	•			

APPLICATION FOR LAND USE PROJECT
Approximate Gross Acreage: 0.003 acres (project area) / 1.57 acres (total lot size)
General location (nearby or cross streets): North of Kross Road, South of
Roberts Road East of Dauchy Ave West of Wood Road
Thomas Brothers map, edition year, page number, and coordinates: PAGE: 746 GRID: D1
Project Description: (describe the proposed project in detail)  Verizon Wireless proposes to co-locate their telecommunications equipment on an existing 84'-6" tall monopole.
To include: (12) panel antennas, (12) RRUs, (1) microwave antenna, and (2) GPS antennas, along with
a DC generator and (2) equipment cabinets within an existing equipment enclosure
Related cases filed in conjunction with this application:  N/A
Is there a previous application filed on the same site: Yes V No    If yes, provide Case No(s). PP15481 (Parcel Map, Zone Change, etc.)  E.A. No. (if known) EA41126 / CFG04524 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 \( \subseteq \text{No } \subseteq \)
If yes, indicate the type of report(s) and provide a copy: N/A
is water service available at the project site: Yes 📝 No 🔲 N/A
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles)
Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☐ No ✓
Is sewer service available at the site? Yes 🔽 No 🗌 N/A
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles)
Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No 🗸
How much grading is proposed for the project site?
Estimated amount of cut = cubic yards: N/A

APPLICATION FOR LAND U	SE PROJECT	
Estimated amount of fill ≂ cub	ic yards N/A	
Does the project need to impo	rt or export dirt? Yes 🗌 No 🗹	
Import	Export	Neither
What is the anticipated source	/destination of the import/export?	
What is the anticipated route of	f travel for transport of the soil material?	
How many anticipated trucklos	ds?	truck loads.
What is the square footage of a	usable pad area? (area excluding all slop	oes) 112 sq. ft.
	miles of March Air Reserve Base? Yes	
Is the project located within 10 special use airspace as defined area as defined by Section 65	I fifty-feet (50') in height (above ground I NO INCREASE IN OVERA 300 feet of a military installation, benea 4 in Section 21098 of the Public Resource 5944 of the Government Code? (See 520 projects atlas.ca.gov/) Yes No	LL HEIGHT OF EXISTING STRUCTURE th a low-level flight path or within ces Code, and within an urbanized California Office of Planning and
s the project located within th Riverside County Airport Land I	e boundaries of an Airport Land Use 0 Jse Commission? Yes ☐ No ☑	Compatibility Plan adopted by the
Does the project area exceed o	ne acre in area? Yes 🗌 No 🗹	
s the project located within any System (RCLIS) (http://www3.th	of the following watersheds (refer to R ma.co.riverside.ca.us/pa/rclis/index.html	tiverside County Land Information ) for watershed location)?
☑ Santa Ana River	Santa Margarita River	☐ Whitewater River
ana kiver above and use th	vithin the San Jacinto River as shown one Santa Ana River worksheet, "Che Nater Quality Management Plan (WQI	cklist for identifying Projects

HAZARDOUS WASTE AND SUBSTANCES STATEMENT
Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.
I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all fists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:  The development project and any alternatives proposed in this application are not contained on the
lists compiled pursuant to Section 65962.5 of the Government Code.
The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.
Name of Applicant: Address: Phone number: Address of site (street name and number if available, and ZIP Code): Local Agency: County of Riverside Assessor's Book Page, and Parcel Number: Specify any list pursuant to Section 65962.5 of the Government Code: Regulatory Identification number; Date of list:
Applicant (1) Date
Applicant (2) Date
HAZARDOUS MATERIALS DISCLOSURE STATEMENT
Government Code Section 65850.2 requires the owner or authorized agent for any development project o disclose whether:
<ol> <li>Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.</li> <li>Yes \( \subseteq \) No \( \subseteq \)</li> </ol>

The proposed project will have more than a process or will contain a source or modified source □ No ☑	threshold quantity of a regulated substance in a urce of hazardous air emissions.
I (we) certify that my (our) answers are true and correc	<b>t</b> .
Owner/Authorized Agent (1)	Date
Owner/Authorized Agent (2)	Date

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projec	cts Requiring a Project-Specific Water Quality Management Plan (	WQI	VIP)
PR	within the Santa Ana River Region¹		
Project File No.			
Project Name:	· Vertzon - Kross		
Project Location:	15209 Wood Road, Riverside, CA 92508		
Project Description:	Co-location to an existing wireless telecommunications facility		
Applicant Contact Information:	Dall Richard for Verizon Wireless (858) 200-8541		
Proposed Project Consists of, or	Includes:	YES	NO
Significant Redevelopment: The a	addition or replacement of 5,000 square feet or more of impervious	П	7
surface on an aiready developed	Site. Does not include routine maintenance activities that are		
conducted to maintain original line	and grade, hydraulic capacity, original purpose of the constructed	1	
racility of emergency redevelopmen	It activity required to protect public health and safety.	1	
Residential development that create	e 10,000 square feet or more of impervious surface (collectively over	1	✓
the entire project site), including	residential housing subdivision requiring a Final Man (i.e. detached		ت
single family home subdivisions, mu	ulti-family attached subdivisions, condominiums, or apartments, etc.).		
New Industrial and commercial dev	relopment where the land area represented by the proposed map or	-	<del></del>
permit is 10,000 square feet or more	another arrote the land died, tablesetted by the highesed map of		<b>✓</b>
Automotive repair shops (Standard	Industrial Classification (SIC) codes <sup>2</sup> 5013, 5014, 5541,7532, 7533.	<del>                                     </del>	
7534, 7536, 7537, 7538, 7539)		الا	7
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over			
the entire project site).			<b>4</b>
Restaurants (SIC code 5812) where	the land area of development is 5,000 square feet or more.		1
miliside developments 5,000 square	e feet or more which are located on areas with known erosive soil.	H	Ž
conditions of where natural slope is :	25 percent or more.	با	سنا
Developments of 2,500 square fee	et of impervious surface or more adjacent to (within 200 feet) or	77	7
discharding directly into ESA's "Di	irectly" means situated within 200 feet of the ESA; "discharging	ب	
directly" means outflow from a drain	nage conveyance system that is composed entirely of flows from the		
subject development or redevelopment	ent site, and not commingled with flows from adjacent lands.		
Parking lots of 5 000 square feet or r	more exposed to stormwater, where "parking lot" is defined as a land.	<del></del>	<u> </u>
area or facility for the temporary stor	Tiore exposed to stormwater, where "parking lot" is defined as a land	Ш	1
Detail Conding Outlete that are oith	age of motor venicles.		
Metall Gasonic Culicia friat are blink	er 5,000 square feet or more of impervious surface with a projected		1
average daily traffic of 100 or more y	/enicles per day.		
"UDIC Projects other than Transport	tation Projects, that are implemented by a Premittee and similar in		7
lature to the priority projects describ	ped above and meets the thresholds described herein.		
Other Development Projects whose	site conditions or activity pose the potential for significant adverse		<b>V</b>
mpacts to water quality.			
Land area is based on acreage disturbed.			7
Descriptions of SIC codes can be found at t	http://www.osha.gov/pls/imis/sicsearch.html.	_	_
DETER	MINATION: Circle appropriate determination.		
any question answered "YES" Pro	ject requires a project-specific WQMP.		
f <u>all</u> questions answered "NO" Proj	ject requires incorporation of Site Design and source control (BMPs) in	mpa	sed
	Th Conditions of Approval or permit conditions	mpe	364



## COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



#### George A. Johnson Agency Director

Ketherine Gifford Director, Administrative Services Department

Ron Goldman Director, Planning Department

Juan C. Perez Director, Transportation Department

Director, Building & Safety Department

Mike Lara

John Boyd Director, Code Enforcement Department

Carolyn Syms Luna Director, Environmental Programs Departmen

## LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT Agreement for Payment of Costs of Application Processing

TO	BE	COMP	LETED	BY	APPL	.ICANT:
----	----	------	-------	----	------	---------

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  SAC wire PSS for and VENZON WIYE SS hereafter "Applicant" and Jensen Coastle "Property Owner".	
· · ·	
Description of application/permit use:	
VENZON COLOMODON ON OXSISTANO MONORALA TUCKOLLATOR OX	C
(12) new antennas and related equipment.	<u> </u>
If your application is subject to Deposit-based Fee, the following applies	

#### Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

### Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838 P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

	1, PROPERTY INFORMATION:					
Assessors Parcel Number(s): 280-150-009						
	Property Location or Address: 15209 Wood Rd. Riverside CA 92508					
	2. PROPERTY OWNER INFORMATION:					
	Property Owner Name: Dale + Janet Tensen  Firm Name: Phone No.: 909-780-7629  Email: Email:  Riverside CA 92508					
	3. APPLICANT INFORMATION:  Quithonzed representative: Courtney Standridge Applicant Name: SAC WIVELESS For Verizon Phone No.: 602.885-3676  Firm Name: Email: COUVENLY. Standridge@SACWA Address (If different from property owner)  5015 Shore ham Diacy. Sta 150  San Diego, CA 92122					
	4. SIGNATURES:  Signature of Applicant: Courtney Standridge. Date: 1/6/15  Print Name and Title: Courtney Standridge. Site Specialist  Signature of Property Owner. See attached LOA Date:					
	Print Name and Title:					
	Signature of the County of Riverside, by  Print Name and Title: Franklin Strant, land Use Technician II					
	FOR COUNTY OF RIVERSIDE USE ONLY					
Αŗ	oplication or Permit (s)#: PP 2 54 93					
S€	et #:Application Date:					



#### **Property Owner Letter of Authorization**

County of Riverside 4080 Lemon St 7th Floor Riverside, CA 92501

Re: Application for Zoning/Building Permit

Telecommunications Site at: 15209 Wood Road, Riverside, CA 92508

I hereby represent that I am the legal owner of the property referenced below, and I hereby give my authorization to Verizon and/or its Agent(s), to act as our Agent(s) in the processing and obtaining approval for Building and/or Zoning permits through the County of Riverside for the modification of the facility that would be located at the existing wireless communications site described as:

Crown Site ID: 879850 - March

Site ID: Kross

Site Address: 15209 Wood Road, Riverside, CA 92508

APN: 280-150-009

Property Owner:

Janet T or Dale R Jensen

\_\_\_\_\_

jc/jl/App#321082

### **ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.				
State of California County of Riverside				
on 12/23/15 before me, Jenifer Glenn, Notary Public (insert name and title of the officer)				
who proved to me on the basis of satisfactory evidence to be the person whose name (s) is/ave subscribed to the within instrument and acknowledged to me that tow/she/towy executed the same in his/her/tion authorized capacity((bs), and that by his/her/tion signature(s) on the instrument the person (s), or the entity upon behalf of which the person (s) acted, executed the instrument.				
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.				
WITNESS my hand and official seal.  JENIFER GLENN COMM. #2100086 COMM. #210008 COMM. #210008 COMM. #210008 COMM				
Signature (Seal)				



February 13, 2015

RE: SAC Wireless as representative for Verizon Wireless

To Whom ItMay Concern:

SAC Wireless is an authorized representative of Verizon Wireless and has been contracted to perform cellular site development (i.e., real estate leasing, land use entitlements, materials procurement, architectural engineering, equipment installation, design and construction, etc.) on behalf of Verizon Wireless in connection with their telecommunications facility.

As an authorized representative of Verizon Wireless, SAC Wireless may submit/order (i.e. land use applications and permits, utilities, etc.) on behalf of Verizon Wireless.

Sincerely,

Andres Matzkin

Verizon Wireless

Manager - Network Real Estate

Courtney Standridge SPECIALIST. SITE DEVELOPMENT

Courtney Standridge@sacw.com

5865 Avenida Encinas, Suite 142-8 Carlsbad, GA 92008

602.885.3676

www.sacw.com

#### INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Los Angeles SMSA Limited Partnership, a California Limited Partnership ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

#### WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 280-150-009 ("PROPERTY"); and,

WHEREAS, on January 6, 2016, PROPERTY OWNER filed an application for Plot Plan No. 25943 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. Indemnification. PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

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

- 2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.
- 3. Representation and Payment for Legal Services Rendered. COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.
- 4. Payment for COUNTY's LITIGATION Costs. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."
- 5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.
- 6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:

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

Robert Howell

Network Real Estate NCD

Verizon Wireless

15505 Sand Canyon Ave., Bldg. D1

Irvine, CA 92618

With a copy to: Brianna Noler 2411 Gates Avenue, #A Redondo Beach, CA 90278

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

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

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

- 8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.
- 9. Complete Agreement/Governing Law. This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

- 10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.
- 11. Amendment and Waiver. No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.
- 12. **Severability**. If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 13. Survival of Indemnification. The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.
- 14. *Interpretation*. The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.
- 15. Captions and Headings. The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.
- 16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.
- 17. Counterparts; Facsimile & Electronic Execution. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

- 18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.
- 19. Effective Date. The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.
- IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

Agreement to be executed by their authorized	Topicsoftatives as of the date without
COUNTY: COUNTY OF RIVERSIDE, a political subdivision of the State of Californ	iia
By:  Steven Weiss Riverside County Planning Director	FORM APPROVED COUNTY COUNSEL  BY: 2/16/17
Dated:	Juan C. Perez, Director
PROPERTY OWNER:	Transportation and Land Management

Los Angeles SMSA Limited Partnership, a California Limited Partnership

AirTouch Cellular, Inc., a California Corporation

By:

By:

Steve Lamb
Director – Network Field Engineering

Dated: 2/9/17

#### NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA	)
COUNTY OF ORANGE	)

On <u>February 9, 2017</u> before me, <u>Tricsha K. Villalta</u>, Notary Public, personally appeared <u>Steven Lamb</u> who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

TRICSHA K. VILLALTA
Notary Public - California
Orange County
Commission # 2163500
My Comm. Expires Sep 20, 2020

Place Notary Seal Above

#### NOTICE OF PUBLIC HEARING

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

PLOT PLAN NO. 25943 – Exempt from CEQA – Applicant: Verizon Wireless – Engineer/Representative: SAC Wireless – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Minimum) – Location: Southerly of Roberts Road, northerly of Kross Road, and westerly of Wood Road. – 1.57 Acres – Zoning: Light Agricultural – 1 Acre Minimum (A-1-1) – REQUEST: Verizon Wireless co-location installation of 12 eight foot high panel antennas, 12 RRUs, 12 A2 backpacks, two (2) surge protector units, one (1) four foot diameter microwave dish; with two (2) GPS antennas on equipment cabinets, and one (1) DC generator within an existing wireless communication facility.

TIME OF HEARING:

1:30 pm or as soon as possible thereafter

DATE OF HEARING:

**FEBRUARY 6, 2017** 

PLACE OF HEARING:

RIVERSIDE COUNTY ADMINISTRATIVE CENTER

1ST FLOOR, CONFERENCE ROOM 2A

4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Tim Wheeler, Project Planner at 951-955-6060or e-mail <a href="mailto:twheeler@rctlma.org">twheeler@rctlma.org</a> go to the County Planning Department's Director's Hearing agenda web page at <a href="http://planning.rctlma.org/PublicHearings.aspx">http://planning.rctlma.org/PublicHearings.aspx</a>

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director 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: Tim Wheeler

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

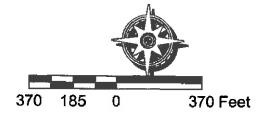
## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 0 17 20 6.
The attached property owners list was prepared by Riverside County GIS,
APN (s) or case numbers PP 25943 For
Company or Individual's Name Planning Department
Distance buffered 600
Pursuant to application requirements furnished by the Riverside County Planning Department
Said list is a complete and true compilation of the owners of the subject property and all other
property owners within 600 feet of the property involved, or if that area yields less than 25
different owners, all property owners within a notification area expanded to yield a minimum of
25 different owners, to a maximum notification area of 2,400 feet from the project boundaries,
based upon the latest equalized assessment rolls. If the project is a subdivision with identified
off-site access/improvements, said list includes a complete and true compilation of the names and
mailing addresses of the owners of all property that is adjacent to the proposed off-site
improvement/alignment,
I further certify that the information filed is true and correct to the best of my knowledge. I
understand that incorrect or incomplete information may be grounds for rejection or denial of the
application.
NAME: Vinnie Nguyen
TITLE GIS Analyst
ADDRESS: 4080 Lemon Street 2 <sup>nd</sup> Floor
Riverside, Ca. 92502
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

#### PP25943 (600 feet buffer)



#### **Selected Parcels**





ASMT: 280130009, APN: 280130009

COLLETTE LEE, ETAL 7197 BROCKTON AVE RIVERSIDE CA 92506 ASMT: 280150006, APN: 280150006

VIRGINIA CAMPBELL 18921 ROBERTS RD RIVERSIDE, CA. 92508

ASMT: 280130010, APN: 280130010

BRUCE FARREN, ETAL 18860 ROBERTS RD RIVERSIDE, CA. 92508 ASMT: 280150007, APN: 280150007

CAROL MILAM, ETAL 18949 ROBERTS RD RIVERSIDE, CA. 92508

ASMT: 280130011, APN: 280130011

JUDY TISON, ETAL 18840 ROBERTS RD RIVERSIDE, CA. 92508 ASMT: 280150008, APN: 280150008

NOMA BAHLER, ETAL 18995 ROBERTS RD RIVERSIDE, CA. 92508

ASMT: 280130012, APN: 280130012

MAX BARRERA, ETAL 9391 GREENWICH DR HUNTINGTON BEACH CA 92646 ASMT: 280150009, APN: 280150009

JANET JENSEN 15209 WOOD RD RIVERSIDE, CA. 92508

ASMT: 280150003, APN: 280150003

KARLA GARCIA, ETAL 18815 ROBERTS RD RIVERSIDE, CA. 92508 ASMT: 280150010, APN: 280150010

EDUARDO MARIN 18924 KROSS RD RIVERSIDE, CA. 92508

ASMT: 280150004, APN: 280150004

HARPEET SINGH, ETAL 5385 BRAE BURN PL BUENA PARK CA 90621 ASMT: 280150011, APN: 280150011

CONNIE PICO, ETAL 18916 KROSS RD RIVERSIDE, CA. 92508

ASMT: 280150005, APN: 280150005

PENNY ROGALIA, ETAL 18891 ROBERTS RD RIVERSIDE, CA. 92508 ASMT: 280150012, APN: 280150012

MAGALY LAROCHE, ETAL

20726 VERTA ST PERRIS CA 92570





ASMT: 280150013, APN: 280150013 LANA STEELE, ETAL 18812 KROSS RD RIVERSIDE, CA. 92508

ASMT: 280170013, APN: 280170013 RICARDO ZAMORA, ETAL 15257 WOOD RD RIVERSIDE, CA. 92508

ASMT: 280150014, APN: 280150014 LINA MUCINO, ETAL 18810 KROSS RD RIVERSIDE, CA. 92508 ASMT: 280170014, APN: 280170014 ALICE RISNER, ETAL 15295 WOOD RD RIVERSIDE, CA. 92508

ASMT: 280150015, APN: 280150015 TAMMY RUFF, ETAL 18808 KROSS RD RIVERSIDE, CA. 92508 ASMT: 280170015, APN: 280170015 ROSA CORTES, ETAL 15317 WOOD RD RIVERSIDE, CA. 92508

ASMT: 280170009, APN: 280170009 CATHERINE ANDERSON, ETAL 18809 KROSS RD RIVERSIDE, CA. 92508 ASMT: 280170016, APN: 280170016 DIANNE GOETZ 1475 5TH ST NORCO CA 92860

ASMT: 280170010, APN: 280170010 RAMIRO DAMIAN, ETAL 18813 KROSS RD RIVERSIDE, CA. 92508 ASMT: 280170017, APN: 280170017 YOLANDA FREILICH, ETAL 271 COTTONWOOD AVE RIVERSIDE CA 92506

ASMT: 280170011, APN: 280170011 KACI EGGLESTON, ETAL 19876 SANTA CLARA CT RIVERSIDE CA 92508 ASMT: 280170018, APN: 280170018 JENNIFER LAMB, ETAL 18830 BERT RD RIVERSIDE, CA. 92508

ASMT: 280170012, APN: 280170012 PAULETTE LOWE, ETAL 18935 KROSS RD RIVERSIDE, CA. 92508 ASMT: 280170019, APN: 280170019 JOY HIRDLER, ETAL 335 SMITH WAY ANGWIN CA 94508



ap suas

ASMT: 284140006, APN: 284140006 RIVERSIDE UNIFIED SCHOOL DIST C/O JANET DIXON 3070 WASHINGTON ST RIVERSIDE CA 92504

ASMT: 284302011, APN: 284302011 TRISHA MCDONNOLD, ETAL 19147 BUCKBOARD LN RIVERSIDE, CA. 92508

ASMT: 284302012, APN: 284302012 SARAH CANNELL, ETAL 8302 SUNSHINE LN RIVERSIDE, CA. 92508

ASMT: 284303001, APN: 284303001 YOLANDA MCCARVER, ETAL 8343 BARNWOOD LN RIVERSIDE, CA. 92508

ASMT: 284303002, APN: 284303002 WAI CHU, ETAL 8335 BARNWOOD LN RIVERSIDE, CA. 92508

ASMT: 284303003, APN: 284303003 RHONDA NEUGEBAUER, ETAL 8327 BARNWOOD LN RIVERSIDE, CA. 92508

ASMT: 284303004, APN: 284303004 ALBA CHEW, ETAL 8319 BARNWOOD LN RIVERSIDE, CA. 92508

ASMT: 284303005, APN: 284303005 CONSTANCE TERRELL PETERS, ETAL 8311 BARNWOOD LN RIVERSIDE, CA. 92508

ASMT: 284303006, APN: 284303006 MARIA CHINAKA 8301 BARNWOOD LN RIVERSIDE, CA. 92508

ASMT: 284303008, APN: 284303008 CHRISTINA SHIN, ETAL 8283 BARNWOOD LN RIVERSIDE, CA. 92508

ASMT: 284305005, APN: 284305005 DARLENE HAYNES, ETAL 8301 SUNSHINE LN RIVERSIDE, CA. 92508

ASMT: 284305006, APN: 284305006 MELINDA HUFF, ETAL 8336 BARNWOOD LN RIVERSIDE, CA, 92508

ASMT: 284323004, APN: 284323004 JUANA BRYDON, ETAL 8255 BARNWOOD LN RIVERSIDE, CA. 92508

ASMT: 284323005, APN: 284323005 MELINDA REES, ETAL 8269 BARNWOOD LN RIVERSIDE, CA. 92508





ASMT: 284350006, APN: 284350006

ROBYN GEROME, ETAL 8229 LANTERN PL RIVERSIDE CA 92508

ASMT: 284350014, APN: 284350014 KERRY MISKELL, ETAL

8317 CARRIAGE CT RIVERSIDE, CA. 92508

ASMT: 284350007, APN: 284350007 BRITTENY GUTIERREZ, ETAL

8241 LANTERN PL RIVERSIDE CA 92508 ASMT: 284350015, APN: 284350015

CARY HESS, ETAL 8333 CARRIAGE CT RIVERSIDE, CA. 92508

ASMT: 284350008, APN: 284350008

. STEPHEN KOZUB, ETAL 8255 LANTERN PL RIVERSIDE, CA. 92508

ASMT: 284350016, APN: 284350016

PATRICIA BOUCHER, ETAL 8345 CARRIAGE CT RIVERSIDE, CA. 92508

ASMT: 284350009, APN: 284350009

**LUCY AREVALO** 8269 LANTERN PL RIVERSIDE, CA. 92508 ASMT: 284350017, APN: 284350017

ALISSA CHITWOOD, ETAL 8348 CARRIAGE CT RIVERSIDE, CA. 92508

ASMT: 284350011, APN: 284350011

MARY NELSON, ETAL 8301 CARRIAGE CT RIVERSIDE, CA. 92508 ASMT: 284350018, APN: 284350018

CORAZON JURILLA, ETAL 8336 CARRIAGE CT RIVERSIDE, CA. 92508

ASMT: 284350012, APN: 284350012

DEBRA WILLIAMS, ETAL 8309 CARRIAGE CT RIVERSIDE, CA. 92508

ASMT: 284350019, APN: 284350019

SUZANNE BERZ, ETAL 8328 CARRIAGE CT RIVERSIDE, CA. 92508

ASMT: 284350013, APN: 284350013

ORANGECREST COUNTRY COMMUNITY ASSN

C/O ACTION PROP MGMT 29 TECHNOLOGY DR STE B100

IRVINE CA 92618

ASMT: 284350020, APN: 284350020

CYNTHIA MABON, ETAL 8318 CARRIAGE CT

RIVERSIDE, CA. 92508



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ASMT: 284350021, APN: 284350021

DONNA BARLOW, ETAL 8310 CARRIAGE CT RIVERSIDE, CA. 92508

ASMT: 284350022, APN: 284350022 WILLIAM NAVIGATO, ETAL 8302 CARRIAGE CT RIVERSIDE, CA. 92508

ASMT: 284350023, APN: 284350023 DAVID RAMIREZ, ETAL 8270 LANTERN PL

RIVERSIDE, CA. 92508

ASMT: 284350024, APN: 284350024

KATHERINE LENNAN 8256 LANTERN PL RIVERSIDE, CA. 92508

ASMT: 284350025, APN: 284350025

:SUSAN WENSEL, ETAL 8242 LANTERN PL :RIVERSIDE, CA. 92508





SAC Wireless 5015 Shoreham Place Ste. 150 San Diego, CA 92122 Attn: Courtney Standridge

Verizon Wireless 15505 Sand Canyon Ave. D1 Irvine, CA 92618



## PLANNING DEPARTMENT

Juan C. Perez Interim Planning Director

NO <sup>-</sup>	TICE OF EXEMPTION	
TO: Office of Planning and Research (OPR) P.O. Box 3044	FROM: Riverside County Planning Department  4080 Lemon Street, 12th Floor	☐ 38686 El Cerrito Road
Sacramento, CA 95812-3044  ☑ County of Riverside County Clerk	P. O. Box 1409	Palm Desert, CA 92201
	Riverside, CA 92502-1409	
Project Title/Case No.: PP25943 / No EA		
Project Location: In the unincorporated area of R	iverside County, more specifically located at the add	ress of 15209 Wood Rd. Riv.
an existing undisguised 90-foot monopole, to consi two (2) surge protector units, one (1) four foot diam	Verizon Wireless's proposal to co-locate new wireles ist of twelve (12) eight foot high panel antennas, twe neter microwave dish on the monopole; and add two yenerator within the existing wireless communication	lve (12) Remote Radio Units, (2) Global Positioning Satellite
Name of Public Agency Approving Project: Rive	erside County Planning Department	
Project Applicant & Address: Venzon Wireless	c/o Courtney Standridge 5015 Shoreham Pl. Ste. 150	), San Diego, CA 92122
Exempt Status: (Check one)  ☐ Ministerial (Sec. 21080(b)(1); 15268) ☐ Declared Emergency (Sec. 21080(b)(3); 15269(b) Emergency Project (Sec. 21080(b)(4); 15269 (b)		Existing Facilities))
time of the lead agency's determination. Expansions to existing structures are permit is less. The proposed project is exempt under Section 15301 because it consists of the two new antennes and agenerator with the existing equipment cobinets. The minor with no new ground disturbance or major stated impact. The existing leader area and exempt under Section 15301, PP25943 is exempt from CEQA and no turther environs	is project has been determined to be categorically elempt from CEQA per section 15301 [Existing Facilities, prochanical equipment, or topographic features, havelving public or private structures, facilities, mechanical equipment, or topographic features, havelving the difference of the features of the separation doesn't exceed 50 percent of the floor area of the separatiting and minor afteration of a wireless communications facility with the addition of a small are additions to the non-displicate monopole are very small in comperison to the existing monopole size a height of the monopole will not increase, so the expension size is far less than the 50 percent of floor mental review it required. In addition, there are no successive projects of the same type in the same per fracted by the project, and it is not on a hazardous waste site. Accordingly, no exception to the Section	ig begigible or no expansion of use beyond that existing at the structures before the addition or 2,500 square feet, whichever nount of additional equipment on the existing mongoole, pilus and equipment and will allow for increased wireless receptions are an 2,500 square feet. Because all aspects of the project are lace expected over time, there are no unusual pricumstances.
Tim Wheeler	951-955-6060	
County Contact Person	Phone Nu	mber
Signature	Urban Regional Planner III	February 6, 2017
Date Received for Filing and Posting at OPR:		

Revised: 01/26/2017: Y:\Pianning Master Forms\Templates\CEQA Forms\NOE Form.docx

Agenda Item No.: Area Plan; Elsinore

Zoning Area: Meadowbrook

Supervisorial District: First

Project Planner: Deborah Bradford Planning Commission: April 19, 2017 CHANGE OF ZONE NO. 7907 PLOT PLAN NO. 26006

Environmental Assessment No. 42891

Applicant: Valerie Gersch

Engineer/Representative: Oz Bratene

Charissa Leach, P.E. Assistant TLMA Director

#### COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION:** The proposed project consists of: (1) Change of Zone No. 7907, to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone) and (2) Plot Plan No. 26006, to entitle an existing vehicle/boat/trailer storage and U-Haul rental facility, on three parcels, totaling 11.6 gross acres.

**PROJECT LOCATION:** The project site is generally located north of Eugene Street, south of Ethanac Road, east of State Highway 74 and is within the Rural Village Land Use Overlay and Elsinore Area Plan.

PROJECT APNs: 345-150-013, 345-150-014, and 345-150-041

#### **BACKGROUND:**

The project site is comprised of 11.6 gross acres. The site contains an existing vehicle/trailer/boat storage and U-Haul rental facility, currently in operation, but without the necessary entitlements. To bring this use into conformance with Ordinance 348, a Plot Plan application was filed to allow for the continued use of the project site, through the establishment of a new entitlement. As a part of this application, the applicant will be screening the outside storage areas from the public rights-of-way, demolishing dilapidated structures, installing a new septic system, and providing new landscape material along the property frontage. Furthermore, the business spans three separate parcels. As such, the applicant will be required to complete a Parcel Merger, creating a single lot from all three. This requirement has been added as a condition of approval to be completed prior to the issuance of any building permits.

#### Policy Area

The project site is located within the Meadowbrook Rural Village Land Use Overlay within the Elsinore Area Plan. Pursuant to the Elsinore Area Plan, the overlay area is described as follows:

Rural Village Overlay Study Areas were identified on the Elsinore Area Plan map for the community of Meadowbrook (along State Highway Route 74 northeasterly of the City of Lake Elsinore) in the 2003 General Plan. Prior to the adoption of the 2008 General Plan Update, all relevant factors were studied in more detail on a parcel-by-parcel basis through a spatial analysis. As a result of this analysis, county review, and community discussions, the boundary and policies of these study areas were modified and a Rural Village Land Use Overlay was created to strategically intensify the uses in the targeted core areas of Meadowbrook, but not in El Cariso. Figure 5 of the Elsinore Area Plan establishes these alternative land uses within the overlay boundary area.

The overlay provides for a more flexible land use plan along the Highway 74 frontage parcels both to the east and west. This project's site has an existing General Plan Land Use designation of Very Low Density

Residential. However, the land use identified within the overlay boundary for the project site is Commercial Retail. In conjunction with this project's Zone Change to General Commercial, the site's use as a vehicle/boat/trailer storage and U-Haul rental facility, the Zone, and General Plan will all be in conformance with each other.

#### Tribal Consultation

In accordance with AB 52, consultation notification requests were sent to six tribes on May 4, 2016. Staff received no requests to consult nor conditions to be added to the project, from any of the six noticed Tribes. As a result, the tribal consultation review period concluded on August 30, 2016.

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

1.	Existing General Plan Land Use (Ex. #5):	Community Development: Very Low Dens					
		Residential					

<ol><li>Surrounding General Plan Land Use (Ex. #5)</li></ol>	Rural	Residential	(R-R)	to	the	north,
		and the Late of the Control of the C	11	- 1		41 1

Commercial Retail to the west and south, and Very Low Density Residential (VLDR) to the

east

3. Existing Zoning (Ex. #3): Rural Residential (R-R)

4. Land Use Overlay: Meadowbrook Rural Village

5. Surrounding Zoning (Ex. #2): Rural Residential (R-R)

6. Existing Land Use (Ex. #1): Outside vehicle storage yard and U-Haul

Rental Facility

7. Surrounding Land Use (Ex. #1): Scattered commercial and residential uses

and vacant land

8. Project Data: Total Acreage: 11.6

9. Environmental Concerns: See attached environmental assessment

#### **RECOMMENDATIONS:**

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

<u>ADOPT</u> a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42891**, 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. 7907** to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1 Zone / C-P Zone) in accordance with Exhibit #3, subject to adoption of the Zoning Ordinance by the Board of Supervisors; and,

<u>APPROVE</u> PLOT PLAN NO. 26006, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

- 1. The project site has a General Plan Land Use designation of Community Development: Very Low Density Residential (CD:VLDR) within the Elsinore Area Plan.
- 2. The project site is surrounded by properties that have a General Plan Land Use Designation of Rural Residential (R-R) to the north, Commercial Retail to the west and south and Very Low Density Residential (VLDR) to the east.
- 3. The project site is located within the Meadowbrook Rural Village Land Use Overlay boundary, within the Elsinore Area Plan. The overlay area establishes the project site with an alternative land use of Commercial Retail.
- 4. The project site has an existing Zoning Classification of Rural Residential (R-R).
- 5. The proposed Zoning Classification for the subject site is General Commercial (C-1 Zone / C-P Zone).
- 6. The use of a vehicle/boat/trailer storage and U-Haul rental facility, are permitted uses within the General Commercial (C-1 Zone / C-P Zone), subject to Plot Plan approval, in accordance with Sections 9.1b (18) and (19) of Ordinance No. 348.
- 7. The use of a vehicle/boat/trailer storage and U-Haul rental facility is consistent with the Commercial Retail designation established by the Meadowbrook Rural Village Land Use Overlay in the following ways:
  - a. ELAP 5.1 Allow areas designated with the Rural Village Land Use Overlay to develop according to the standards of this section. Otherwise, the standards of the underlying land use designation shall apply. Although the Elsinore General Plan does not establish specific development or design guidelines for development within the overlay, vehicle/boat/trailer storage and U-Haul rental facility are permitted uses, subject to Plot Plan approval. Furthermore, this is characterized as a commercial use and has been analyzed accordingly.
  - b. ELAP 5.2 In the Meadowbrook Land Use Overlay, commercial uses, small-scale industrial uses (including mini-storage facilities), and residential uses at densities higher than those levels depicted on the Area Plan may be approved as designated in the overlay. Additionally, existing commercial and industrial uses may be relocated to this Rural Village Land Use Overlay as necessary in conjunction with the widening of State Highway Route 74. A vehicle/boat/trailer storage and U-Haul rental facility is considered a commercial use, and is therefore consistent with this overlay policy.

- 8. The proposed project is consistent with the development standards set forth in the General Commercial (C-1 Zone / C-P Zone) including:
  - a. The C-1 Zone / C-P Zone does not have a minimum lot area requirement. The project site is comprised of 11.6 acres and can adequately support this project. The project is consistent with this standard.
  - b. There are no setback requirements for buildings located in the C-1 Zone / C-P Zone that do not exceed 35 feet in height. Structures existing on-site do not exceed this height limit and no new structures are proposed. Therefore the setbacks are consistent with this standard.
  - c. The storage of the recreational vehicles, trailers and boats will be located in designated spaces and will comply with the requirements in Section 18.30 of Ordinance 348 as they pertain to storage of vehicles.
- 9. The project site is surrounded by residential and commercial uses.
- 10. This project site is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
- 11. In accordance with AB 52, consultation notification requests were sent to six tribes on May 4, 2016. Staff received no requests to consult nor conditions to be added to the project, from any of the six noticed Tribes. As a result, the tribal consultation review period concluded on August 30, 2016.
- 12. The project site is located within a Very High fire hazard area and is within the State Responsibility Area ("SRA") for fire protection services. As part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee shall be notified of applications for building permits, tentative parcel/tract maps, and other types of proposed entitlements, which result in construction. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Assistant Fire Marshall Swarthout stated that they have the authority to enforce all applicable State fire laws and that the notification requirement of Title 14 has been met. The following additional findings have been met:
  - a. The proposed Plot Plan is for the legalization of an existing vehicle/boat/trailer storage yard and U-Haul facility and is in compliance sections 4290 and 4291 of the Public Resources Code. This project is not an expansion of the use. No new construction will occur. Fire protection services can easily access the site, which is located adjacent to Highway 74.
  - b. Fire protection and suppression services are available for the site through the California Department of Forestry and Fire Protection.
  - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 et seq. of the Public Resources Code, the regulations adopted thereto,** and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Highway 74. There is adequate accessibility to the project site for all emergency service vehicles.
- 13. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for

development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SIRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. Condition of Approval 60. PLANNING. 7 has been added to ensure compliance with this requirement.

14. Environmental Assessment No. 42891 identified no potentially significant impacts and resulted in the preparation of a Negative Declaration.

# **CONCLUSIONS**:

- 1. The proposed project is in conformance with the Community Development: Very Low Density Residential (CD:VLDR), and with all other elements of the Riverside County General Plan.
- 2. The project site is located within the Meadowbrook Rural Village Land Use Overlay boundary, within the Elsinore Area Plan. The overlay area establishes the project site with an alternative land use of Commercial Retail and this project is consistent with the overlay designation.
- 3. The proposed project is consistent with the General Commercial (C-1 Zone / C-P Zone) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 4. The public's health, safety, and general welfare are protected through project design.
- 5. The proposed 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. A City Sphere of Influence; or
  - b. A County Service Area; or
  - c. A Fault Zone; or
  - d. A Liquefaction Potential Area; or
  - e. A Subsidence Area; or
  - f. An Airport Influence Area; or
  - g. A Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP) Cell Group.
- 3. The project site **is** located within:

# CHANGE OF ZONE NO. 7907 and PLOT PLAN NO. 26006 Planning Commission Staff Report: April 19, 2017 Page 6 of 6

- a. A Very High Fire Hazard Area; and
- b. A State Responsibility Area for fire protection services; and
- c. In, or partially within a Stephen's Kangaroo Rat Fee Area; and
- d. The Perris and Perris Union High School District.
- 4. The subject site is currently designated as Assessor's Parcel Numbers 345-150-013, 345-150-014, and 345-150-041

# RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07907 PP26006

VICINITY/POLICY AREAS

Supervisor: Jeffries District 1

SPRING/ST

HIGHWAY 74'GOOD HOPE POLICY

KEYD 21

Vicinity Map

Date Drawn: 12/12/2016

2,000 Author: Vinnie Nguyen মতাত্যত্ত ELFRESO RO GH OSENHTE 1,000 200

ROBERTIST

Zoning Area: Meadowbrook

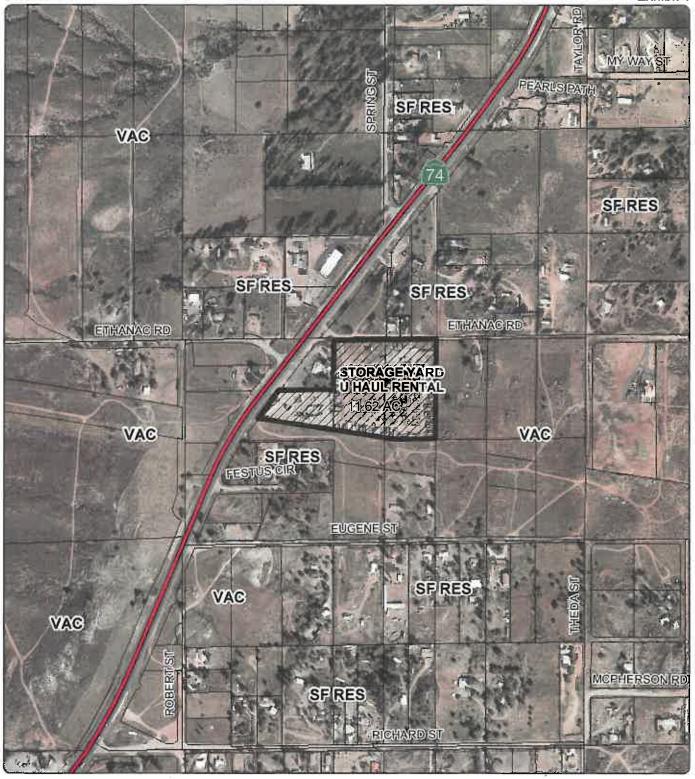


# RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07907 PP26006

Supervisor: Jeffries District 1

**LAND USE** 

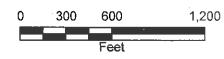
Date Drawn: 12/12/2016 Exhibit 1



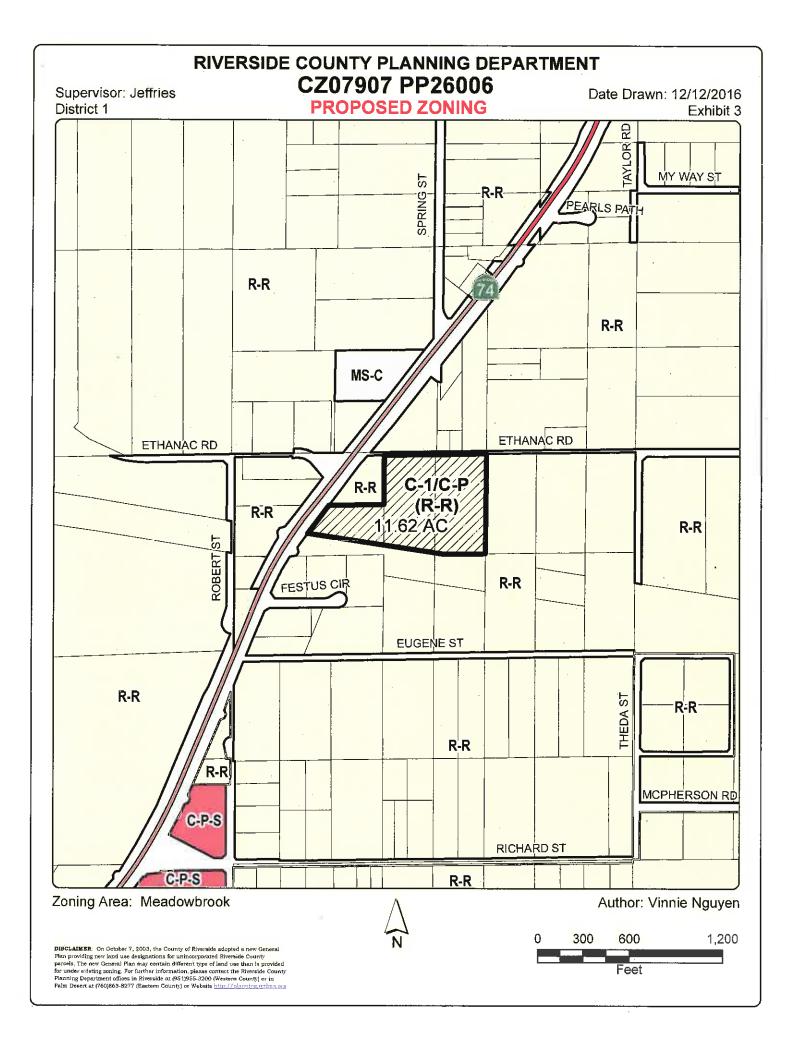
Zoning Area: Meadowbrook

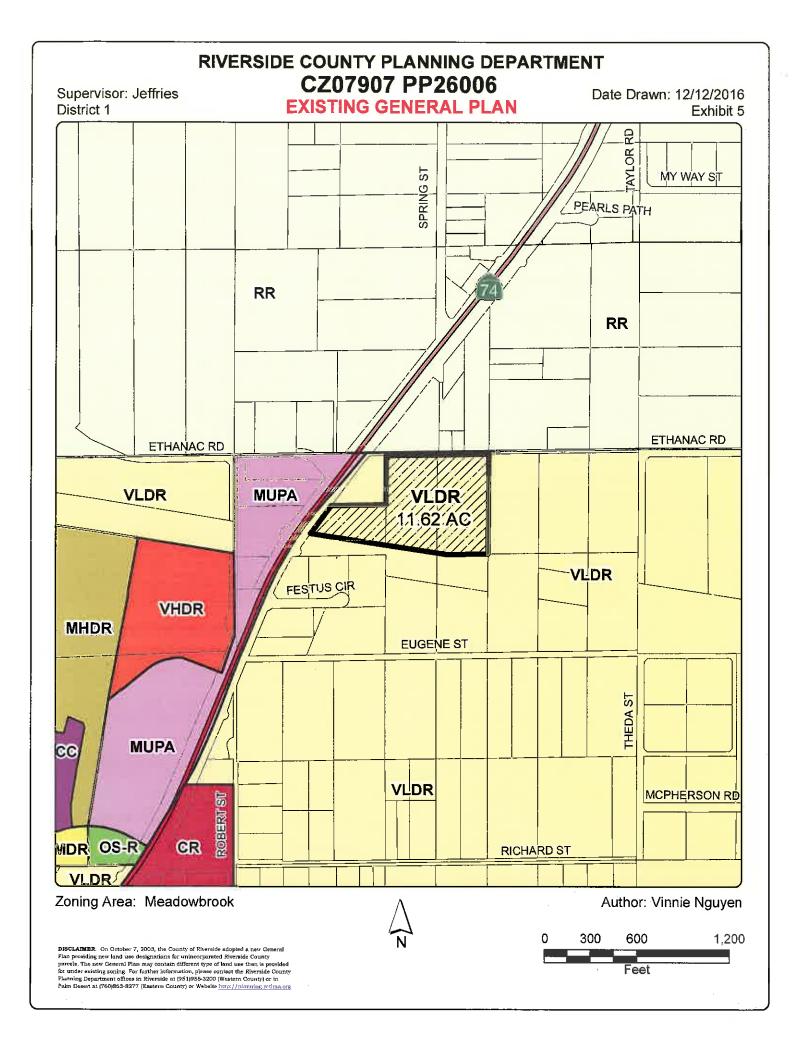
A

Author: Vinnie Nguyen



DIBCLAIMER: 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 (59) 1985-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <a href="http://planning.google





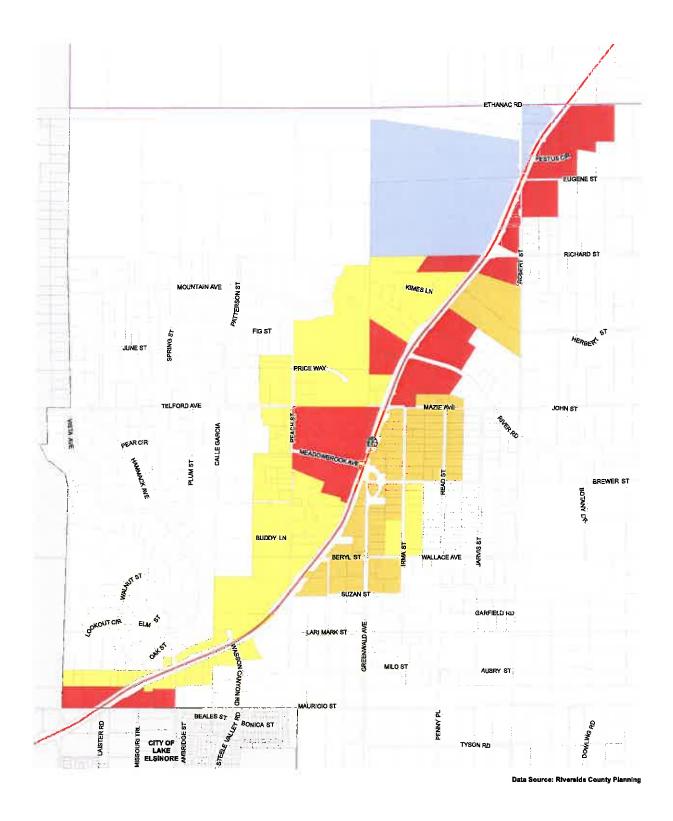




Figure 5



December 8, 2015

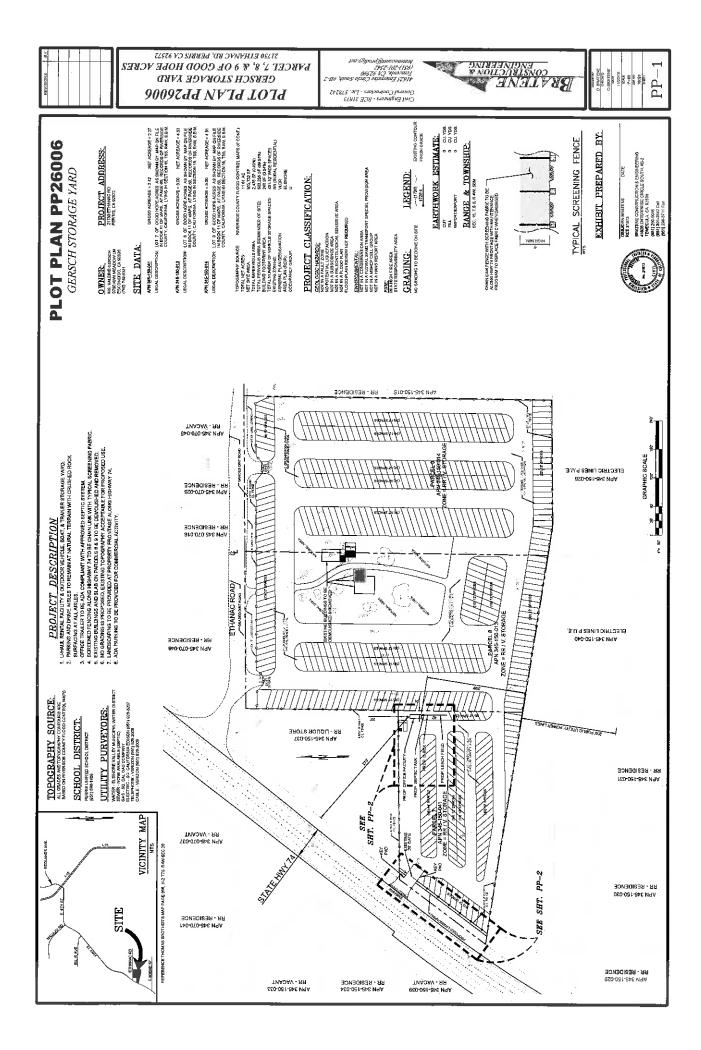
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accusate its europhysic or engineering standards. The County of Revealed meiors not warrantly or guaranties at the content (the source is often evilcarry), accuracy, trademas, or compositemes of any of the data provided, as our summar no again responsibility for the information contained on this map, Any uses of the product was







ELSINORE AREA PLAN MEADOWBROOK RURAL VILLAGE OVERLAY





U-HAUL & STORAGE YARD OFFICE TRAILER ADA ACCESS DETAIL.



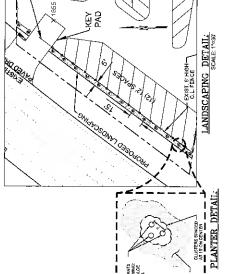
PP-2

EXHIBIT PREPARED BY:

PLOT PLAN PP26006

GERSCH STORAGE YARD

ADA VAN ACCESSIBLE PARKING à



DUSTING SEPTIC TO BE REPLACED WITH PERMITTED SYSTEM; NO PARKING ABOVE

PROP. ADA LANDING PAMI

LEACH LINES PER NEW SEPTIC DESIGN, LENGTHS TO BE DETER

U-HAUL & STORAGE YARD OFFICE TRAILER FLOOR PLAN 10'X34'27' 54 Security Comes MINDI- FLIME (1) 57882 57845 (3) 58241177 844 (3) 19102/-1811405 INCHES





U-HAUL & STORAGE YARD OFFICE TRAILER FRONT & SIDE ELEVATIONS:





# Steve Weiss, AICP Planning Director

# PLANNING DEPARTMENT

# **NEGATIVE DECLARATION**

Project/Case Number: PP26006 and CZ7907	
Based on the Initial Study, it has been determined that the proposed project will not have a seffect upon the environment.	significant
PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).	
COMPLETED/REVIEWED BY:	
By: <u>Deborah Bradford</u> Title: <u>Project Planner</u> Date: <u>December 8</u>	<u>3, 2016                                    </u>
Applicant/Project Sponsor: Valerie Gersch Date Submitted: April 11, 20	)16
ADOPTED BY: Board of Supervisors	
Person Verifying Adoption: Date:	
The Negative Declaration may be examined, along with documents referenced in the initial stuat:  Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501  For additional information, please contact Deborah Bradford at (951)955-6646.  Revised: 12/08/16  Y:\Planning Master Forms\CEQA Forms\Negative Declaration.doc	
Please charge deposit fee case#: ZEA42891 ZCFG06264 FOR COUNTY CLERK'S USE ONLY	

# COUNTY OF RIVERSIDE **ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42891

Project Case Type (s) and Number(s): Change of Zone No. 7907 and Plot Plan No. 26006

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409 Contact Person: Deborah Bradford, Project Planner

**Telephone Number: (951) 955-6646** Applicant's Name: Valerie Gersch

Applicant's Address: 9780 Kiwi Meadow Lane, Escondido, CA 92026

### I. PROJECT INFORMATION

Project Description: The proposed project consists of: (1) Change of Zone No. 7907, to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone) and (2) Plot Plan No. 26006, to entitle an existing vehicle/boat/trailer storage and U-Haul rental facility, on three parcels, totaling 11.6 gross acres.

- **A.** Type of Project: Site Specific∑; Countywide □; Community □; Policy □.
- B. Total Project Area: 11.6 gross acres

Residential Acres: N/A

Lots: N/A

Units: N/A

Projected No. of Residents: N/A

Commercial Acres: 11.6

Lots: 3

Sq. Ft. of Bldg. Area: 240

Est. No. of Employees:

Industrial Acres: N/A

Lots: N/A

Sq. Ft. of Bldg. Area: N/A

Est. No. of Employees: N/A

Other: N/A

C. Assessor's Parcel No(s): 345-150-013, 345-150-014, and 345-150-041

Street References: The project site is generally located north of Eugene Street, south of Ethanac Road, east of State Highway 74 and is within the Rural Village Land Use Overlay and Elsinore Area Plan.

- D. Section, Township & Range Description or reference/attach a Legal Description: Section: 15, Township: 5S & Range: 4W
- E. Brief description of the existing environmental setting of the project site and its surroundings: Scattered residential, commercial development, and light industrial uses.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

# A. General Plan Elements/Policies:

1. Land Use: The site's General Plan Land Use designation is Community Development: Very Low Density Residential (CD: VLDR) and is within the Elsinore Area Plan. The site is also located within the Meadowbrook Rural Village Land Use Overlay, which has an alternative land use designation of Commercial Retail, which provides for the establishment of commercial uses. The project site has an existing Zoning Classification of Rural Residential (R-R). Under the alternative land use of Commercial Retail and in conjunction with the

- Change of Zone to General Commercial, the vehicle/boat/trailer storage and U-Haul rental facility is in conformance.
- 2. Circulation: The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone. The project site is adequately served along the western portion of the site by State Route 74 and Ethanac Road to the north. The proposed project will not result in an expansion of what is currently existing thereby resulting in a conflict with the Circulation Policies of the General Plan.
- 3. Multipurpose Open Space: The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone. The proposed project is located within a rural area that is designated for residential and commercial uses. The project is not in conflict with the Multipurpose Open Space policies of the General Plan, in that the project is an existing use and will not result in an expansion of what is currently existing.
- 4. Safety: The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone. The removal of dilapidated structures, the installation of a new septic system, landscaping and organization of the project site will result in a safer environment. The proposed project is an will not result in an expansion of what is currently existing resulting in a conflict with the Safety Policies of the General Plan.
- 5. Noise: The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone. Implementation of the project will not result in an increase in noise. Some construction equipment will be needed for installation of the proposed septic system and expansion area resulting in a short-term increase in noise; however, no new construction is proposed and no expansion of use will occur resulting in a conflict with the Noise Policies of the General Plan.
- 6. Housing: The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone. The proposed project will not generate a need for additional housing or impact housing already existing in the area. The project is not in conflict with the Housing Policies of the General Plan, in that the project is an existing use.
- 7. Air Quality: The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and a Change of Zone. The proposed project will not result in an expansion of what is currently existing and therefore, will not conflict with the applicable Air Quality Policies of the General Plan.
- 8. Healthy Communities: The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and a Change of Zone from Rural Residential to Commercial for consistency with the General Plan Land Use designation of Commercial Retail. The proposed project will not result in an expansion of what is currently existing and therefore, will not conflict with any applicable Healthy Community Policies of the General Plan.
- B. General Plan Area Plan(s): Elsinore
- C. Foundation Component(s): Community Development
- **D.** Land Use Designation(s): Very Low Density Residential (VLDR)

E.		verlay(s), if any: Meadowbrook Rural Village Land Use Overlay (Commercial Retail esignation)
F.	Po	plicy Area(s), if any: None
G.	Ac	ljacent and Surrounding:
	1.	<b>Area Plan(s):</b> Areas to the west, south and east are in the Elsinore Area Plan. To the north of the project site is the Mead Valley Area Plan
	2.	<b>Foundation Component(s):</b> Community Development to the west, south and east. Rural to the north.
	3.	<b>Land Use Designation(s):</b> Rural Residential (R-R) to the north and Very Low Density Residential to the west, south, and east.
	4.	Overlay(s), if any: Meadowbrook Rural Village Land Use Overlay to the south.
	5.	Policy Area(s), if any: Highway 74 Good Hope Policy Area to the north.
н.	Ad	lopted Specific Plan Information
	1.	Name and Number of Specific Plan, if any: N/A
	2.	Specific Plan Planning Area, and Policies, if any: N/A
ı.	Ex	isting Zoning: Rural Residential (R-R)
J.	Pro	oposed Zoning, if any: General Commercial (C-1 Zone/ C-P Zone)
K.	Ad	jacent and Surrounding Zoning: Rural Residential (R-R)
III.	EN	VIRONMENTAL FACTORS POTENTIALLY AFFECTED
least o	ne	inmental factors checked below ( $x$ ) would be potentially affected by this project, involving at impact that is a "Potentially Significant Impact" or "Less than Significant with Mitigation ed" as indicated by the checklist on the following pages.
Agr Air Bio	Qua logid ltura olog	ture & Forest Resources
iV.	DEI	TERMINATION
A PR	REV	sis of this initial evaluation: IOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT
PREP	AK	Page <b>3</b> of <b>40</b> EA No. 42891

	☑ 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 <b>ENVIRONMENTAL IMPACT REPORT</b> is required.
ſ	A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
ŀ	
١	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
l	effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration
l	pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have
l	been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project
l	will not result in any new significant environmental effects not identified in the earlier EIR or Negative
l	Declaration, (d) the proposed project will not substantially increase the severity of the environmental
l	effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation
ļ	measures have been identified and (f) no mitigation measures found infeasible have become feasible.
Ī	I find that although all potentially significant effects have been adequately analyzed in an earlier
İ	EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are
l	necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.
l	An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be
	considered by the approving body or bodies.
Ī	I find that at least one of the conditions described in California Code of Regulations, Section 15162
l	exist, but I further find that only minor additions or changes are necessary to make the previous EIR
l	adequately apply to the project in the changed situation; therefore a SUPPLEMENT TO THE
ĺ	ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to
L	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)
l	Substantial changes are proposed in the project which will require major revisions of the previous EIR
l	or negative declaration due to the involvement of new significant environmental effects or a substantial
l	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 Signature

February 7, 2017

Date

Deborah Bradford

Printed Name

For Charissa Leach, P. E. Assistant TLMA 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				_
<ol> <li>Scenic Resources         <ul> <li>a) Have a substantial effect upon a scenic highway corridor within which it is located?</li> </ul> </li> </ol>				
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?				

Source: Riverside County Elsinore Area Plan Figure 9 "Elsinore Area Plan Scenic Highways".

# Findings of Fact:

- a) State Route 74 is shown on Figure 9 on the Elsinore Area Plan as a State Eligible Scenic Highway. The proposed project site obtains direct access from State Route 74. Policies in both the Elsinore Area Plan and the County's General Plan require that the scenic resources along these roadways are protected. The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility. Legalization of this use will require that outside storage areas are screened from the public rights-of-ways, dilapidated buildings are demolished and landscaping installed along the frontage of the property along Highway 72. Additionally, the variety of uses will be located in specific areas, such as the long term storage of vehicles/trailers towards the rear, the U-Haul rental vehicles towards the front. The Change of Zone from Rural Residential to General Commercial (C-1 Zone/C-P Zone) will ensure that the project is consistent with the General Plan. Therefore, the proposed project will have less than significant impacts as they relate to a scenic highway corridor.
- b) The project site is comprised of 11.6 acres. Presently, the site has been operating without the required County entitlements as a vehicle/trailer/boat storage area, and rental facility for U-Haul vehicles. According to the County's GIS database the site's topography is relatively flat, ranging in elevations from approximately 1,648 feet to 1,660 feet above mean sea level (AMSL). Uses surrounding the project site are characterized by very low density residential development, vacant properties, and some commercial and light industrial uses on basically flat land with rolling hills in the background. No unique or prominent scenic vistas exists on or near the project site. Project implementation will require that outside storage areas be screened for public-rights-of-way and adjacent residential properties.

Additionally compliance with any property maintenance code viprior to project approval. (COA 10.PLANNING.1)  This is a standard condition of approval and is not considered material to the considered material to				solved	
Mitigation: No mitigation required.					
Monitoring: No monitoring required.					
2. Mt. Palomar Observatory a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?					
Source: GIS database, Ord. No. 655 (Regulating Light Pollutio	n)				
Findings of Fact:					
a) Riverside County Ordinance No. 655 identifies portions of adversely affect the Mt. Palomar Observatory. Specifically, Ord comprising lands within a 15-mile distance of the observatory, was greater than 15 miles, but less than 45 miles from the observatory approximately 35.67 miles northwest of the Mt. Palomar Observatory of Ordinance No. 655. The Ordinance contains installation, definition, and general requirements, requirements prohibition and exceptions. The installation of new lighting is reprovable. Therefore, incorporation of project lighting requirement approval. Therefore, incorporation of project lighting requirement 655, any impacts associated with this issue area will be less condition of approval and is not considered mitigation pursuant to COA 10. PLANNING 27)  Mitigation: No mitigation required.  Monitoring: No monitoring required.	linance No while Zone ervatory, ar approved ents for land not propose the these rents of Rive than sig	o. 655 identife "B" comprise The Project Ind is therefor materials a amp source sed as a par equirements erside County nificant. Thi	ies Zone " es lands lo site is lo e subject i and metho and shie t of this pr prior to p Ordinanc s is a stal	A" as cated cated to the ds of Iding, roject. roject e No. ndard	
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?			$\boxtimes$		
b) Expose residential property to unacceptable light levels?			$\boxtimes$		
Source: On-site Inspection, Project Application Description					
Findings of Fact:					
a-b) The scope of the proposed Project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone) to comply with the General Plan Land Use Designation of Community Development:  Page 7 of 40  EA No. 42891					

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Commercial Retail (CD:CR). No new light sources are propose existing lighting sources would be subject to compliance with it pertains to the shielding of light sources. This is a state PLANNING. 3 and 27) and is not considered mitigation pursuate to these issue areas will be less than significant.	Riverside C indard cond	ounty Ordina ition of app	ance No. 69 roval (CO	55 as 4 10.
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
AGRICULTURE & FOREST RESOURCES Would the project	ot			
4. Agriculture  a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?				$\boxtimes$
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?				$\boxtimes$
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?				$\boxtimes$
Source: Riverside County General Plan Figure OS-2 "Agric Project Application Materials.	cultural Reso	ources," GIS	database	, and
Findings of Fact:				
a-d) The project is not located on or immediately adjacent to for be experienced.	armland; no	impacts to a	griculture v	vould
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
5. Forest a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?				$\boxtimes$
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				$\boxtimes$
Source: Riverside County General Plan Figure OS-3 "Park Project Application Materials.	s, Forests	and Recreat	tion Areas,	" and
Findings of Fact:				
a-c) No lands within the Project site are zoned for forest Timberland production. Therefore, the Project would have not timberland, or timberland zoned Timberland Production, nor would and or cause other changes in the existing environment which land to non-forest use. Thus, no impacts could occur and no management of the project site are zoned for some course.	o potential ould the Pro o would res	I to conflict viject result in ult in the con	with forest the loss of t	land, forest
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
AIR QUALITY Would the project				
6. Air Quality Impacts <ul> <li>a) Conflict with or obstruct implementation of the applicable air quality plan?</li> </ul>			$\boxtimes$	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			$\boxtimes$	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			$\boxtimes$	
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?				$\boxtimes$
f) Create objectionable odors affecting a substantial number of people?			$\boxtimes$	
Source: SCAQMD CEQA Air Quality Handbook				
<u>Findings of Fact:</u> The State CEQA Guidelines indicate that a pif the project violates any ambient air quality standard, contributiviolation, or exposes sensitive receptors to substantial pollutant	tes substan	tially to an ex		
a) Pursuant to the methodology provided in Chapter 12 of Handbook, consistency with the South Coast Air Basin 2012 A affirmed when a project (1) does not increase the frequency	ir Quality N	Management (	Plan (AQM	1P) is

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

violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.¹ Consistency review is presented below:

- (1) The proposed project will not result in short-term construction and long-term pollutant emissions that are more than the CEQA significance emissions thresholds established by the SCAQMD. The application is to allow for the continuation of an existing vehicle/boat/trailer storage yard and U-Haul rental facility. Therefore, the proposed project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.
- (2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. This proposed project will not involve a General Plan Amendment and Specific Plan. Further, significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities., The proposed project will legalize an existing vehicle/boat/trailer storage yard and U-Haul rental. Because the storage yard and U-Haul rental are already in existence, the proposed project cannot be considered a significant project.

The proposed project is located in the South Coast Air Basin (SCAB) and managed under the South Coast Air Quality Management District (SCAQMD). Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 Air Quality Management Plan (AQMP). According to the California Department of Finance estimates, the current (2013) population within the unincorporated areas of Riverside County is 358,827 residents. Based on the SCAG forecasts, the population projections for 2020 anticipated a population of 471,500. The application is simply for the continued operation of an existing vehicle/boat/trailer storage yard and U-Haul rental facility that will only generate a minimal amount of vehicle trips per day. Therefore, based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

- b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The project map is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Although any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations, impacts in this regard are considered less than significant.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project is located adjacent to residential, uses; however, the

South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993 Page 10 of 40

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
existing operation does not include any point source emissions be created due the continued operation of this use. Therefore				ssions
e) There would be no substantial sources of point source emist Land uses within one mile of the site comprise of other industrial residential development none of which are considered source considered to be sensitive receptors include long-term heal convalescent centers, retirement homes, residences, schools athletic facilities. The project proposes the continuation of an and U-Haul rental facility which is not considered a sensitive uses within one mile of the site are considered sources of substantial project does not propose the construction of a sensitive recourse emitters within a mile, no impact would occur.	Il uses, unders of point seth care faces, playground existing vehicles. It antial point	eveloped land ource emiss ilities, rehab nds, child ca nicle/boat/tra In addition, r source emis	ds and sca ions. Land ilitation ceare centers iler storage none of the ssions. Be	ttered l uses nters, s, and e yard e land cause
f) The Project does not contain land uses typically associated Potential odor sources associated with the proposed Project exhaust and the temporary storage of typical solid waste (refuse short term construction activity involving the demolition of installation of the septic system. No new construction is propodors associated with the proposed Project construction and cand no mitigation is required.	may result t e) associate existing dila osed as a p	from constru d with the prapidated stru part of this pa	ction equipoposed productures and	oment oject's od the efore,
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation			$\square$	
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?		Ш		
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California				$\boxtimes$
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				$\boxtimes$
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			$\boxtimes$	

Source: GIS database, WRCMSHCP, Ordinance 663, On-site Inspection

# Findings of Fact:

- a) The Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP) is the applicable habitat conservation plan for western Riverside County. The Project site is not located within a WRMSHCP cell group. Because there are no applicable such plans, the proposed project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. However, the project site is located within the Stephens Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. As a result, impacts are considered less than significant. (COA 60. PLANNING. 7)
- b&c) The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and to obtain a Change of Zone from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone). Minimal ground disturbance will occur due to the demolition of the existing dilapidated accessory structures and trenching for the proposed septic system. However, given that the site is already disturbed and no trees will be removed impacts will be less than significant.
- d&e) The proposed project is to legalize an existing vehicle/boat/trailer storage yard and U-Haul rental facility and for a Change of Zone to bring the zoning into consistency with the General Plan. Minimal earth movement will occur due to the demolition of the existing dilapidated accessory structures and the installation of a septic tank and leach line; however, no removal of trees will occur due to project implementation. No migratory fish or riparian habitat exist on the project site. Therefore, no impacts will occur in regards to impacting the movement of wildlife species nor impact any existing sensitive natural communities.
- f) There are no wetlands or vernal pools located within the subject property. 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'

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Kangaroo Rat (SKR) Impact Fee Area. The proposed vehicle/boat/trailer storage yard and U-Haul rental facility a Residential (R-R) to General Commercial (C-1 Zone/ C-P Zorduring the demolition of the existing dilapidated structures and tank and leach field. No trees will be impacted during this time, for the legalization of an existing use. Fees will be imposed prinspection whichever comes first. This is a standard conditional mitigation pursuant to CEQA. Therefore, impacts associated significant. (COA 60, PLANNING, 7)	nd for a C ne). Minima d the trenc In regards prior to Cert ion of appri	Change of Zool earth move hing for the part to the SKR for the SKR for the SKR for the skill and is	one from ement will oroposed s ee the proj cupancy or not consid	Rural occur septic ect is final dered
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?     b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?				
Source: On-site Inspection, Project Application Materials				
<u>Findings of Fact</u> :				
a-b) The proposed project is to legalize an existing vehicle/boat facility and for a Change of Zone to bring the zoning into consists site does not qualify as an historic site in that there are no object of the features on-site that have value in terms of cultural herit existing dilapidated accessory structures are not considered his Regulations Section 15064.5. Given, that the project site is an exproposed it can be determined that the project area will remain is presently existing. Therefore, no impacts will occur in regards	ency with the jects such tage. In action action in actio	ne General Plas structures dition, the deant to the Can, minimal earwill not be alt	an. The properties, cemetering condition of the condition	roject es or of the de of ent is
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<u> </u>	Ш	Ш	$\square$
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?				$\boxtimes$
c) Disturb any human remains, including those interred outside of formal cemeteries?				
d) Restrict existing religious or sacred uses within the potential impact area?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?				$\boxtimes$
Source: Project Application Materials				
Findings of Fact:				
a-c) The proposed project is for the legalization of an existing Haul rental facility and a Change of Zone to bring the zoning land use designation. Operation of the facility will continue as occur on site due to the demolition of the dilapidated acceproposed septic tank and leach field. Given, that the site has many years and the land has been disturbed it can be determine existing archaeological site will occur. Additionally, it is not and discovered during the limited earth moving activity in that not the utmost caution if any significant archaeological resource of conditions of approval will be applied. This is a standard committigation pursuant to CEQA. Therefore, less than significant in 33).  d) Based on the review conducted by the Riverside County A	into consists existing. essory structured that no ticipated that cemeteries r human rerudition of apmacts will	stency with to Minimal earth ctures and to attend as a column at any human exist on site mains are for proval and is occur. (COA)	he Genera th moveme renching for mmercial u destruction remains v . However und the sta s not consi . 10. PLANI	I Plan nt will or the se for of an will be r, with ndard dered NING.
existing religious or sacred uses within the potential impact are				πραστ
e) In accordance with AB52, requests for notification were ser AB 52 requirements for tribes requesting consultation requestresponse concluded on August 30, 2016 with no conditions an moving activity being required. Therefore, no impacts will ocresource.	sts for this d no on-site	geographic a e monitoring	area. The during any	tribal earth
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
Paleontological Resources     a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?				$\boxtimes$
Source: Riverside County General Plan Figure OS-8 "Paleon	tological Se	ensitivity"		
Findings of Fact:				
a) According to the County's General Plan Figure OS-8 "Paleo mapped as having a "Low Potential" for paleontological resour for which previous field surveys and documentation demor significant paleontological resources subject to adverse impact to directly or indirectly destroy a unique paleontological resources.	rces. This c nstrates a s. As such,	category enco low potentia this project is	ompasses Il for conta s not antici	lands aining pated

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
legalize an existing vehicle/boat/trailer storage yard and U-Harwill occur on site due to the demolition of the existing dilapid for the proposed septic tank and leach field; therefore, wipaleontological resources are found the standard conditions of This is a standard condition of approval and is not considered Therefore, less than significant impacts will occur in regards to	ated access th the utmo of approval w mitigation p	sory structure est caution if vill be applied oursuant to C	s and tren any signi l. EQA.	ching ficant
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
GEOLOGY AND SOILS Would the project		<del>, ,</del>		
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?			$\boxtimes$	
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 "Earthque Geologist Comments	uake Fault S	Study Zones,	" GIS data	base,
Findings of Fact:				
a-b) According to Riverside County GIS database, there no through or near the property. The potential for tectonic related proposed project will not expose people or structures to poten the risk of loss, injury, or death. The proposed project is for the and for a Change of Zone to bring the zoning into consist designation. No new construction is proposed. However, the require building permits. California Building Code (CBC) development and the installation of mobile structures will expertain to earthquake safety will be required. As CBC required development they are not considered mitigation for CEQA in impact is considered less than significant.	d surface ruptial substant ne continued stency with e installation requirementsure that a ements are	oture is consi ial adverse e operation of the General of a mobile ts pertaining pplicable sta applicable to	dered low. ffects, incl an existing Plan land office traile to commendards as	The uding g use I use er will ercial they ercial
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
12. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: GIS database and Riverside County General Plan	Figure S-3 "G	Generalized L	_iquefactior	າ"
Findings of Fact:				
a) According to the Riverside County General Plan Figure database the project site is not subject to liquefaction. In ad the continued operation of an existing use and a Change of with the General Plan land use designation. Minimal earth demolition of the existing dilapidated accessory structures a and leach field. No new construction is proposed; therefore regards to ground failure including liquefaction.	Idition the pro Zone to bring movement on trenching	pposed proje the zoning will occur or for the prop	ect is to allo into consis n site due t osed septic	tency to the tank
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
Ground-shaking Zone     Be subject to strong seismic ground shaking?			$\boxtimes$	
Source: Riverside County General Plan Figure S-4 "Earthqu	uake-Induced	Slope Insta	bility Map.	
Findings of Fact:				
a) According to the Riverside County GIS database, no know the site and the site is not located within an Alquist Priolo Eart is to allow for the continued operation of an existing use and into consistency with the General Plan land use designation. due to the demolition of the existing dilapidated accessory septic tank and leach field. No new construction is proposed will require building permits. California Building Code (CBC development and the installation of mobile office trailer will be pertain to earthquake safety will be required. As CBC required development they are not considered mitigation for CEQA in impact is considered less than significant.	hquake Fault for a Change Minimal earth structures and L. The placen C) requiremer ensure that a frements are	Zone. The period of Zone to a movement of the month of a month of the pertaining applicable to applicable to applicable to applicable to applicable.	proposed proposed proposed to common the proposed to common and ards as all common to common the co	roject oning n site oosed trailer ercial they ercial
Mitigation: No mitigation required.				
Monitoring: No monitoring 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 Slope"	Figure S-5 "	Regions Und	derlain by S	Steep

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
Findings of Fact:				
a) The proposed project is to allow for the continued operation yard and U-Haul rental facility and for a Change of Zone to b General Plan land use designation. According to the Rive "Regions Underlain by Steep Slope" the proposed project site by steep slopes. The topography of the site is basically flat wabove mean sea level (amsl). Minimal earth movement will of existing dilapidated accessory structures and trenching for the new construction is proposed. Therefore, impacts related to than significant.	ring the zon rside Count is not loca vith an elevanceur on site proposed se	ing into consity General Fited an area ation range of the control	sistency wi Plan Figure that is und if 1,648 to demolition d leach fiele	th the e S-5 erlain 1,660 of the d. No
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence? Source: Riverside County General Plan Figure S-7 "Docum Database.	□ ented Subs	idence Areas	⊠ s Map" and	d GIS
Findings of Fact:				
a) The proposed project is to allow for the continued operation yard and U-Haul rental facility and for a Change of Zone to be General Plan land use designation. Minimal earth movement of the existing dilapidated accessory structures and trenching for No new construction is proposed. The installation of a mobile permits. According to the Riverside County General Plan F Slope" and the GIS Database the proposed project site is no impacts related to this issue area are considered less than significant.	ring the zon will occur on the propose office trail igure S-5 "I tocated ar	ing into cons site due to t d septic tank er will be sul Regions Und	istency withe demolit and leach bject to bu lerlain by \$	th the ion of field. ilding Steep
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
16. Other Geologic Hazards  a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				
Source: On-site Inspection, Project Application Materials				
Findings of Fact:				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) The proposed project site is not located in an area that wor as seiche, mudflow, or volcanic hazard. The closest bod approximately 2 miles southeast of the project site and Lake E miles south of the project site. Due to the distance from these the related to seiche or mudflow will not occur. There is no poter no volcano exists within the project area. Therefore no impact Mitigation: No mitigation required.	ly of water disinore which podies of wa atial for volc	is Skippers oh is located aters the pote	s Island loo approxima ential for im	cated tely 6 pacts
Monitoring: No monitoring required.				
17. Slopes  a) Change topography or ground surface relief features?				$\boxtimes$
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?				$\boxtimes$
c) Result in grading that affects or negates subsurface sewage disposal systems?				$\boxtimes$
Source: Riv. Co. 800-Scale Slope Maps, Project Application No Findings of Fact:  a-c) The proposed project is to allow for the continued ope storage yard and U-Haul rental facility and for a Change of Zowith the General Plan land use designation. Minimal earth in demolition of the existing dilapidated accessory structures and and leach field. No cut or fill slopes are proposed as a part of this basically flat. No impacts will occur in regards to these issue	ration of an one to bring novement w I trenching nis project an	the zoning vill occur on for the propo	into consist site due to sed septic	tency the tank
<ul><li><u>Mitigation</u>: No mitigation required.</li><li><u>Monitoring</u>: No monitoring required.</li></ul>				
18. Soils  a) Result in substantial soil erosion or the loss of topsoil?				
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?			$\boxtimes$	
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?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: U.S.D.A. Soil Conservation Service Soil Surveys Inspection	, Project A	pplication M	aterials, O	n-site
Findings of Fact:				
a) The proposed project is to allow for the continued operation yard and U-Haul rental facility and for a Change of Zone to be General Plan land use designation. Minimal earth movement of the existing dilapidated accessory structures and trenching for No new construction is proposed. The topography of the site is to soil erosion and loss of top soil will be less than significant.	ring the zon vill occur or the propose	ning into cons n site due to f ed septic tanl	sistency wi the demolit k and leach	th the tion of n field.
b) The proposed project is to allow for the continued operation yard and U-Haul rental facility and for a Change of Zone to be General Plan land use designation. Minimal earth movement of the existing dilapidated accessory structures and trenching for No new construction is proposed. The installation of a mobile dilapidated accessory structures and installation of the septic section of the septic section is expansive soils exist on site compliance with the this issue area will be less than significant.	ring the zon vill occur or the propose e office trail ystem will b	ing into cons a site due to to ed septic tank er, demolitio e subject to	sistency wi the demolit and leach n of the ex building pe	th the tion of field. kisting rmits.
c) The proposed project is to allow for the continued operation proposing to install a new mobile office trailer and will be proposed Prior to the installation of this system a current C42 Certification a detailed contoured plot plan drawn to an appropriate scale, which the location of all applicable details as specified in the Department of the Considered Manual. This is a standard Condition of considered mitigation. Therefore, the project will have a less to	ing onsite water of all existing the signed but the signed but the signed but the signed but the signed and si	vastewater troing septic systy by the license Environmentand and pursuant	eatment sy stems alon ed C42, sho al Health (	stem. g with owing DEH)
Mitigation: No mitigation required.				
Monitoring: No monitoring 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?			$\boxtimes$	
b) Result in any increase in water erosion either on or off site?			$\boxtimes$	
Source: U.S.D.A. Soil Conservation Service Soil Surveys				
Findings of Fact:				

a-b) The proposed project is to allow for the continued operation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility and for a Change of Zone to bring the zoning into consistency with the General Plan land use designation. Trenching will be required for the proposed septic system and expansion area. However, no new construction is proposed. Therefore, implementation of the proposed project will not result in any change to the channel of a stream, river, or lake nor result in any

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
increase in water erosion on or off-site. Therefore impacts as than significant.	they relate	to this issue	area will be	eless
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
20. Wind Erosion and Blowsand from project either on or off site.  a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?			$\boxtimes$	
Source: Riverside County General Plan Figure S-8 "Wind E Article XV & Ord. No. 484	rosion Susc	eptibility Map	o," Ord. No.	460,
Findings of Fact:  a) The site is located in an area of Moderate Wind Ero vehicle/trailer/boat storage yard and U-Haul rental facility will impacts, and therefore this project will have less than signification.	I not experie			
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
GREENHOUSE GAS EMISSIONS Would the project		·		
21. Greenhouse Gas Emissions  a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			$\boxtimes$	
Source: Riverside County Climate Action Plan, December 20	015.			
Findings of Fact:				
a-b) The County of Riverside has not adopted a threshold of sa screening threshold of 3,000 MTCO2e per year for all land widely accepted screening threshold used by the County of Ri South Coast Air Basin and is based on the South Coast Air staff's proposed GHG screening threshold for stationary sour as described in the SCAQMD's <i>Interim CEQA GHG Signific</i>	use projects verside and Quality Man rce emissior	is applied he numerous ju agement Dis ins for non-inc	erein, which risdictions i strict (SCAC dustrial proj	n is a n the QMD) jects,

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SCAQMD:

Rules and Plans ("SCAQMD Interim GHG Threshold"). The SCAQMD Interim GHG Threshold identifies a screening threshold to determine whether additional analysis is required (31). As noted by the

Potential Significa Impact		Less Than Significant Impact	No Impact
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"...the...screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects...the policy objective of [SCAQMD's] recommended interim GHG significance threshold proposal is to achieve an emission capture rate of 90 percent of all new or modified stationary source projects. A GHG significance threshold based on a 90 percent emission capture rate may be more appropriate to address the long-term adverse impacts associated with global climate change because most projects will be required to implement GHG reduction measures. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that [SCAQMD] staff estimates that these GHG emissions would account for slightly less than one percent of future 2050 statewide GHG emissions target (85 [MMTCO2e/yr]). In addition, these small projects may be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory. Finally, these small sources are already subject to [Best Available Control Technology] (BACT) for criteria pollutants and are more likely to be single-permit facilities, so they are more likely to have few opportunities readily available to reduce GHG emissions from other parts of their facility."

Thus, and based on guidance from the SCAQMD, if a project would emit GHGs less than 3,000 MTCO2e per year, the project is not considered a substantial GHG emitter and the GHG impact is less than significant, requiring no additional analysis and no mitigation. The annual GHG emissions associated with the continued operation of the proposed Project are estimated to be minimal in comparison to the allowable 3,000 MTCO2e per year. Direct and indirect operational emissions associated with the Project are compared with the SCAQMD threshold of significance for industrial use projects, which is 3,000 MTCO2e per year. The proposed Project would result in a less than significant impact with respect to GHG emissions and will not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

HAZARDS AND HAZARDOUS MATERIALS Would the project	ect		
22. Hazards and Hazardous Materials <ul> <li>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</li> </ul>			
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?			$\boxtimes$
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?			

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Provide and the second of t				
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				$\boxtimes$
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				
Source: Project Application Materials				
Findings of Fact:				
a-b) The project is proposing to permit an existing vehicle/tra facility and for a Change of Zone to bring the zoning into condesignation. The use is not anticipated to create a significant through the transport, use, or disposal of hazardous materials	sistency wit hazard to t	h the Gener he public or	al Plan land the environ	d use
c) The project has been reviewed by the Riverside County Fire will not impair the implementation or physically interfere with a an emergency evacuation plan. Although the site is located w surrounded by developments, which reduce the potential for w adequately service the site. As a result, impacts are less than	an adopted o rithin a High rildfires. Emo	emergency r Fire area, t	esponse pl he project s	an or site is
d) The project site is not located within one-quarter mile of an store, or transport hazardous materials. As a result, there will I			s the use u	tilize,
e) The project is not located on a site which is included on a li pursuant to Government Code Section 65962.5 and, as a result the public or the environment. As a result, there will be no imp	ılt, would it d			
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
23. Airports  a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?				$\boxtimes$
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impad
Source: Riverside County General Plan Figure S-19 "Air	port Locations,"	GIS databas	se	
Findings of Fact:				
a) The project site is not located within the vicinity of any paid will not result in an inconsistency with an Airport Master P				
b) The project site is not located within the vicinity of ar require review by the Airport Land Use Commission. As a				ill not
<ul> <li>c) The project is not located within an airport land use pla people residing or working in the project area. As a result,</li> </ul>			safety haza	rd for
d) The project is not within the vicinity of a private airstrip hazard for people residing or working in the project area.				safety
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
24. Hazardous Fire Area  a) Expose people or structures to a significant risloss, injury or death involving wildland fires, including whidlands are adjacent to urbanized areas or wheresidences are intermixed with wildlands?	ere			
Source: Riverside County General Plan Figure S-11 "Wil	dfire Susceptibi	lity," GIS dat	abase	
Findings of Fact:				
a) a) According to Riverside County's GIS database, the phazard area and is within a State Responsibility Area (SRA people or structures to a significant risk of loss, injury or dwildlands are adjacent to urbanized areas or where Compliance with California Code of Regulations title 14 standards in terms of; emergency access and egress, signistandards and fuel modification standards be applied in reviewed by the Riverside County Fire Department and standards.	A) and therefore eath involving was residences are section 1270 ening and building SRA's. The	has the pos rildland fires, intermixed et seq. requi g numbers, e proposed p	sibility to exincluding valued with wildlares that specifications of the specification of the	cpose where ands. ecific water been

applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of driveways, gated entries, turning radius and fuel modifications. With these conditions of approval impacts as they relate to this issue area will be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
25. Water Quality Impacts  a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?			$\boxtimes$	
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
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?			$\boxtimes$	
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?				$\boxtimes$
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				
g) Otherwise substantially degrade water quality?				
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?				

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

# Findings of Fact:

- a) The project site includes an existing vehicle/trailer/boat storage yard and U-Haul rental facility. This project does not include construction of any new buildings, only the demolition of the existing dilapidated accessory structures and the installation of septic tank and leach field. The topography of the site is generally flat. Implementation of the project would not result in the alteration of the existing drainage pattern or alternation of the course of a stream or river. Impacts as they relate to this issue area would be less than significant.
- b) The project site includes an existing vehicle/trailer/boat storage yard and U-Haul rental facility. Minimal earth movement will occur on site due to the demolition of the existing dilapidated accessory structures and trenching for the proposed septic tank and leach field. No new construction is proposed nor installation of new impervious surfaces. Therefore, a Water Quality Management Plan (WQMP) is not required. Due to the limited scope of the proposed project, there will not be any violation of any

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
water quality standard or waste discharge requirements. As a r significant.	esult, impa	acts are cons	sidered less	than
c) The proposed project is to allow for the continuation of an eand U-Haul rental facility. No new structures are proposed income the site. This project will not substantially deplete groundwate recharge such that there would be a net deficit in aquifer volume table level. Therefore, the impact is considered less than significant	reasing th r supplies e or a lowe	e impervious or interfere v	s surface ar	ea of water
d) The proposed project is to allow for the continuation of an earn U-Haul rental facility. No new structures are proposed income the site. Therefore, the project shall not create or contribute runcof existing or planned stormwater drainage systems or provide some runoff. The impact is considered less than significant.	reasing the	e impervious at would exc	s surface ar eed the cap	ea of acity
e-f) The proposed project is to allow for the continuation of an eand U-Haul rental facility. No housing exists on the project site flood hazard area. Therefore, no impact will occur.				
g) The proposed project is not anticipated to otherwise substa proposed project is to allow for the continuation of an existing Haul rental facility. No new construction will occur on the site; t	vehicle/trai	ler/boat stor	age yard aı	
h) The proposed project is to allow for the continuation of an e and U-Haul rental facility. No construction of any new or retrofitte will be required. Therefore, no impact will occur.	xisting veh ed storm w	nicle/trailer/bo ater treatmer	oat storage nt control sy	yard stem
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
26. Floodplains  Degree of Suitability in 100-Year Floodplains. As indic Suitability has been checked.	ated belov	w, the appro		
NA - Not Applicable U - Generally Unsuitable  a) Substantially alter the existing drainage pattern of			R - Restric	
the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or				$\boxtimes$
amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?				$\boxtimes$
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)?				$\boxtimes$
d) Changes in the amount of surface water in any				$\boxtimes$
water body?  Page 25 of 40		F.	A No. 42891	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
Source: Riverside County General Plan Figure S-9 "100 S-10 "Dam Failure Inundation Zone," GIS database and C		Flood Hazard	d Zones," F	Figure
Findings of Fact:				
a-b) The proposed project is to allow for the continuation of and U-Haul rental facility. Demolition of the dilapidated mobile office trailer and the installation of a septic system a activity will occur on the project site thereby creating an iabsorption rates or altering the topography of the site. existing. Therefore, no impacts will occur to the existing creating an increase in surface runoff.	accessory structure are proposed. No increase in imperance of the site will re-	ctures, the re o new constru- ervious surface emain the sa	eplacemenuction or gr ces, a char me as cur	t of a rading age to rently
-				
<ul> <li>c) The proposed project is not located within a 100-year project would allow for the continuation of an existing vehice facility. No new construction is proposed and no housing occur.</li> </ul>	cle/trailer/boat st	orage yard a	nd U-Haul	rental
project would allow for the continuation of an existing vehicle facility. No new construction is proposed and no housing	cle/trailer/boat st g exists on the si of an existing vel nount of surface v of water, in that	orage yard a te. Therefore nicle/trailer/bo water coming the closest l	nd U-Haul e, no impac oat storage from the p body of wa	rental ts will e yard roject ater is
project would allow for the continuation of an existing vehicle facility. No new construction is proposed and no housing occur.  d) The proposed project is to allow for the continuation of and U-Haul rental facility. No changes will occur to the amount of surface water to any body of	cle/trailer/boat st g exists on the si of an existing vel nount of surface v of water, in that	orage yard a te. Therefore nicle/trailer/bo water coming the closest l	nd U-Haul e, no impac oat storage from the p body of wa	rental ts will e yard roject ater is
project would allow for the continuation of an existing vehicle facility. No new construction is proposed and no housing occur.  d) The proposed project is to allow for the continuation of and U-Haul rental facility. No changes will occur to the amosite changing the amount of surface water to any body of Skippers Island located approximately 2.5 miles southeas	cle/trailer/boat st g exists on the si of an existing vel nount of surface v of water, in that	orage yard a te. Therefore nicle/trailer/bo water coming the closest l	nd U-Haul e, no impac oat storage from the p body of wa	rental ts will e yard roject ater is
project would allow for the continuation of an existing vehicle facility. No new construction is proposed and no housing occur.  d) The proposed project is to allow for the continuation of and U-Haul rental facility. No changes will occur to the ambite changing the amount of surface water to any body of Skippers Island located approximately 2.5 miles southeast Mitigation: No mitigation required.  Monitoring: No monitoring required.	cle/trailer/boat st g exists on the si of an existing vel nount of surface v of water, in that	orage yard a te. Therefore nicle/trailer/bo water coming the closest l	nd U-Haul e, no impac oat storage from the p body of wa	rental ts will e yard roject ater is
project would allow for the continuation of an existing vehicle facility. No new construction is proposed and no housing occur.  d) The proposed project is to allow for the continuation of and U-Haul rental facility. No changes will occur to the ambite changing the amount of surface water to any body of Skippers Island located approximately 2.5 miles southeas Mitigation:  No mitigation required.	cle/trailer/boat st g exists on the si of an existing vel nount of surface v of water, in that st of the project s	orage yard a te. Therefore nicle/trailer/bo water coming the closest l	nd U-Haul e, no impac oat storage from the p body of wa	rental ts will e yard roject ater is

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

#### Findings of Fact:

a) The project proposes to entitle the operation of an existing vehicle/boat/trailer storage and U-Haul rental facility. The use has been serving the area for many years, providing storage of vehicles for local residents as well as boat and trailer storage for seasonal recreational users. The U-Haul rental facility is also serving the local and regional population. The proposed project also includes a Change of Zone from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone) to bring the property into conformance with the General Plan. The proposed project will result in bringing the use into conformance with the General Plan and Zone. As a result, there will be no impacts.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) The project site is not located within a city sphere of influer	nce. There v	vill be no imp	acts.	
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
<ul><li>28. Planning</li><li>a) Be consistent with the site's existing or proposed zoning?</li></ul>				
b) Be compatible with existing surrounding zoning?				$\boxtimes$
c) Be compatible with existing and planned surrounding land uses?				$\boxtimes$
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?				$\boxtimes$
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?				$\boxtimes$

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

#### Findings of Fact:

a) This project includes a change of zone from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone) which will result in the existing use of the property to be in conformance with the zoning classification. Therefore, no impact will occur.

b-d) This project is to entitle an existing vehicle/boat/trailer storage and U-Haul rental facility. The site is located within the Community Development: Very Low Density Residential (VLDR) General Plan Land Use Designation. However, the site is also located within the Meadowbrook Rural Village Land Use Overlay, which has an alternative land use designation of Commercial Retail, providing for the establishment of commercial uses. The overlay provides for a more flexible implementation of uses, responding to community needs.

The project site has an existing Zoning Classification of Rural Residential (R-R). This project also includes a Change of Zone, to change the site's Zoning Classification from Residential (R-R) to General Commercial (C-1 Zone/C-P Zone). The Change of Zone, in tandem with the alternative Land Use of Commercial Retail, provided under the overlay, will bring the existing use into conformance. As a result, the use is compatible with the area and there will be no impacts.

e) The proposed project is to allow for the continuation of an existing vehicle/trailer/boat storage yard and U-Haul rental facility. Project implementation will not disrupt or divide the physical arrangement of an established community. No impacts will occur.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOLIBOES Would the project				
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?				$\boxtimes$
<ul> <li>c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?</li> </ul>				$\boxtimes$
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?				$\boxtimes$
Findings of Fact:  a) The project site is within MRZ-3, which is defined as areas windicates that mineral deposits are likely to exist; however undetermined. The General Plan identifies policies that encoperations and for appropriate management of mineral extractions are also of availability of a known mineral resource wenter on existing extraction. No existing or abandoned surrounding the project site. The project does not propose an Any mineral resources on the project site will be unavailable project will not result in the permanent loss of significant mineroccur.  b) The project will not result in the loss of availability of a known or designated by the State that would be of value to the region of will not result in the loss of availability of a locally important mone a local general plan, specific plan or other land use plan. Note that the project will not be an incompatible land use located adjutance or existing surface mine. No impact will occur.  d) The project will not expose people or property to hazards quarries or mines. No impact will occur.	er, the signourage procession. A second included quarries by mineral effor the life and resource of the reside ineral resource of impact will accent to a Second t	nificance of otection for ignificant im de unmanag or mines extraction on of the projects. Therefore esource in all ents of the Surce recovery I occur.	the deport existing many pact that vertically educated extractions in the the project ct; however en area classifate. The project educate educ	sit is nining would on or area site. r, the ct will sified roject eated
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
NOISE Would the project result in				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability F NA - Not Applicable C - Generally Unacceptable D - Land Use Discourage			ked. ionally Acce	eptable
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 □ B □ C □ D □				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  NA   A   B   C   D				
Source: Riverside County General Plan Figure S-19 "Airport Facilities Map	Locations,	" County of I	Riverside A	irport
Findings of Fact:				
<ul><li>a) The project site is not located within an airport land use plar public use airport that would expose people residing on the problem.</li><li>b) The project is not located within the vicinity of a private airst</li></ul>	oject site to	excessive no	oise levels.	
the project site to excessive noise levels.	•	, ,	ı	J
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
31. Railroad Noise NA ⊠ A ☐ B ☐ C ☐ D ☐				
Source: Riverside County General Plan Figure C-1 "Cir Inspection	culation Pla	an", GIS da	itabase, O	n-site
Findings of Fact:				
a) The project site is not located adjacent a railroad line. The	project has	no significa	nt impact.	
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
32. Highway Noise NA □ A ☒ B □ C □ D □				
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: On-site Inspection, Project Application Materials				
Findings of Fact:  a) The proposed project is to allow for the continuation of an and U-Haul rental facility. The project site is located adjacent to is for the continuation of an existing use and no sensitive received to highway noise will be less than significant.	Highway 7	4; however,	because th	e use
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
33. Other Noise  NA □ B □ C □ D □				$\boxtimes$
Source: Project Application Materials, GIS database  Findings of Fact: a) No additional noise sources have been i	dentified ne	ar the projec	et site that v	would
contribute a significant amount of noise to the project. Therefo				· · · · · · · · · · · · · · · · · · ·
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
34. Noise Effects on or by the Project  a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			$\boxtimes$	
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			$\boxtimes$	
Source: Riverside County General Plan, Table N-1 ("Land Exposure"); Project Application Materials	Use Compa	tibility for C	ommunity <b>I</b>	Voise

a) Although the project may have a short term increase to the ambient noise level in the immediate vicinity during the demolition of the dilapidated accessory structures and installation of the septic system. However, given that the use has been in operation for many years the general ambient noise level will not increase once these activities have been completed. Therefore, less than significant impacts will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) The project may create a temporary or periodic increase in an of the 2 building and installation of the septic system. Howev must comply with the County's noise standards, which i operational (long-term) noise levels. Therefore, any potentia significant.	er, all noise estricts co	e generated nstruction(	during this short-term)	time and
c) The project will not cause exposure of persons to or generatiestablished in the local general plan or noise ordinance, or a Therefore, less than significant impacts will occur.				
d) Persons might be exposed to ground-borne vibration or grand installation of the septic system; however, to minimize ambactivities work shall be restricted to daylight hours. Therefore,	ient noise le	evels during	these short	-term
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
POPULATION AND HOUSING Would the project	<del></del>			
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?				$\boxtimes$
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				$\boxtimes$
d) Affect a County Redevelopment Project Area?				$\boxtimes$
e) Cumulatively exceed official regional or local population projections?				$\boxtimes$
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
Source: Project Application Materials, GIS database, Riverside	e County Ge	eneral Plan I	Housing Ele	ment
Findings of Fact:				
a) The proposed project is to allow for the continuation of an e	existing veh	icle/boat/tra	iler storage	yard

- a) The proposed project is to allow for the continuation of an existing vehicle/boat/trailer storage yard and U-Haul rental facility. No housing existing or is proposed on-site. The proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. No impact will occur.
- b) The proposed project is to allow for the continuation of an existing vehicle/boat/trailer storage yard and U-Haul rental facility. The project will not create a demand for additional housing, particularly

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
housing affordable to households earning 80% or less of the have no impact.	County's me	dian income	. The proje	ct will
c) The proposed project is to allow for the continuation of an and U-Haul rental facility. The project will not displace substa construction of replacement housing elsewhere. The project v	ntial numbers	s of people,	_	•
d) The project is not located within a County Redevelopmen have no impact.	t Project Are	a. Therefore	e, the proje	ct will
e) The project will not cumulatively exceed official regional or will have no impact.	local popula	ation projecti	ions. The p	roject
f) The proposed project is to allow for the continuation of an and U-Haul rental facility. The project does not include a chause requiring more employees nor will it require any extensoperation of the proposed project will have a less than si population growth in an area either directly (for example, by proposed project).	ange of use on sion of roads gnificant imp	or an increas s. Therefor pact on indu	se in the ex e, the cont	isting inued
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
PUBLIC SERVICES Would the project result in substantia the provision of new or physically altered government facilities governmental facilities, the construction of which could cause to maintain acceptable service ratios, response times or ot public services:	es or the nee significant e	d for new or nvironmenta	physically al impacts, i	altered n order
36. Fire Services			$\boxtimes$	
Source: Riverside County General Plan Safety Element				w.
Findings of Fact:  a) The project area is serviced by the Riverside County Firmiles from the project site at 210 W. San Jacinto Avenue, in Fit to allow for the continuation of an existing use and for a change what has been existing. Service ratios, response times or other due to allowing the continuation of this use or the change of zero this issue area will be less than significant.	Perris, Califorge of zone. Fr performan	mia. The pro The use will ce objective	pposed proj not change s will not ch	ect is from ange
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
37. Sheriff Services				
Source: Riverside County General Plan				
Page <b>32</b> of <b>40</b>		F	A No. 42891	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact:  a) The project area is serviced by the Riverside County She miles from the project site at 137 N. Perris Avenue, in Perris, 6 for the continuation of an existing use and for a change of zor been existing. Service ratios, response times or other perfo allowing the continuation of this use or the change of zone. issue area will be less than significant.	California. The ne. The use w rmance obje	e proposed posed position of the properties of the properties will not change the properties of the pr	project is to ge from wha of change d	allow at has lue to
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
38. Schools			$\boxtimes$	
Source: Perris & Perris Union High(Unified) School District	corresponder	nce, GIS data	abase	
Findings of Fact:				
allow for the continuation of an existing use and for a change what has been existing. The proposed project will not induce existing schools or requiring the construction of new school farelate to this issue area will be less than significant.  Mitigation: No mitigation required.	population in	nto the area	impacting	om
Monitoring: No monitoring required.				
<u>Monttoffing</u> . No monitoffing required.				
39. Libraries				
Source: Riverside County General Plan				
Findings of Fact:  a) The proposed project will not create a significant increment proposed project is to allow for the continuation of an existin not change from what has been existing nor will the project it existing library facilities or requiring the construction of new fact this issue area will be less than significant.	g use and ch nduce popula	nange of zor ation into the	ne. The us e area impa	e will acting
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
40. Health Services				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact:  a) The continued use of the proposed project would not cause located within the service parameters of County health cent existing facilities or result in the construction of new or physical aless than significant impact on these facilities.	ers. The pro	oject will not	t physically	alter
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
RECREATION				
41. Parks and Recreation <ul> <li>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?</li> </ul>				
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?				$\boxtimes$
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)?				$\boxtimes$
Source: GIS database, Ord. No. 460,				
Findings of Fact:				
a) The project would not include recreational facilities or recreational facilities which might have an adverse physical ef have no impact.	•		•	
b) The project would not include the use of existing neighborhold facilities such that substantial physical deterioration of the facilities will have no impact.				
c) The project is not located within County Service Area and The project will have no impact.	this is not r	equired to pa	ay Quimby	fees.
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
42. Recreational Trails				$\boxtimes$
<u>Source</u> : Riv. Co. 800-Scale Equestrian Trail Maps, Open Sp County trail alignments	ace and Co	onservation N	Map for We	stern

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact:  a) The project does not create a need or impact a recreation project will have no impact.	al trail in th	e vicinity of	the project.	The
Mitigation: No mitigation required.  Monitoring: No mitigation required.				
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?				$\boxtimes$
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?				$\boxtimes$
d) Alter waterborne, rail or air traffic?				$\boxtimes$
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				$\boxtimes$
f) Cause an effect upon, or a need for new or altered maintenance of roads?				$\boxtimes$
g) Cause an effect upon circulation during the project's construction?			$\boxtimes$	
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?				$\boxtimes$
Source: Riverside County General Plan				
indings of Fact:				
The project is to allow for an existing use which generates mansportation system. The project will not conflict with an				

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				-
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
establishing a measure of effectiveness for the performance of issue area are considered less than significant.	of the circula	ition system	. Impacts	to this
b) The project is an existing use which historically does not management program, including, but not limited to level of measures, or other standards established by the county congest roads or highways. The project will have no significant impact.	f service sta stion manag	andards and	d travel de	emand
c-d) The project does not propose any design issues that wor alter waterborne, or rail and air traffic. The project will have no		change in a	ir traffic pa	tterns,
e-f) The project does not propose any design features which an effect upon a need for new or altered maintenance of roads				cause
g) The project could cause an effect upon circulation during the temporary in nature. The impact is considered less than sign		constructior	n; this impa	act will
h) The project has been reviewed by the Riverside County Fir not cause inadequate emergency access or access to nearby				
i) The proposed project does not conflict with adopted polici transit, bikeways or pedestrian facilities, and will not otherwise or safety of such facilities. The project will have no impact.				
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
44. Bike Trails				$\boxtimes$
Source: Riverside County General Plan				
Findings of Fact:				
a) The project does not create a need or impact a bike trail in have no impact.	the vicinity o	f the project	t. The proje	ect will
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
UTILITY AND SERVICE SYSTEMS Would the project				
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?			×	
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				
Source: Department of Environmental Health Review				
Findings of Fact:				
a-b) The proposed project is to allow for the continuation of an and U-Haul rental facility and change of zone. No new const this project. No expansion of the use is proposed requiring or of new water treatment facilities or the expansion of existing fais available and currently provided by Western Municipal Water a less that significant impact.  Mitigation: No mitigation required.  Monitoring: No monitoring required.	ruction or g resulting in acilities. Wa	rading will or the need for iter service to	ccur as a p the constru the projec	art of uction of site
46. Sewer  a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			$\boxtimes$	
Source: Department of Environmental Health Review				
Findings of Fact:				
a-b) The proposed project is to allow for the continuation of an and U-Haul rental facility. No new construction or grading replacement mobile office trailer will be installed on-site as will leach field. Given, that the proposed project will utilize an on-sproject will not require or result in the construction of new was of these facilities or impact the capacity of these facilities. The impact.	will occur a the installa site septic si tewater trea	as a part of tion of a new ystem, imple atment faciliti	this project septic tank mentation of es or expa	et. A k and of the nsion
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
47. Solid Waste				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Manage- ment Plan)?				
Source: Riverside County General Plan, Riverside correspondence	County V	Vaste Mana	gement D	istrict
Findings of Fact:  a) The project will not substantially alter existing or future solid services. The landfill that will serve the project has sufficient anticipated solid waste disposal needs. Therefore, less than solid solid waste disposal needs.	t capacity t	o accommod	ate the pro	
b) The development will comply with federal, state, and local wastes (including the CIWMP- County Integrated Waste Mar regards to this issue area.				
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
48. Utilities  Would the project impact the following facilities requiring or re or the expansion of existing facilities; the construction of wheeffects?			ant environ	
a) Electricity? b) Natural gas?			$oxed{\boxtimes}$	<del>-  -  </del> -
c) Communications systems?				
d) Storm water drainage?	Ħ		$\overline{\mathbb{X}}$	H
e) Street lighting?	Ħ	<del></del>	$\overline{\mathbb{X}}$	一片
f) Maintenance of public facilities, including roads?				Ħ
g) Other governmental services?			$\boxtimes$	
Source:				
Findings of Fact:				
a-c) The project is to allow for the continuation of an existing utility service is currently provided in the form of Electricity, Nat				

- Utility service infrastructure is available to the project site and will not require the need for new facilities.
- d) The project is to allow for the continuation of an existing use and a change of zone. The majority of the project site (99.51%) is comprised of pervious surfaces. Storm water drainage will be handled onsite and will not require any new storm water drainage facilities or basins. Therefore, no impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e-f) Street lighting exists for access to the project site. The pro- existing use and a change of zone which will not result in a facilities or roads.				
g) The project will not require additional governmental services	s. No impac	t will occur.		
Mitigation: No mitigation required.				
Monitoring: No monitoring required				
49. Energy Conservation  a) Would the project conflict with any adopted energy conservation plans?				
Source:				
Findings of Fact:  a) The proposed project will not conflict with any adopted anticipated to utilize a significant amount of resources, inclured to this issue area will occur.				
Mitigation: No mitigation required.				
Monitoring: No monitoring required.				
MANDATORY FINDINGS OF SIGNIFICANCE				
50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			×	
Source: Staff review, Project Application Materials				
Findings of Fact: Implementation of the proposed project wor of the environment, substantially reduce the habitat of fish or populations to drop below self-sustaining levels, threaten to el reduce the number or restrict the range of a rare or endangere examples of the major periods of California history or prehistor	wildlife spe iminate a pl d plant or a	cies, cause ant or anima nimal, or elin	a fish or wi il communi ninate impo	ildlife ty, or ortant

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significant.

		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	e: Staff review, Project Application Materials				
	ngs of Fact: The project does not have impacts which a derable as a result, impacts will be less than significant.	are individu	ally limited,	but cumula	tively
52.	Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			$\boxtimes$	

Source: Staff review, project application

<u>Findings of Fact</u>: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly as a result, impacts will be less than significant.

#### VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

Location:

County of Riverside Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92505

#### VII. AUTHORITIES CITED

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.

Revised: 3/16/2017 9:52 AM

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Riverside County LMS
CONDITIONS OF APPROVAL

03/15/17 14:23

PLOT PLAN:TRANSMITTED Case #: PP26006 Parcel: 345-150-041

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for the continued use of an outside vehicle storage yard, U-Haul rental facility and change of zone to change the project's site's zoning classification from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone)

10 EVERY, 2

USE - HOLD HARMLESS

RECOMMND

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 2

PLOT PLAN: TRANSMITTED Case #: PP26006

Parcel: 345-150-041

#### 10 GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No.26006 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 26006, Exhibit A,

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

#### PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES

RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10 PLANNING. 2 USE - FEES FOR REVIEW

RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10 PLANNING. 3 USE LIGHTING HOODED/DIRECTED

RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

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PLOT PLAN:TRANSMITTED Case #: PP26006 Parcel: 345-150-041

## 10. GENERAL CONDITIONS

10.PLANNING. 6 USE- HOURS OF OPERATION

RECOMMND

Use of the facilities approved under this Plot Plan shall be limited to the hours of 8:00 a.m. to 6:00 p.m., Monday through Sunday in order to reduce conflict with adjacent residential zones and/or land uses.

10.PLANNING. 7 USE- BASIS FOR PARKING

RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b),

10 PLANNING. 8 USE- LIMIT ON SIGNAGE

RECOMMND

Any proposed signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING

RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10 PLANNING. 14 USE - OAK TREE REMOVAL

RECOMMND

Oak trees removed with four (4) inch or larger trunk diameters as measured at breast height may be removed only by approval of the Planning Director and shall be replaced on a variable ratio based on the size of the trees to be removed. Grading and/or landscaping plans shall show the trunk location, trunk diameter, and crown canopy diameter of all trees with driplines within 25 feet of any grading or construction. Replacement trees shall be noted on project's approved landscaping plans.

10 PLANNING. 15 USE - RECLAIMED WATER

RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10 PLANNING. 19 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A),

#### Riverside County LMS CONDITIONS OF APPROVAL

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PLOT PLAN: TRANSMITTED Case #: PP26006

Parcel: 345-150-041

## 10 GENERAL CONDITIONS

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS (cont.)

RECOMMND

10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

# 10.PLANNING. 20 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

## 10 PLANNING. 22 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit, a) is found to be in violation of the terms and conditions

of this permit,
b) is found to have been obtained by fraud or perjured

testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

## 10 PLANNING 23 USE - CEASED OPERATIONS

RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

# Riverside County LMS CONDITIONS OF APPROVAL

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PLOT PLAN: TRANSMITTED Case #: PP26006

Parcel: 345-150-041

#### 10. GENERAL CONDITIONS

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA

RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminares, shall be utilized.

10.PLANNING. 28 USE - ORD 810 O S FEE (1)

RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10 PLANNING. 29 USE- PERMIT SIGNS

RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 32 USE - BUSINESS LICENSING

RECOMMND

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

10 PLANNING. 33 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

PLOT PLAN: TRANSMITTED Case #: PP26006 Parcel: 345-150-041

10. GENERAL CONDITIONS

10.PLANNING. 33 GEN - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Page: 6

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

#### 20 PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE

RECOMMND

This permit shall be considered used as of the day of the effective date. WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 7

PLOT PLAN:TRANSMITTED Case #: PP26006

Parcel: 345-150-041

#### 20. PRIOR TO A CERTAIN DATE

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE (cont.)

RECOMMND

building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE - EXISTING STRUCTURE CHECK

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-ininterest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

#### 60 PRIOR TO GRADING PRMT ISSUANCE

#### PLANNING DEPARTMENT

60.PLANNING. 3 USE- PARCEL MERGR REQD (1)

RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 345-150-013, 345-150-014 and 345-150-041. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the General Commercial (C-1 Zone/C-P) zone.

### 60.PLANNING. 7 USE- SKR FEE CONDITION

RECOMMND

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

PLOT PLAN:TRANSMITTED Case #: PP26006 Parcel: 345-150-041

60. PRIOR TO GRADING PRMT ISSUANCE

60 PLANNING. 7 USE- SKR FEE CONDITION (cont.)

RECOMMND

Page: 8

the approved development project which is anticipated to be 11.6 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 9 USE- REQD APPLICATIONS (1)

RECOMMND

No grading permits shall be issued until Change of Zone No. 7907 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

60 PLANNING. 10 USE- FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No. 26006, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 12 USE- PARCEL MERGR REQD (2)

RECOMMND

rior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 345-150-013, 345-150-014 and 345-150-041. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the General Commercial (C-1 Zone/C-P Zone) zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.3 is satisfied.

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 9

PLOT PLAN: TRANSMITTED Case #: PP26006

Parcel: 345-150-041

### 80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 13 USE- REQD APPLICATIONS (2)

RECOMMND

No building permits shall be issued until Change of Zone No. 7907 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

80 PLANNING. 18 USE - LIGHTING PLANS

RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80 PLANNING. 19 USE- FEE STATUS

RECOMMND

Prior to issuance of building permits for Plot Plan No.26006 the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

#### 90. PRIOR TO BLDG FINAL INSPECTION

#### PLAN DEPARTMENT

90.PLAN. 4 USE- ACCESSIBLE PARKING

REQUIRED

Accessible parking spaces shall be provided pursuant to Building Code Requirements.

#### PLANNING DEPARTMENT

90.PLANNING. 3 USE- PARKING PAVING MATERIAL

RECOMMND

A minimum of four hundred eighty one (481) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with decomposed granite to current standards as approved by the Department of Building and Safety.

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 10

PLOT PLAN: TRANSMITTED Case #: PP26006

Parcel: 345-150-041

#### 90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 16 USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE

RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 23 USE- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 11.6 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90 PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

Page: 11

PLOT PLAN:TRANSMITTED Case #: PP26006 Parcel: 345-150-041

#### 90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 27 USE- ORD 810 O S FEE (2)

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection rior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No.26006 is calculated to be \_\_\_\_\_ net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

#### 90.PLANNING. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26006 has been calculated to be net acres.

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

14:23

03/15/17 Riverside County LMS 14:23 CONDITIONS OF APPROVAL

Page: 12

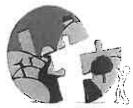
PLOT PLAN:TRANSMITTED Case #: PP26006 Parcel: 345-150-041

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

ordinance shall be required.



## Steve Weiss, AICP Planning Director

# RIVERSIDE COUNTY

# PLANNING DEPARTMENT

May 04, 2016

Pechanga Cultural Resources Department Anna Hoover, Cultural Analyst P.O. Box 2183 Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION PP26006, CZ07907

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to <a href="https://doi.org/10.108/j.com/html/j.

## **Project Description:**

PLOT PLAN REVIEW NO. 26006 AND CHANGE OF ZONE 7907 - EA 42891 — Applicant: Valerie C. Gersch — First Supervisorial District — Meadowbrook Zoning Area — Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) — Location: Northerly of Eugene Street, southerly of Ethanac Road, and easterly of Highway 74 — 11.61 Acres — Zoning: Rural Residential (R-R) - REQUEST: A Plot Plan to allow for the continued use of an outside vehicle storage yard, U-Haul rental facility and sale of hay. Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1 Zone/ C-P Zone) - APNs: 345-150-013, 345-150-014, and 345-150-041 — Related Case: PAR 01459

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Deborah Bradford, Contract Planner

Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157



Steve Weiss, AICP Planning Director

May 04, 2016

Cahuilla Band of Indians Andreas J. Heredia 52701 Highway 371 Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION PP26006, CZ07907

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to <a href="https://example.com/https://example

### Project Description:

PLOT PLAN REVIEW NO. 26006 AND CHANGE OF ZONE 7907 - EA 42891 — Applicant: Valerie C. Gersch — First Supervisorial District — Meadowbrook Zoning Area — Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) — Location: Northerly of Eugene Street, southerly of Ethanac Road, and easterly of Highway 74 — 11.61 Acres — Zoning: Rural Residential (R-R) - REQUEST: A Plot Plan to allow for the continued use of an outside vehicle storage yard, U-Haul rental facility and sale of hay. Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1 Zone/ C-P Zone) - APNs: 345-150-013, 345-150-014, and 345-150-041 — Related Case: PAR 01459

Sincerely,

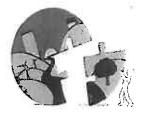
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Steve Weiss, AICP Planning Director

May 04, 2016

Colorado River Indian Tribes (CRIT) Amanda Barrera Tribal Secretary 26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION PP26006, CZ07907

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to <a href="https://doi.org/10.108/j.com/https://doi.org/10.108

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Deborah Bradford, Contract Planner

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Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157



# Steve Weiss, AICP Planning Director

# PLANNING DEPARTMENT

May 04, 2016

Morongo Cultural Heritage Program Ray Haute 12700 Pumarra Rd. Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION PP26006, CZ07907

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Deborah Bradford, Contract Planner

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Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157



Steve Weiss, AICP Planning Director

May 04, 2016

Rincon Band of Luiseño Indians Vincent Whipple 1 West Tribal Road Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION PP26006, CZ07907

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to <a href="https://example.com/https://example

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PLOT PLAN REVIEW NO. 26006 AND CHANGE OF ZONE 7907 - EA 42891 - Applicant: Valerie C. Gersch - First Supervisorial District - Meadowbrook Zoning Area - Elsinore Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 FAR) - Location: Northerly of Eugene Street, southerly of Ethanac Road, and easterly of Highway 74 - 11.61 Acres - Zoning: Rural Residential (R-R) - REQUEST: A Plot Plan to allow for the continued use of an outside vehicle storage yard, U-Haul rental facility and sale of hay. Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1 Zone/ C-P Zone) - APNs: 345-150-013, 345-150-014, and 345-150-041 - Related Case: PAR 01459

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: Deborah Bradford, Contract Planner

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Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157



Steve Weiss, AICP Planning Director

May 04, 2016

Joseph Ontiveros Cultural Resource Director Soboba Band of Luiseño Indians P.O. BOX 487 San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION PP26006, CZ07907

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to <a href="https://example.com/https://example

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Sincerely,

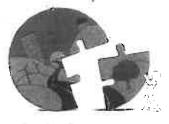
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Attachment: Project Vicinity Map

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 (951) 955-3200 · Fax (951) 955-3157



#### Carolyn Syms Luna Director

# **APPLICATION FOR CHANGE OF ZONE**

Standard Change of Zone
There are three different situations where a Planning Review Only Change of Zone will be accepted:
<ul> <li>Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.</li> <li>Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.</li> <li>Type 3: Used when a Change of Zone application was conditioned for in a prior application.</li> </ul>
INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
CASE NUMBER: CZOT907 DATE SUBMITTED: 4/11/1/26
APPLICATION INFORMATION
Applicant's Name: Valerie C Gersch E-Mail: valeriegersch Byahoo.co
Mailing Address: 9780 KIWI MEADOW Lane Street CA 92026 City State ZIP
Daytime Phone No: (760) 7(5-0781 Fax No: (760) 749-6331 Col0 15
Engineer/Representative's Name: Dan Wishard E-Mail: danwishardesbeglobal
Mailing Address: 231 E A les sandro Blvd # A-216
Riverside CA 92508  City State ZIP
Daytime Phone No: (951) 776-9880 Fax No: (951) 776-9870
Property Owner's Name: Valerie Gersch TEE-Mail: valeriegerschezahouscom
Mailing Address: 9780 Kiwi Meadow Lane
Mailing Address: 9780 Kiwi Meadow Lane  Street A 92026  City State ZIP (must
City State ZIP (must Daytime Phone No: (760) 715-078/ Fax No: (760) 749-633/ CODE

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

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

"Planning Our Future... Preserving Our Past"

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

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

# **AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.
Valence Gersch and Valence Sersch Valence Gersch, The for Gersch Family Trust  AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.    Valerie C. Gerch T. Valerie OF PROPERTY OWNER(S)   SIGNATURE OF PROPERTY OWNER(S)     PRINTED NAME OF PROPERTY OWNER(S)   SIGNATURE OF PROPERTY OWNER(S)     SIGNATURE OF PROPERTY OWNER(S)   SIGNATURE OF PROPERTY OWNER(S)
If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.
PROPERTY INFORMATION:
Assessor's Parcel Number(s): 345-150-013, 345-150-014, 375-150-8
Section: 15 Township: 55 Range: Yw SBM
Approximate Gross Acreage:
General location (nearby or cross streets): North of, South of
, East of, West of

Assessor's Parcel Number(s): 345-150-013	345-150014,375-15
Section: Township: 5_5	Range: Yw SBM
Approximate Gross Acreage:	
General location (nearby or cross streets): North of	, South of
, East of	, West of

## **APPLICATION FOR CHANGE OF ZONE**

Thomas Brothers map, edition year, page number, and coordinates: 2007, pg 8 37, A 2
Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):
Existing zone is commercial Petail under the General Plan Amendment of 2015 Proposing a changet to Commercial Proposing a changet to Commercial Proposing a changet to Commercial Proposing a changet to Propo
the flot Plan

R-R Rural Residentia (R-R) to C-1/C-P General Commercial

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:	
Assessors Parcel Number(s): 34.5-150-013	345-150-014, 345-150-04/
Property Location or Address:	•
2. PROPERTY OWNER INFORMATION:	
Property Owner Name: Valerie Gersc	h Phone No.: 760-715-078/ Email: walenie, gersche yahoo, car
Firm Name:	Email: valenie, genscha yahar, cor
Address: 9780 Kiwi Meadow	Lane
Escondido, CA 920	226
3. APPLICANT INFORMATION:	
Applicant Name: SAME  Firm Name:	Phone No.:
Firm Name:	Email:
4. SIGNATURES:	
	h Date: 4-11-16
Signature of Applicant: Valerie Gersch	Owner
Signature of Property Owner: Valence Hen	
Print Name and Title: Valerie Gersch	h, owner
Signature of the County of Riverside, by	Date:
Print Name and Title:	
FOR COUNTY OF RIVI	ERSIDE USE ONLY
plication or Permit (s)#:	
et #:Applic	eation Date:



### Carolyn Syms Luna Director

## PLANNING DEPARTMENT

### **APPLICATION FOR LAND USE PROJECT**

CHECK ONE AS APPROPRIATE:
PLOT PLAN
PROPOSED LAND USE: U-haul, storage rental, hay sales
ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE:
ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
CASE NUMBER: DATE SUBMITTED: 4-11-16
APPLICATION INFORMATION
Applicant's Name: Valerie G Gersch E-Mail: valeriegersch@yalos.com
Mailing Address: 9780 Kiwi Meadowhane Street
Escondido (A 92026) City State ZIP
Daytime Phone No: (760) 7/5-678/ Fax No: (760) 749-633/ (ca0) first
Engineer/Representative's Name: DAN WISHARD E-Mail: danwishard @shall be
Mailing Address: 231 E Alescandro Blvd. # A-216
Riverside CA Street 92508 City State ZIP
Daytime Phone No: (851) 776 - 9880 Fax No: (957) 276-98-70
Property Owner's Name: Valerie Gersch E-Mail: uelerie gersche yahos. com
Mailing Address: 9780 Kiwi Meadow Lane
Escondido CA 92026 City State ZIP
Daytime Phone No: (760) 715-078/ Fax No: (760) 749-6331 (call 1st)

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

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

#### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

ultimately denied.
All signatures must be originals ("wet-signed"). Photocopies of signatures are <b>not</b> acceptable.
PRINTED NAME OF APPLICANT  SIGNATURE OF APPLICANT  SIGNATURE OF APPLICANT
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.
Valerie Gersch  PRINTED NAME OF PROPERTY OWNER(S)  SIGNATURE OF PROPERTY OWNER(S)
Valerie Gersch TTE Valerie Herseh TTE PRINTED NAME OF PROPERTY OWNER(S)  SIGNATURE OF PROPERTY OWNER(S)  SIGNATURE OF PROPERTY OWNER(S)
If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.
See attached sheet(s) for other property owners' signatures.
PROPERTY INFORMATION:
Assessor's Parcel Number(s): 345-150-013, 345-150-014, 345-150-04, Section: 15 Range: 4w, SBM
Section: 15 Township: 55 Range: 4W, SBM

APPLICATION FOR LAND USE PROJECT
Approximate Gross Acreage:
General location (nearby or cross streets): North of Eugene St, South of
ETHANAC, East of, West of HWY 74
Thomas Brothers map, edition year, page number, and coordinates: 2007, page 837
Project Description: (describe the proposed project in detail)
U-haul, outside storage for trucks, cars, boat, semi's, containers, hay sales.
Related cases filed in conjunction with this application:
PAR 01459 and CZ
Is there a previous application filed on the same site: Yes 🗌 No 🔀
If yes, provide Case No(s) (Parcel Map, Zone Change, etc.)
E.A. No. (if known) E.I.R. No. (if applicable):
Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes \( \subseteq \) No \( \subseteq \)
If yes, indicate the type of report(s) and provide a copy:
Is water service available at the project site: Yes \( \subseteq \) No \( \subseteq \)
If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles)
Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒️ No ☐
Is sewer service available at the site? Yes  No  No
If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles)
Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes \( \subseteq \) No \( \subseteq \)
How much grading is proposed for the project site?
Estimated amount of cut = cubic vards:

APPLICATION FOR L	AND USE PROJECT		<del></del>
Estimated amount of fi	II = cubic yards	<u> </u>	
	to import or export dirt? Yes		
Import	Export	Neither _	
	I source/destination of the import		
What is the anticipated	route of travel for transport of the	e soil material?	
How many anticipated	truckloads? //A		truck loads.
What is the square foo	tage of usable pad area? (area e	xcluding all slopes) <u>See</u>	site plan sq. ft.
Is the project located w	vithin 8½ miles of March Air Rese	rve Base? Yes 🗌 No	× ′
If yes, will any structure	e exceed fifty-feet (50') in height (	(above ground level)? Yes	s 🗌 No 🏖
Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <a href="http://cmluca.projects.atlas.ca.gov/">http://cmluca.projects.atlas.ca.gov/</a> ) Yes			
	within the boundaries of an Airp ort Land Use Commission? Yes		ty Plan adopted by the
Does the project area	exceed one acre in area? Yes 🏾	₫ No 🗌	
	vithin any of the following waters //www3.tlma.co.riverside.ca.us/pa		
☐ Santa Ana River	☐ Santa Margarita River	⊠San Jacinto River	☐ Whitewater River

### HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement. I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that: The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code. The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list. Name of Applicant: Address: Phone number: Address of site (street name and number if available, and ZIP Code): Local Agency: County of Riverside Assessor's Book Page, and Parcel Number: Specify any list pursuant to Section 65962.5 of the Government Code: Regulatory Identification number: Date of list: Applicant (1) Valence Gersch Date 4-1/-16 Applicant (2)

### HAZARDOUS MATERIALS DISCLOSURE STATEMENT

<u>Government Code Section 65850.2</u> requires the owner or authorized agent for any development project to disclose whether:

1.	Compliance will be needed with the applicable requirements of Section 25505 and Article 2
	(commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code
	or the requirements for a permit for construction or modification from the air pollution control
	district or air quality management district exercising jurisdiction in the area governed by the
	County.
	Yes No 🗷

### APPLICATION FOR LAND USE PROJECT

р	The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. The source of the source of hazardous air emissions.
l (we) ce	ertify that my (our) answers are true and correct.
Owner/A Owner/A	authorized Agent (1) Valence Sersch, TTE Date 4-11-16

Checklist for Identifying Proje	cts Requiring a Project-Specific Water Quality Management Plan ( within the Santa Ana River Region <sup>1</sup>	WQN	IP)	
	within the Santa Ana River Region			
Project File No.				
Project Name:				
Project Location:				
Project Description:				
Project Applicant Information:				
		I		
Proposed Project Consists of, or in		YES		
includes, but is not limited to, construction	reation of 5,000 square feet or more of impervious surface on an existing developed site. This of additional buildings and/or structures, extension of the existing footprint of a building, parking lots. Does not include routine maintenance activities that are conducted to maintain		$\square$	
	ne original purpose of the constructed facility or emergency actions required to protect public			
Residential development of 10 dwelling units of	or more, including single family and multi-family dwelling units, condominiums, or apartments.		$\overline{\mathbf{Z}}$	
	e the land area <sup>2</sup> represented by the proposed map or permit is 100,000 square feet or more,		<u> </u>	
including, but not limited to, non-residential de office buildings, warehouses, light industrial, a	evelopments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, and heavy industrial facilities.			
Gasoline Service Stations,7532-Top, Body & 7534-Tire Retreading and Repair Shops, 753	Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541– Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 6–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–motive Repair Shops, not elsewhere classified)		<b>∠</b>	
Restaurants disturbing greater than 5,000 s	guare feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily	$\Box$	×	
(eating places), Beaneries, Box lunch stand Commissary restaurants, Concession stands, places), Dining rooms, Dinner theaters, Drive stands, Grills, (eating places), Hamburger st counters, Luncheonettes, Lunchrooms, Oyste Snack shops, Soda fountains, Soft drink stand	and drinks for on-premise or immediate consumption, including, but not limited to: Automats s, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard ands, Hot dog (frankfurter) stands, tee cream stands, Industrial feeding, Lunch bars, Lunch er bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, s, Submarine sandwich shops, and Tea rooms.)			
Hillside development that creates 10,000 squ soil conditions or where natural slope is 25 pe	are feet or more, of impervious surface(s) including developments in areas with known erosive reent or more.		$\triangleright$	
Developments creating 2,500 square feet or redesignated in the Basin Plan <sup>3</sup> as waters supported designated under state or federal law are rare or waterbodies listed on the CWA Section 30 Development or Redevelopment site flows differt flows through a) a municipal separate stoof a municipal entity; b) a separate conveyance	nore of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas orting habitats necessary for the survival and successful maintenance of plant or animal species threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) 3(d) list of Impaired Waterbodies <sup>4</sup> . "Discharging directly to" means Urban Runoff from subject ectly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it rm sewer system (MS4) that has been formally accepted by and is under control and operation to expert where there is co-mingling of flows with off-site sources; or c) a tributary or segment of the RE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment		<b>Ā</b>	
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for 🔲 📘				
the temporary storage of motor vehicles.	·			
http://www.waterboards.ca.gov/rwqcb8/water_		nloade	d from	
	be found at <a href="http://www.waterboards.ca.gov/rwqcb8/water">http://www.waterboards.ca.gov/rwqcb8/water</a> issues/programs/tmdl/303d.shtml.  TERMINATION: Circle appropriate determination.			
) Di	ETERMINA FION: Gircle appropriate determination.			
If <u>any</u> question answered "YES" Pro	oject requires a project-specific WQMP.			
	oject requires incorporation of Site Design Best Management Practices (Europe Control BMPs imposed through Conditions of Approval or permit condition		) and	

Project Description: Project Applicant Information:  Project A	Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)  within the Santa Margarita River Region			
Project Loseription: Project Consists of, or includes: Springert Applicant Information:  Project Applicant Information:  Springer Applicant Information:  Project Applicant Information:  Project Consists of, or includes:  Springer Applicant Information:  Project Applicant Information:	Project File No.		$\neg \neg$	
Project Location: Project Applicant Information:  Project Applicant Information:  Project Applicant Information:  Project Applicant Information:  Project Applicant The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building foothring or explanament of a structure, structural development including an increase in gross floor area and/or extenior construction or remodeling, replacement of impervious surfaces that is not part of a routine maintenance activity; and land disturbing admitiser selected with structural or imprevious underso. Plote Where replacement or the requirement for 2013 pagines only to the existing development area in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development area of surfacement control BMPs, MS4 Permit requirement F2.013 jappies only to the addition, and not to his entire development. Housing subdivisions of 10 or more development greater than 100,000 square feet. Includes, but is not limited to includes, including subdivisions of 10 or more development in greater than 100,000 square feet. Includes, but is not limited to includes, including a fine part and the replacement projects of the project				
Project Applicant Information:  Spring and Category or Location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition, creation, or replacement of a structure; structural development making an increase of least or gross foor area and/or exterior constitution or more ording, replacement of interiors and a more and or a more maintenance activity, and land disturbing activities related with structural or improvious surfaces. Nute: Where redevelopment results in an increase of least share 50% of the improvious surfaces of a previously existing development, and the existing development and increases of least share 50% of the improvious surfaces of a previously increasing an increase of least share 50% of the improvious surfaces of a previously principle increases. Nute: Where redevelopment requirements. The requirements in the requirements for requirements for requirements for requirements. The requirements of the requir				
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Proposed Project Consists of, or includes: Sprificant Redwanpment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or pacement of a structure structural development funding an increase in gross floor area and/or explorion construction or remodelling, replacement of an increase of tess than 50% of the impensions surfaces of a previously arising development and the straining development results in ord part of a nutrile maintenance activity, and land disturbing activities related with structural or impensious surfaces. Role: Where redevelopment results in ord part of a nutrile maintenance activity, and land disturbing activities related with structural or impensious surfaces. Role: Where redevelopment results in an increase of less than 50% of the impensions surfaces of a previously arising development, and the existing development and subject to SUSIM Programment, and the setting development on the surface of the impensions surfaces of a previously arising development, and the setting development and surfaces of the impension surfaces and past made of the entire development greater than 100,000 square feet. Includes, but is not limited to hospitals; laboratories and other medical facilities; commorbid includings; care wash facilities, main-mails and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; affects; and other light industrial activities, and other light industrial activities, minimals and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; affects; and other light industrial activities. Repair shope, 5532–4000 and past shope in the past shope				
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footing an addition or replacement of a structure diversion as listed below in this table. This includes, but is not limited to: the expansion of a building footing and addition of a received program of a routine maintenance activity, and land disturbing activities related with structural or impervious surfaces. Plote: Where redevelopment results in an or part of a routine maintenance activity, and land disturbing activities related with structural or impervious surfaces. Plote where redevelopment results in an increase of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for the summary of the surfaces of the redevelopment of the impervious surfaces of a previously existing development in the surface of the redevelopment of the impervious surfaces of a previously existing development of the surfaces of the redevelopment is greater than 100,000 square feet. Defined as any dovelopment on private land that is not for heavy industrial creditions of the redevelopment is greater than 100,000 square feet. Defined as any dovelopment on private land that is not for heavy industrial results and the properties of the redevelopment is greater than 100,000 square feet. Defined as any dovelopment on private land that is not for heavy industrial results and the surfaces of the redevelopment is greater than 100,000 square feet. Defined as any dovelopment on private land that is not for heavy industrial results and the surfaces of the redevelopment is greater than 100,000 square feet. Defined as any dovelopment buildings; car wash facilities, minimal and other business complexes, shopping malia facilities, and the surfaces of the redevelopment is redevelopmen				
Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footing an addition or replacement of a structure diversion as listed below in this table. This includes, but is not limited to: the expansion of a building footing and addition of a received program of a routine maintenance activity, and land disturbing activities related with structural or impervious surfaces. Plote: Where redevelopment results in an or part of a routine maintenance activity, and land disturbing activities related with structural or impervious surfaces. Plote where redevelopment results in an increase of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for the summary of the surfaces of the redevelopment of the impervious surfaces of a previously existing development in the surface of the redevelopment of the impervious surfaces of a previously existing development of the surfaces of the redevelopment is greater than 100,000 square feet. Defined as any dovelopment on private land that is not for heavy industrial creditions of the redevelopment is greater than 100,000 square feet. Defined as any dovelopment on private land that is not for heavy industrial results and the properties of the redevelopment is greater than 100,000 square feet. Defined as any dovelopment on private land that is not for heavy industrial results and the surfaces of the redevelopment is greater than 100,000 square feet. Defined as any dovelopment on private land that is not for heavy industrial results and the surfaces of the redevelopment is greater than 100,000 square feet. Defined as any dovelopment buildings; car wash facilities, minimal and other business complexes, shopping malia facilities, and the surfaces of the redevelopment is redevelopmen	Proposed Project Consists of ar includes:	YES	NQ	
project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building proper impresse that is not part of a nutrine maintenance activity, and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of the imprevious surfaces of a previously existing development, and the existing development was not subject to: SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F2.13]] applies only to the addition, and not to the entire development.]  Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and administrations, recreasional facilities, multi-guilding and direct eviduational inclusions; representations facilities, more development of present than 100,000 square feet. Includes, but is not limited to: hospitals, laboratories and other business complexes, shopping malls; hotels; office buildings; public warehouses; automotive dealerships; afficists; and other light industrial facilities. More development of present shops, 1535—Automotive grades hope; and other light industrial facilities. Present Shops and Paint Shops, 7533—Automotive Exhaust System Repair Shops, 7534—Gasoline and Repair Shops, 5734—Automotive Prepair Shops, 5734—Automotive Prepair Shops, 5734—Automotive Prepair Shops, 5734—Automotive Repair Shops, 7534—Automotive Repair Shops, 7534—Automotive Repair Shops, 7534—Automotive Repair Shops, 5734—Automotive Repair Shops, 5734—Automotive Repair Shops, 5734—Automotive Repair Shops, 7534—Automotive Repair Shops, 7534—Gasoline and Repair Shops, 7534—Automotive Repair Shops, 5734—Automotive Repair Sh	1 1000304 1 101001 00101000 01, 01 111010400.		$\overline{\Box}$	
Housing subdivisions of 10 or more dwelling units. Includes single-family homes, and internal commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratorise and other medical facilities; where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratorise and other medical facilities; but is not limited to: hospitals; laboratorise and other medical facilities; understanding the commercial increases and under development or greater shall apartment buildings; build	project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP.			
Commercial development greater than 100,000 square feet. Defined as any development on grizate land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not timiled to hospitals; indivatoriose and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; arrifetis, and other fight industrial facilities, municipal facilities, commercial nurseries; multi-apartment buildings; oer wesh facilities, mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; arrifetis, and other fight industrial facilities. Automotive perpair shope. (Standard Industrial Classification (SIC) Codes 5013—Motor vehicle supplies or parts, 5014—Tires & Tubes, 5541—Gasoline   Service Stations, 7532—Top, Body & Upholstery Repair Shops, A533—Automotive Exhaust System Repair Shops, 7534—Tire Retreading and Repair Shops, 7536—Automotive Repair Shops, 7534—Automotive R	Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.			
Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5641-Gasoline   Service Stations, 7532-Top, Body & Upholstery Repair Shops, and Paint Shops, 7533-Motornotive Glass Replacement Shops, 7539-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Rep	Commercial development greater than 100,000 square feet. Defined as any development on <u>private land</u> that is <u>not</u> for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.			
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on premise or immediate consumption, including, but not limited to: Automats (cating places), Beaneries, Box Junch stands, Buffets (eating places), Cafes, Cafeserias, Carry-out restaurants, Cateries, Coffee shops, Commissary restaurants, Cnocession stands, prepared food (e.g., in airpots and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Not dog (frankfurler) stands, Industrial feeding, Lunch boars, Lunch counters, Lunchconettes, Lunchroom, Oyster bars, Pizza parlors, Pizza parlors, Pizzaria, Refreshment stands, Restaurants, Industrial feeding, Lunch bars, Lunch counters, Lunch counters, Lunch counters, Lunch counters, Lunch can be sufficiently and the stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement Fizz 16]3 and peak flow management [MS4 Permit requirement Fizz 16]3 and peak flow management [MS4 Permit requirement Fizz 16]3 and peak flow management [MS4 Permit requirement Fizz 16]3 and peak flow management [MS4 Permit requirement Fizz 16]3 and peak flow management [MS4 Permit requirement Fizz 16]3 and peak flow management [MS4 Permit requirement Fizz 16]3 and peak flow management [MS4 Permit requirement Fizz 16]3 and peak flow management [MS4 Permit requirement Fizz 16]3 and peak flow management [MS4 Permit requirement Fizz 16]3 and peak flow management [MS4 Permit Regiment Fizz 16]3 and peak flow management [MS4 Permit Regiment Fizz 16]3 and peak flow management [MS4 Permit Regiment Fizz 16]3 and peak flow management [MS4 Permit Regi	Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline   Service Stations,7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–			
located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.    Environmentally Sensitive Areas (ESAs)*. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site to increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.   Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.   Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.   Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.   Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easil disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impay water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan, water bodies designated with a RARE beneficial use in the Basin Plan, within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal lif	premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit			
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BMPs imposed through Conditions of Approval or permit conditions.	aired areas d any an be found			

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)  within the Whitewater River Region				
Project File No.				
Project Name:		· _		
Project Location:				
Project Description:				
Project Applicant Information:				
Proposed Project Consists of, or includes:	YES	NO		
Single-family hillside residences that create 10,000 square feet, or more, of impervious are where the natural slope is 25% or greater.				
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.				
Commercial and Industrial developments of 100,000 square feet or more.				
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations,7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)				
Retail gasoline outlets disturbing greater than 5,000 square feet.				
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)				
Home subdivisions with 10 or more housing units.				
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.				
DETERMINATION: Circle appropriate determination.				
If <u>any</u> question answered "YES" Project requires a project-specific WQMP.  If <u>all</u> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (E Source Control BMPs imposed through Conditions of Approval or permit conditions.	BMPs	) and		

### NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted <u>Riverside County Ordinance No. 754</u> establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances, and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana and Santa Margarita watershed regions of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Riverside County Drainage Area Management Plan (DAMP). New developments and redevelopments within the Whitewater watershed region of Riverside County must mitigate their post construction water quality impacts by complying with Section 4 of the Whitewater River Region Stormwater Management Plan (SWMP). Some development and redevelopment projects may be required to submit a project-specific WQMP in compliance with Section 6 of the DAMP and Section 4 of the SWMP. These documents are available on-line at:

http://rcflood.org/downloads/NPDES/Documents/SA\_SM\_DAMP/DAMP App-O\_WQMP 2009-01-22.pdf

http://rcflood.org/downloads/NPDES/Documents/WW SWMP WQMP/Jan 2011 WQMP Guidance Revised 1-9-12.pdf

and,

http://rcflood.org/downloads/NPDES/Documents/SA\_SM\_DAMP/DAMP\_App-O\_WQMP-Template\_2009-01-22.dot

http://rcflood.org/downloads/NPDES/Documents/Developers/WhitewaterWQMPtemplate.dot

Noncompliance with <u>Riverside County Ordinance No. 754</u> may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.



### **COUNTY OF RIVERSIDE** TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez Agency Director

Carolyn Syms Luna

Juan C. Perez

Mike Lara

Code

Director,

Director.

Director.

Enforcement Department

Transportation Department Planning Department

**Building & Safety Department** 

### LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT

Agreement for Payment of Costs of Application Processing

#### TO BE COMPLETED BY APPLICANT:

This agreement is by and between the County of Riverside, hereafter "County of Riverside",
and Valence Hereafter "Applicant" and Valence Hersel Property Owner".
Description of application/permit use:  Trailer & boat storage, U-haul, Hay sales

If your application is subject to Deposit-based Fee, the following applies

### Section 1. Deposit-based Fees

Purpose: The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

### Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.

Section 4. Applicant and Owner Information

1. PROPERTY INFORMATION:	
Assessors Parcel Number(s): 345-150-013 545-	-150-014,345-150-04/
Property Location or Address:	
2. PROPERTY OWNER INFORMATION:	
Property Owner Name: Valerie Gersch  Firm Name:  Address: 9780 Kiusi Meadow La	Email: <u>valenie, gerscho yahos.com</u> ne
Escandido, CA 92026 3. APPLICANT INFORMATION:	
Applicant Name: SAME  Firm Name:	Phone No.:
Address (if different from property owner)	
4. SIGNATURES:	
Signature of Applicant: Valerie Gersch,  Print Name and Title: Valerie Gersch,	Owner Date: 4-11-16
Signature of Property Owner: Value Hersel  Print Name and Title: Valerie Gersch	
Signature of the County of Riverside, by	
Print Name and Title:	
FOR COUNTY OF RIVERSIDE	E USE ONLY
pplication or Permit (s)#:	
set #:Application D	ate:

### NOTICE OF PUBLIC HEARING SCHEDULING REQUEST FORM

DATE SUBMITTED: March 15, 2017 TO: Planning Commission Secretary FROM: Deborah Bradford (Riverside) PHONE No.: 951-955-6646 E-Mail: dbradfor@rctlma.org SCHEDULE FOR: Planning Commission on April 19, 2017 20-Day Advertisement: Advertisement Adopt Negative Declaration PLOT PLAN NO. PP26006 AND CHANGE OF ZONE 7907 – Intent to adopt a Negative Declaration - Applicant: Valerie C. Gersch - Engineer/Representative: Oz Bratene - First Supervisorial District - Elsinore Area Plan -Meadowbrook Zoning Area - General Plan: Community Development: Very Low Density Residential (CD: VLDR) - Zoning: Rural Residential (R-R) - Location: Northerly of Eugene Street, southerly of Ethanac Road and easterly of Highway 74 - 11.61 Acres - REQUEST: The Plot Plan is to allow for the continued use of an outside vehicle storage yard and U-Haul Rental Facility. Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1Zone/C-P Zone). APNs: 345-150-013, 345-150-014, and 345-150-041 STAFF RECOMMENDATION: APPROVAL (CONSENT CALENDAR) ⊠ APPROVAL APPROVAL WITHOUT DISCUSSION TONTINUE WITH DISCUSSION TO CONTINUE WITHOUT DISCUSSION TO CONTINUE WITHOUT DISCUSSION OFF CALENDAR ] DENIAL SCOPING SESSION ] INITIATION OF THE GENERAL PLAN AMENDMENT DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative (Confirmed to be less than 6 months old from date of preparation to hearing date) Provide one set of labels for owner, applicant, and engineer/representative. Fee Balance: \$-2,422.33, as of 03/15/17. CFG Case # 06264 - Fee Balance: \$ X,XXX Estimated amount of time needed for Public Hearing: 10 Minutes (Min 5 minutes)

Controversial: YES ☐ NO 🗵

Provide a very brief explanation of controversy (1 short sentence)

Principal's signature/initials:

Date:

### PROPERTY OWNERS CERTIFICATION FORM

I, <u>VIN</u>	INIE NGUYEN	, certify	that on	12/12	2016	وب
The attached p	property owners list was pr	repared by	Rive	side County	GIS	ے
APN (s) or cas	se numbers <u>CZO</u>	7907/1	2 qc	6006	F	or
Company or Ir	ndividual's Name	Planning D	epartme	ent		<b></b> ,
Distance buffe	red <u>900</u>	<i>/</i>	<u>.</u> :			
Pursuant to ap	oplication requirements f	urnished by the	Riversid	e County Plant	ning Departme	ent,
Said list is a c	complete and true compil	ation of the ow	ners of th	e subject prope	erty and all of	her
property owne	ers within 600 feet of th	e property invo	olved, or	if that area yie	elds less than	25
different owne	ers, all property owners w	vithin a notificat	ion area e	expanded to yie	ld a minimum	ı of
25 different o	wners, to a maximum no	tification area o	of 2,400 f	eet from the pr	oject boundar	ies,
based upon th	e latest equalized assessi	ment rolls. If the	ne project	is a subdivisio	on with identif	fied
off-site access	/improvements, said list i	ncludes a compl	lete and tr	ue compilation	of the names	and
mailing addre	esses of the owners of	all property th	nat is ad	acent to the	proposed off-	site
improvement/	alignment.	3				
I further certi	fy that the information f	iled is true and	correct t	o the best of r	ny knowledge	. I
understand tha	at incorrect or incomplete	information ma	ıy be grot	ands for rejection	on or denial of	the
application.	ie.				2 3	
NAME:	Vinnie	Nguyen				
TITLE	GIS A	nalyst		Ų.		
ADDRESS: _	4080 1	Lemon Stree	t 2 <sup>nd</sup> Fl	oor		
	River	side, Ca. 92	502			
TELEPHONE	E NUMBER (8 a.m. – 5 p	.m.): (9	51) 955	5-8158		

D. Brastford 12/14/16

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

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

**PLOT PLAN NO. 26006 AND CHANGE OF ZONE 7907** – Intent to adopt a Negative Declaration – Applicant: Valerie C. Gersch – Engineer/Representative: Oz Bratene – First Supervisorial District – Elsinore Area Plan – Meadowbrook Zoning Area – General Plan: Community Development: Very Low Density Residential (CD-VLDR) – Zoning: Rural Residential (R-R) – Location: Northerly of Eugene Street, southerly of Ethanac Road and easterly of Highway 74 – 11.61 Acres – **REQUEST:** The Plot Plan is to allow for the continued use of an outside vehicle storage yard and U-Haul Rental Facility. Change of Zone to change the project site's Zoning Classification from Rural Residential (R-R) to General Commercial (C-1 Zone/C-P Zone).

TIME OF HEARING: 9:00 am or as soon as possible thereafter.

DATE OF HEARING: APRIL 19, 2017

PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER

BOARD CHAMBERS, 1ST FLOOR

4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at 951-955-6646 or email at <a href="mailto:dbradfor@rivco.org">dbradfor@rivco.org</a> or go to the County Planning Department's Planning Commission agenda web page at <a href="http://planning.rctlma.org/PublicHearings.aspx">http://planning.rctlma.org/PublicHearings.aspx</a>

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

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

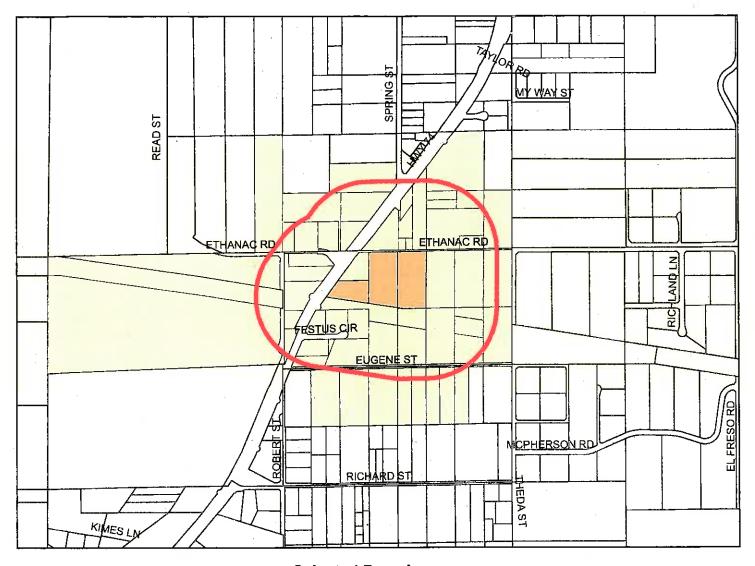
If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public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

Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Deborah Bradford

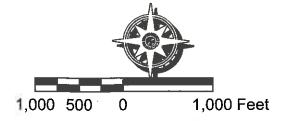
P.O. Box 1409, Riverside, CA 92502-1409

### CZ07907 / PP26006 ( 800 feet buffer )



### **Selected Parcels**

345-150-030	345-150-027	345-070-025	345-160-045	345-190-016	345-150-036	345-070-037	345-070-038	345-070-022	345-070-006
	345-070-030								
345-070-016	345-020-019	345-150-035	345-150-015	345-150-017	345-070-045	345-150-020	345-070-004	345-070-040	345-070-028
345-160-047	345-150-032	345-070-039	345-150-022	345-160-006	345-150-005	345-150-029	345-150-037	345-150-008	345-150-031
345-150-023	345-190-014	345-150-026	345-150-028	345-150-038	345-150-039	345-150-040	345-190-002	345-070-007	345 <del>-</del> 070-026
345-070-027	345-150-018	345-150-013	345-150-014	345-150-041	345-070-044	345-070-041	345-150-019	345-150-025	345-160-003
345-160-007									



A Sens de chardement

ASMT: 345020019, APN: 345020019

JUAN ABREU 2519 HOPE ST

**HUNTINGTON BEACH CA 90255** 

ASMT: 345070004, APN: 345070004

MARIA GARCIA 25885 HIGHWAY 74 PERRIS, CA. 92570

ASMT: 345070006, APN: 345070006

PATRICIA WEISZ, ETAL 39100 CALLE BELLAGIO TEMECULA CA 92592

ASMT: 345070007, APN: 345070007

STEVEN MARTIN 3622 W SLAUSON AVE LOS ANGELES CA 90043

ASMT: 345070016, APN: 345070016

JOSEPH BUBBICO

500 W GRAHAM AVE NO 1310 LAKE ELSINORE CA 92531

ASMT: 345070022, APN: 345070022

FEBE PANTOJA 633 W 11TH ST

SAN PEDRO CA 90731

ASMT: 345070026, APN: 345070026

SUNRISE FOUNDATION FUND

C/O JAMES F MILLER 25852 HIGHWAY 74 PERRIS, CA. 92570 ASMT: 345070028, APN: 345070028

NICOLAS DIAZ 21766 ETHANAC ST PERRIS, CA. 92570

ASMT: 345070030, APN: 345070030

GILBERT CAMPAS 25850 ETHANAC RD PERRIS CA 92570

ASMT: 345070033, APN: 345070033

GRACE CAMPAS, ETAL 25850 HIGHWAY 74 PERRIS, CA. 92570

ASMT: 345070038, APN: 345070038

DIANA RYDER, ETAL 25911 STATE HIGHWAY 74 PERRIS CA 92585

ASMT: 345070039, APN: 345070039

PRIME CORNERS LP 12671 HIGH BLUFF DR 150 SAN DIEGO CA 92130

ASMT: 345070040, APN: 345070040

NGUYEN DINH, ETAL 3831 LINCOLN HIGH PL LOS ANGELES CA 90031

ASMT: 345070041, APN: 345070041

SUSIE KWAN, ETAL 21576 ETHANAC RD PERRIS, CA. 92570





ASMT: 345070043, APN: 345070043

MARIA CORTES, ETAL 21240 MILO AVE PERRIS CA 92570 ASMT: 345150020, APN: 345150020 MA NUNEZ MARTINEZ

835 VOLANDE CT PERRIS CA 92571

ASMT: 345070044, APN: 345070044

VICENTA CRUZ

25878 STATE HIGHWAY 74

PERRIS CA 92570

ASMT: 345150022, APN: 345150022

RUBY EUBANKS, ETAL

2122 W 78TH ST

LOS ANGELES CA 90047

ASMT: 345070045, APN: 345070045

LINDA REEDY 25840 HIGHWAY 74 PERRIS, CA. 92570 ASMT: 345150023, APN: 345150023

ROSA CASTRO 881 E HEATHER DR

QUEEN CREEK AZ 85140

ASMT: 345150008, APN: 345150008

RONALD ALLEN 53013 CLIMBER CT

LAKE ELSINORE CA 92532

ASMT: 345150025, APN: 345150025

WILLIE TISDALE
4411 MYRTLE AVE

LONG BEACH CA 90807

ASMT: 345150015, APN: 345150015

BRIDGETT KING, ETAL 21851 ETHANAC RD PERRIS, CA. 92570 ASMT: 345150027, APN: 345150027

BARBARA CHACHULSKI 22600 BUTTERCUP PL SUN CITY CA 92587

ASMT: 345150017, APN: 345150017

CUONG BUI, ETAL 918 S OAKHAVEN CIR ANAHEIM CA 92804 ASMT: 345150029, APN: 345150029

RIVERSIDE COUNTY TRANSPORTATION COMP

C/O DEPT OF FACILITIES MANAGEMENT

PO BOX 12008

RIVERSIDE CA 92502

ASMT: 345150018, APN: 345150018

TONY ALVAREZ 21814 RAVENNA AVE CARSON CA 90745 ASMT: 345150030, APN: 345150030

ESTELLA PENA, ETAL 24392 ARMADA DR

DANA POINT CA 92629



ASMT: 345150031, APN: 345150031 JEANETTE MOORE, ETAL 21670 FESTUS CIR PERRIS, CA. 92570

ASMT: 345150032, APN: 345150032 OM GRAY 904 SILVER SPUR RD NO 479 ROLLING HILLS EST CA 90274

ASMT: 345150033, APN: 345150033 JOHN MARRELLI 3160 LIONSHEAD AVE NO 1 CARLSBAD CA 92010

ASMT: 345150034, APN: 345150034 ANTONIA GARCIA, ETAL 2733 WEBSTER AVE LONG BEACH CA 90810

ASMT: 345150035, APN: 345150035 DARRYL SNYDER, ETAL 1126 N GRAND AVE STE A COVINA CA 91724

ASMT: 345150036, APN: 345150036 RAPHAEL LIZARRAGA, ETAL 13179 BALBOA LN MORENO VALLEY CA 92553

ASMT: 345150037, APN: 345150037 ELENA ESPARZA, ETAL 26020 HIGHWAY 74 PERRIS, CA. 92570 ASMT: 345150040, APN: 345150040 SOUTHERN CALIFORNIA EDISON CO C S REENDERS ASST COMPTROLLER P O BOX 800 ROSEMEAD CA 91770

ASMT: 345150041, APN: 345150041 VALERIE GERSCH 9780 KIWI MEADOW LN ESCONDIDO CA 92026

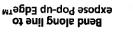
ASMT: 345160003, APN: 345160003 XIAOJIE ZHANG 21875 EUGENE ST PERRIS, CA. 92570

ASMT: 345160004, APN: 345160004 JOSE GUTIERREZ 5019 WIMMER AVE BALDWIN PARK CA 91706

ASMT: 345160005, APN: 345160005 JANET CISNEROS 7014 HAZELTINE AVE VAN NUYS CA 91405

ASMT: 345160006, APN: 345160006 CHRISTOPHER WERMERS, ETAL C/O CHRISTOPHER WERMERS 21781 EUGENE ST PERRIS, CA. 92570

ASMT: 345160007, APN: 345160007 YESSICA HERNANDEZ 21761 EUGENE ST PERRIS, CA. 92570





ASMT: 345160045, APN: 345160045 LORENSO MEJORADO, ETAL 3319 PEPPER AVE LOS ANGELES CA 90065

ASMT: 345160046, APN: 345160046 MARIA MARTINEZ, ETAL 128 N BOBWHITE WAY ORANGE CA 92869

ASMT: 345160047, APN: 345160047 LYNN GRITTON, ETAL C/O LYNN R GRITTON 27245 HIGHWAY 74 PERRIS CA 92570

ASMT: 345190002, APN: 345190002 SOUTHERN CALIFORNIA EDISON CO 2ND FLOOR 2131 WALNUT GROVE AVE ROSEMEAD CA 91770

ASMT: 345190014, APN: 345190014 SANDRA BRETTO 21451 ETHANAC RD PERRIS, CA. 92570

ASMT: 345190016, APN: 345190016 COLINAS DEL ORO LAND CO C/O RIO BRAVO DEV CO P O BOX 540 SANTA BARBARA CA 93102





# 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 w	vith Section 21152 of the California Public Resources Code.	
Project Title/Case Numbers		_
Deborah Bradford County Contact Person	(951) 955-6646 Phone Number	
N/A		
State Clearinghouse Number (if submitted to the State Clearinghouse)		
/alerie Gersch	9780 Kiwi Meadow Lane, Escondido, CA 92026  Address	
North of Eugene Street, South of Ethanac Road, and East of I	Highway 74	_
lassification from Rural Residential (R-R) to General Com-	cle storage and U-Haul rental facility and a Change of Zone to change the project site's zon mmercial (C-1 Zone/C-P Zone) for consistency with the General Plan's land use designation	<u>)in</u>
Community Development: Commercial Retail (CD:CR)	to a solution of the solution	<u>-</u>
Project Description		
his is to advise that the Riverside County Board of Supervise nade the following determinations regarding that project:	sors, as the lead agency, has approved the above-referenced project on, and	ha
The project WILL NOT have a significant effect on the er Mitigation measures WERE NOT made a condition of the A Mitigation Monitoring and Reporting Plan/Program WA	e approval of the project. AS NOT adopted.	
<ul> <li>A statement of Overriding Considerations WAS NOT add</li> <li>Findings were made pursuant to the provisions of CEQA</li> </ul>	opted A.	
his is to certify that the earlier EA, with comments, respons Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92	ses, and record of project approval is available to the general public at: Riverside County Plant 2501.	in
	Deborah Bradford, Contract Project Planner February 2, 2017	
Signature	Title Date	
Pate Received for Filing and Posting at OPR:		
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### COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT

Permit Assistance Center

Second Floor

4080 Lemon Street

Suite A Murrieta, CA 92563

39493 Los Alamos Road

38686 El Cerrito Road Palm Desert, CA 92211 (760) 863-8277

\* REPRINTED \* R1604140

Riverside, CA 92502

(951) 600-6100 (951) 955-3200

\* \*

\$50.00 Received from: GERSCH VALERIE

paid by: AE 583456

CALIF FISH & GAME: DOC FEE paid towards: CFG06264

FOR EA42891

at parcel #: 21750 ETHANAC RD PERR

appl type: CFG3

Apr 11, 2016 Ву

posting date Apr 11, 2016 MGARDNER

\* \*

Account Code 658353120100208100

Description CF&G TRUST: RECORD FEES Amount \$50.00

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

Additional info at www.rctlma.org

### COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT Permit Assistance Center

F\* REPRINTED \* R1604140

4080 Lemon Street Second Floor

39493 Los Alamos Road

38686 El Cerrito Rd Indio, CA 92211 Suite A

Riverside, CA 92502

Murrieta, CA 92563

(760) 863-8271

(951) 694-5242

\* \*

Received from: GERSCH VALERIE

\$50.00

paid by: AE 583456 FOR EA42891

paid towards: CFG06264

CALIF FISH & GAME: DOC FEE

at parcel: 21750 ETHANAC RD PERR

appl type: CFG3

Apr 11, 2016 16:18 Ву posting date Apr 11, 2016

\* \*

Account Code 658353120100208100

Description CF&G TRUST: RECORD FEES Amount \$50.00

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

Agenda Item No.:

Area Pian: Temescal Canyon

Zoning Area: Glen Ivy
Supervisorial District: First
Project Planner: Russell Brady

Planning Commission: April 19, 2017

Charissa Leach, P.E. Assistant TLMA Director Tentative Tract Map No. 33688 Revised Map

No. 1

E.A. Number: 42722

Applicant: James Rapp/Ron Waleki

Engineer/Representative: David Jeffers

**Consulting Inc** 

### COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**Tentative Tract Map No. 33688 Revised Map No. 1** proposes to revise TR33688, a Schedule 'A' subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 square feet, previously approved on September 1, 2009, by adding an additional 5.8-acre area to the south, adding five (5) single family residential lots for a total of 54 residential lots, eliminating the western extension of "A" Street to Trilogy Parkway, and providing an access easement to Hunt Road.

The proposed revision will now encompass 48.6 acres to be subdivided into 54 single family residential lots with a minimum lot size of 12,000 square feet. The project will also include one (1) Water Quality Basin lot, one (1) 0.7-acre Park lot, one (1) 220-square-foot entry landscaped lot, and three (3) open space lots totaling 18.2 acres altogether.

The project is located northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Drive, and westerly of Lawson Road.

#### **BACKGROUND:**

Tentative Tract Map No. 33688 was approved in 2009 for 49 residential lots. The project was processed with Environmental Assessment No. 40576 which concluded that a Mitigated Negative Declaration was appropriate as all impacts were mitigated to a level of less than significant with mitigation added. Environmental issues that required mitigation included Biological resources, Cultural resources, Geology/Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Transportation/Traffic, and Utilities/Service Systems. The current proposal is to revise the map to include an increase in overall tract area from 42.9 acres to 48.6 acres, to increase the residential lot count from 49 lots to 54 lots, to eliminate the western extension of "A" Street to Trilogy Parkway, and to provide an access easement to Hunt Road.

The original approval of Tentative Tract Map No. 33688 included provisions for view fencing as shown below along the project's southeasterly and northwesterly boundaries. Best records available indicate that this condition may have been a result of a request from neighboring properties at Planning Commission to specifically not have wrought iron. Staff report records indicate the condition at one time was proposed to allow for vinyl fencing above a low pony wall between pilasters with the option to replace the vinyl fencing with plexiglass. However, the project was approved with the condition language as shown below. The issue with the condition is it is unclear what type of view fencing it does envision if it is supposed to be non metallic and whether vinyl fencing or plexiglass is the desired design

to be considered view fencing. The applicant has requested with the proposed revision to the tentative tract map revise the condition as included in the proposed recommended conditions of approval and included below to allow metallic materials to propose a low (2-3 feet) wall with tubular steel fencing with pilasters/columns spaced between for view fencing.

### Original Condition of Approval:

"Lots numbered 1-4, 10, 11, 12, 23, 24, 28 through 49 shall be required to have a view fence made of non-metallic materials located along the rear property line, as seen on the TENTATIVE MAP."

### Proposed Condition of Approval:

"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. Such view fencing shall be required along the project northern boundary on lots 38-54 with a short (2-3 foot tall) wall with view fencing above with pilasters/columns spaced regularly along the perimeter."

A condition was included on the original approval of Tentative Tract Map No. 33688 that required three of the lots along the northern boundary (lots 32-47) include single story product type. Due to the redesign of the project, this condition has been updated to similarly apply this condition along the northern boundary for lots 38-54 instead.

### 2

7. Project Data:

SUMMARY OF FINDINGS:					
1.	Existing General Plan Land Use (Ex. #5):	Rural Community: Low Residential (RC: LDR) (1/2-Acre Minimum), Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum)			
2.	Surrounding General Plan Land Use (Ex. #5):	Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the south and east and Community Development: Medium Density Residential (CD:MDR) (2-5 dwelling units per acre) to the north and west.			
3.	Existing Zoning (Ex. #2):	One Family Dwellings - 12,000 square feet Minimum (R-1-12,000), Residential Agricultural - 2 ½ acre minimum (R-A-2 ½)			
4.	Surrounding Zoning (Ex. #2):	One Family Dwellings (R-1) to the north and west, Residential Agricultural $-5$ Acre Minimum (R-A-5) to the east, Residential Agricultural $-2$ ½ Acre Minimum (R-A-2 ½) to the south and west.			
5.	Existing Land Use (Ex. #1):	The project site contains a single family residence on the north/central portion of the site, but shall be removed.			
6.	Surrounding Land Use (Ex. #1):	The project site is surrounded by single family residential uses to the north and west, single family			

residential on large lots to the south and east

Total Acreage: 48.6

8. Environmental Concerns:

See attached environmental assessment

### **RECOMMENDATIONS:**

<u>ADOPT</u> a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42722** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment with the proposed mitigation incorporated; and,

<u>APPROVE</u> TENTATIVE TRACT MAP NO. 33688 REVISED NO. 1, 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 Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Temescal Canyon Area Plan.
- 2. The project site is surrounded by properties which are designated Rural Community (RC): Estate Density Residential (EDR) (2 Acre Minimum) to the south and east and Community Development (CD): Medium Density Residential (2-5 dwelling units per acre) to the north and west.
- 3. Tentative Tract Map No. 33688 Revision No. 1 proposes an overall density of 1.15 dwelling units per acre based on the 56 single-family lots proposed and the overall 48.6 gross acres. The project area includes approximately 42.8 acres of land designated Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum or 2 dwelling units per acre maximum) and approximately 5.8 acres of land designated Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum or 0.5 dwelling units per acre maximum). Although the project proposes lot sizes at a minimum size of 12,000 square feet, the project proposes clustering of the 54 single-family lots on the 42.8 acres of RC:LDR area for a density of 1.26 dwelling units per acre, which is consistent with the RC:LDR density limits. The project proposes 2 single-family lots on the 5.8 acres of RC:EDR area for a density of 0.34 dwelling units per acre, which is consistent with the RC:EDR density limits.
- 4. The zoning for the subject site is One Family Dwellings 12,000 square feet Minimum (R-1-12,000) and Residential Agricultural 2½ acre minimum (R-A-2½).
- 5. The proposed use, single family residential with a minimum lot size of 12,000 square feet and single family residential with a minimum lot size of 2½ acres, is consistent with the development standards set forth in the One Family Dwellings 12,000 square feet Minimum (R-1-12,000) and Residential Agricultural 2½ Acre Minimum (R-A-2½) zones, respectively. The project proposes lots with minimum lot sizes of 12,000 square feet only within the area zoned One Family Dwellings 12,000 square feet Minimum (R-1-12,000) and the residential lots located within the Residential Agricultural 2½ Acre Minimum (R-A-2½) zone have a minimum lot size of 2½ acres. All other applicable development standards related to lot width, depth, and frontage are met through the project design. Subsequent building permits will be required to comply with height, building setback, parking, and lot coverage requirements.

- 6. The project site is surrounded by properties which are zoned One Family Dwellings (R-1) to the north and west, Residential Agricultural -5 Acre Minimum (R-A-5) to the east, Residential Agricultural  $-2\frac{1}{2}$  Acre Minimum (R-A-2 $\frac{1}{2}$ ) to the south and west.
- 7. Similar uses have been constructed and are operating in the general vicinity of the project.
- 8. This project is not located within Criteria Area of the Western Riverside County Multi-Species Habitat Conservation Plan. However, the project will affect riverine/riparian habitat. The project has been conditioned to comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines.
- 9. The proposed project consists of Tentative Tract Map No. 33688 Revision No. 1 which is a schedule 'A' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'A' improvement requirements of Ordinance No. 460, which include street improvements as shown on the Tentative Map, domestic water supply via the Temescal Valley Water District, fire protection with appropriate fire hydrant spacing, domestic sewer service via Temescal Valley Water District
- 10. The design of Tentative Tract Map No. 33688 Revision No. 1 is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. Furthermore, General Plan Principle VI.1 states that rural land use designations should be established that accommodate a rural lifestyle generally within existing rural towns and rural residential neighborhoods. Tentative Tract Map No. 33688 Revision No. 1 provides for a variety of housing type in a gated, large lot single-family residential community in what is designated as Rural Community and complies with the density limits of the specific land use designations.
- 11. The site is physically suitable for the proposed residential development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The site, is located within a CAL Fire state responsibility area and partially within a very high fire hazard severity zone. The project has been designed to comply with sections 4290 and 4291 of the Public Resources Code as detailed in Finding 16. The project site is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Medium Density Residential and Estate Density Residential land use designations.
- 12. The Initial Study and Mitigated Negative Declaration prepared for the project analyzed the potential environmental impacts of the project in context with the Initial Study and Mitigated Negative Declaration approved for the original Tentative Tract Map No. 33688. Tentative Tract Map No. 33688 Revision No. 1 is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan. Based on the findings and conclusions in the Initial Study, the design of Tentative Tract Map No. 33688 Revision No. 1 is not likely to cause substantial environmental

damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.

- 13. The design of Tentative Tract Map No. 33688 Revision No. 1 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the tentative map there are existing easements and dedications for access and use of the property that will continue to exist with the recordation and development of Tentative Tract Map No. 33688 Revision No. 1.
- 14. This project is within the City Sphere of Influence of Corona. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. This project does conform to the MOU. As it relates to specific development proposals, the MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. The subject project does not include any rezoning, therefore is not required to be reviewed by City staff. However, despite not being required, the project was transmitted to the City and the City was noticed of the Planning Commission's hearing and no comments have been received.
- 15. This land division is located within a State Responsibility Area.
- 16. This land division complies with all requirements of Government Code section 66474.02.
  - a. The land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
  - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
  - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by providing streets to County road improvement standards at a pavement width of thirty-six (36) feet, standards for signs identifying streets, roads and buildings, including blue dot reflectors, minimum private water supply reserves for emergency fire use and residential fire sprinklers, fuel breaks and green belts based on vegetation fuel load, slope, and terrain located along the north and south side of the project, and other.
- 17. Notifications for AB52 consultation were sent out to Pechanga, Rincon, Soboba, Ramona, Gabrieleno, Colorado River, Morongo, and Cahuilla tribes on December 1, 2016. Requests for consultation were received from Pechanga and Soboba, with no responses received from the other tribes. Consultation with Pechanga was concluded on February 6, 2017 and consultation with Soboba was concluded on February 16, 2017. Through consultation, no cultural tribal resources have been identified on site. Tribal monitoring has been included as a condition on the project at the request of Pechanga and Soboba, but since no tribal cultural resource is identified on the site this is not categorized as mitigation for a tribal cultural resource.
- 18. Environmental Assessment No. 42722 identified the following potentially significant impacts:

### a. Biological Resources

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

### **CONCLUSIONS:**

- 1. The proposed project is in conformance with the Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) Land Use Designations, and with all other elements of the Riverside County General Plan.
- 2. The proposed project is consistent with the One Family Dwellings 12,000 square feet Minimum (R-1-12,000) and Residential Agricultural 2 ½ Acre Minimum (R-A-2 ½) zoning classifications of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
- 3. The public's health, safety, and general welfare are protected through project design.
- 4. The proposed project is compatible with the present and future logical development of the area.
- 5. The proposed project will not have a significant effect on the environment.
- 6. The proposed project will not preclude reserve design for the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP).

### **INFORMATIONAL ITEMS:**

- As of this writing, no letters, in support or opposition have been received.
- 2. The project site is <u>not</u> located within:
  - a. A 100-year flood plain, an area drainage plan, or dam inundation area.
  - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
  - c. California Gnatcatcher, Quino Checkerspot Butterfly habitat.
  - d. A CVMSHCP criterion area.
- 3. The project site is located within:
  - a. The boundaries of the Temescal Canyon Area Plan.
  - b. A State Responsibility Area for Fire Protection.
  - c. A Very High and Moderate Fire Hazard Area.
  - d. A High A (Ha) Paleontological Sensitive Area.
  - e. The City of Corona sphere of influence.
- 4. The subject site is currently designated as Assessor's Parcel Numbers 283-140-004, 283-140-006 thru 010, and 283-250-004.

Date Prepared: 10/16/15 Date Revised: 03/21/17

# Date Drawn: 12/30/2016 Vicinity Map EL SOBRANTE L'ANDEILL SERRANO POLICY AREA VOLUES O 10° 10° TEMESCALMASH SQUAW MOUNTAIN DESIGN THEME **RIVERSIDE COUNTY PLANNING DEPARTMENT** VICINITY/POLICY AREAS NJ TUOMGOUJ, **IR33688R1** Supervisor: Jeffries District

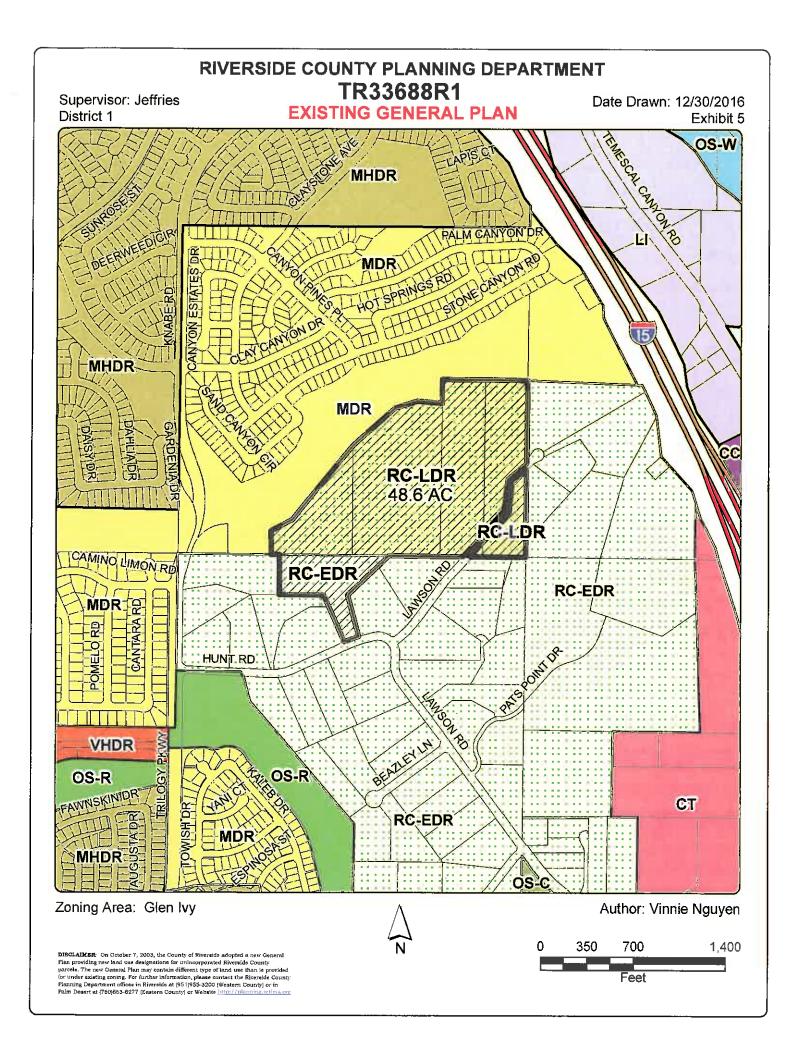
Author: Vinnie Nguyen 800

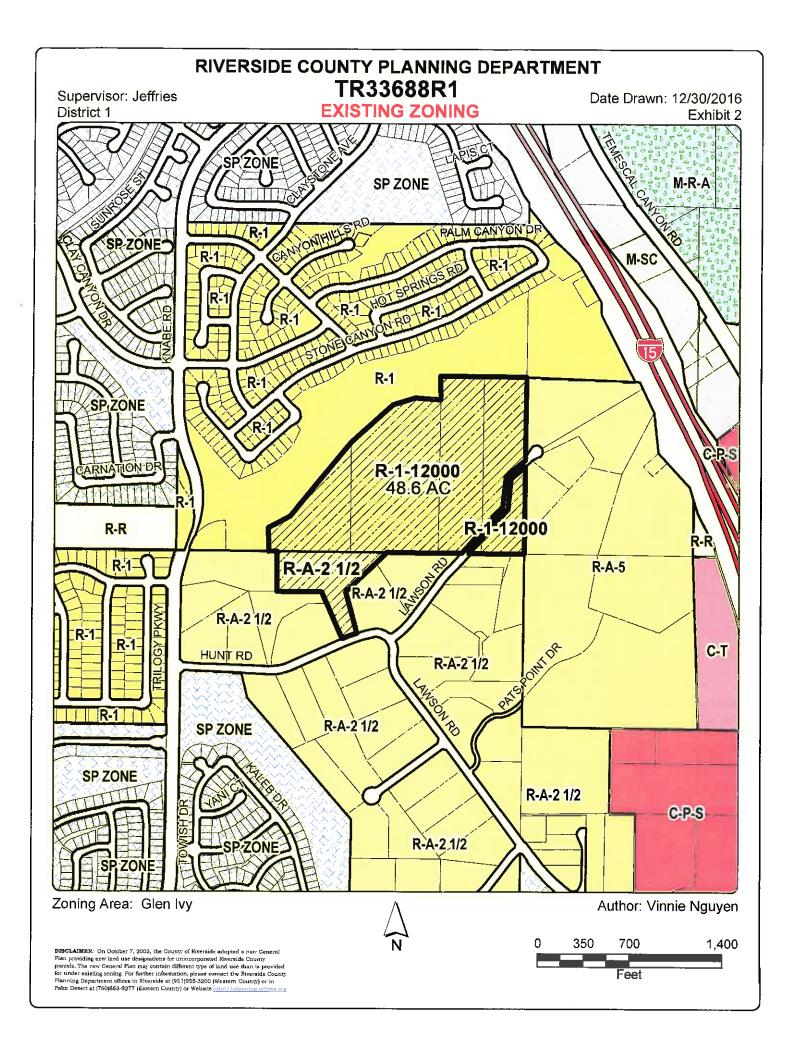
3,200

1,600



Zoning Area: Glen lvy





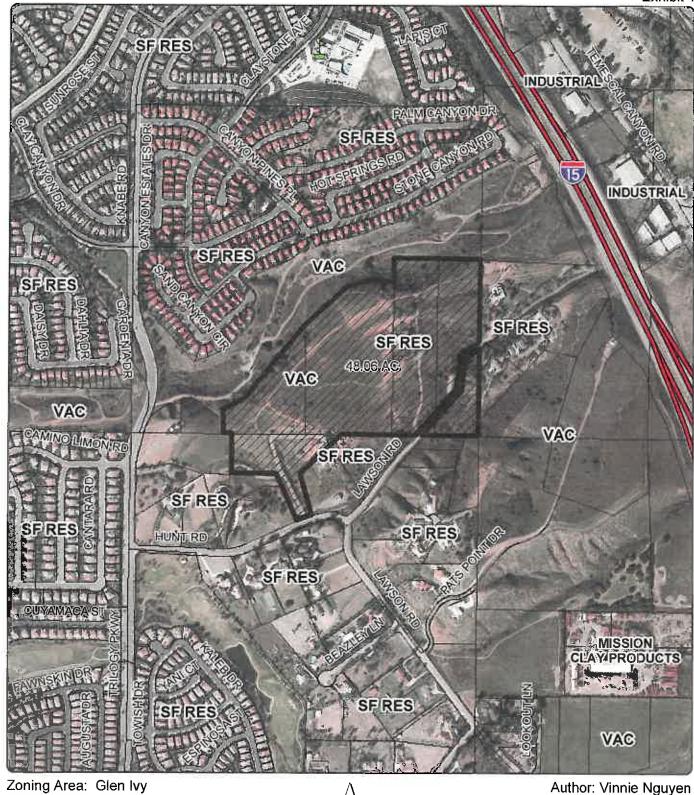
### RIVERSIDE COUNTY PLANNING DEPARTMENT TR33688R1

Supervisor: Jeffries District 1

**LAND USE** 

Date Drawn: 12/30/2016

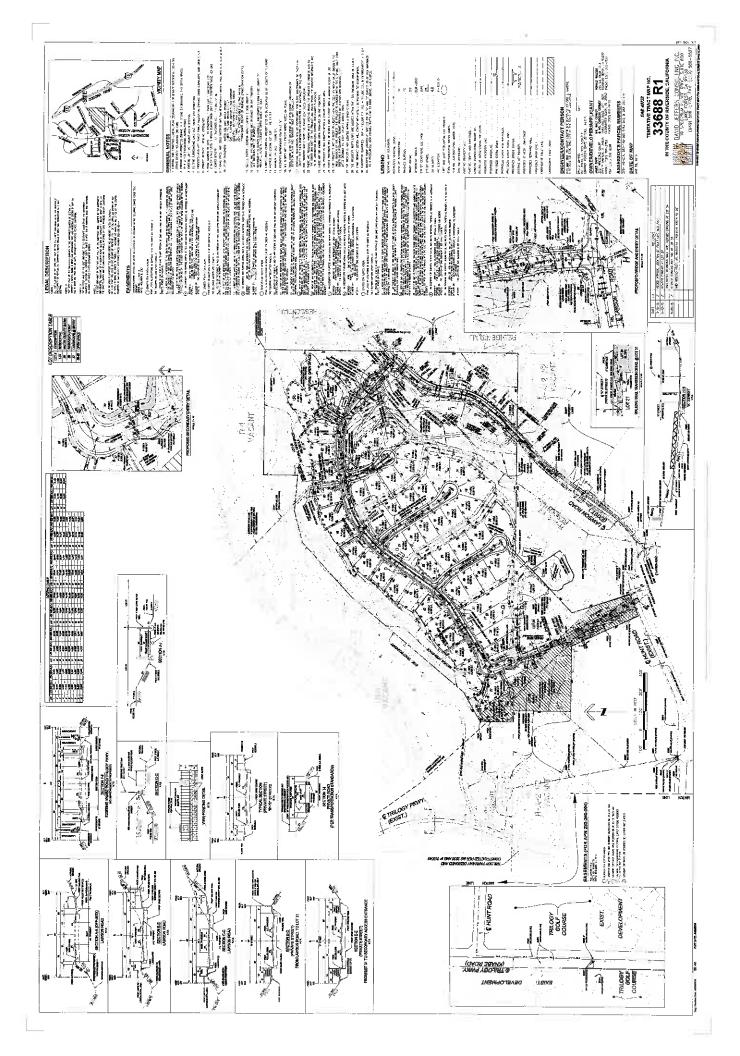
Exhibit 1



Zoning Area: Glen Ivy

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 (58 1985-3200 (Western County) or in Palm Desert at (760)863-8277 (Bastern County) or Websits http://planning.org.

350 700 1,400 Feet





# COUNTY OF RIVERSIDE



AN DAVIDSON LANDSCAPE ARCHITECT 3547 MARKET STREET RIVERSIDE, CALIFORNIA 92501 951-888-1283

TTM #33688 R-1







## STREETSCAPE & INTERIOR SLOPE PLAN VIEW

INTERSECTION OF "A" STREET AND LAWSON ROAD

LAWSON ROAD

TEET 'A"

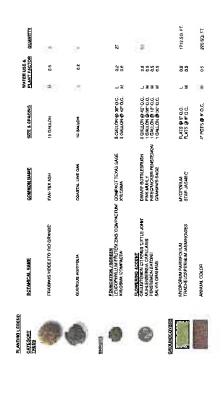
Monument -Signage

Natural Open Space

5.587 SO. PT.

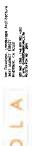
WATER USE & PLANT FACTOR CHANTTY

SIZE & SPACING



## COUNTY OF RIVERSIDE



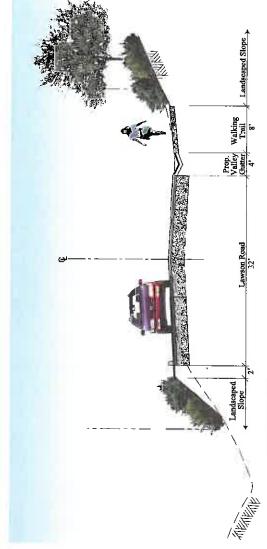




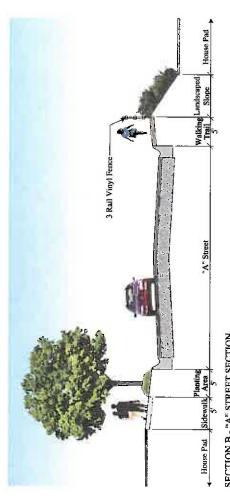
### CONCEPTUAL LANDSCAPE ENLARGEMENTS TTM #33688 R-1

AN DAVIDSON LANDSCAPE ARCHITECT SAFMANKET STREET RIVENSIDE, CALIFORNIA 92501 951-883-1283





SECTION A - LAWSON ROAD SECTION

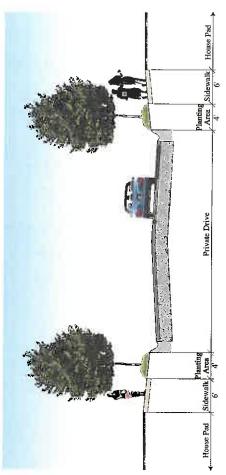


SECTION B - "A" STREET SECTION

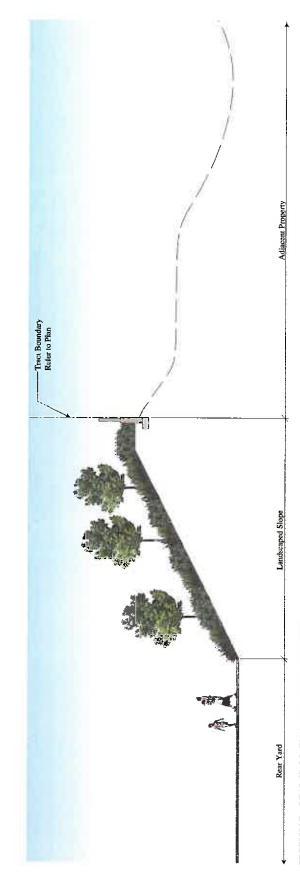
# CONCEPTUAL LANDSCAPE SECTIONS

## IAN DAVIDSON LANDSCAPE ARCHITECT TTM #33688 R-1

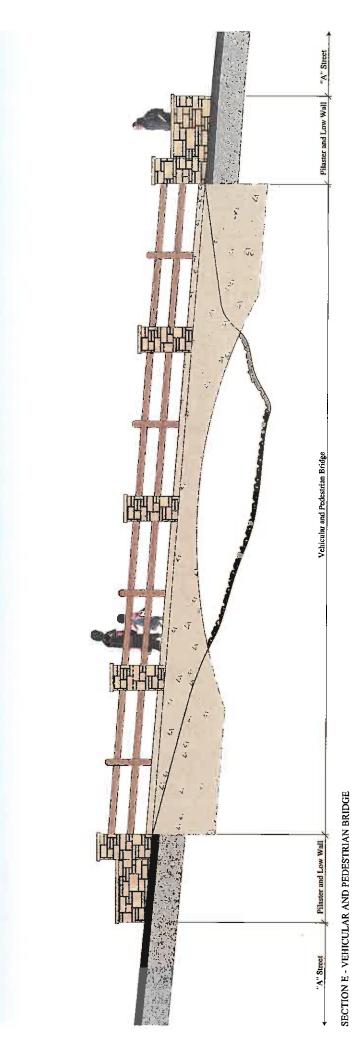
## COUNTY OF RIVERSIDE



SECTION C - TYPICAL PRIVATE DRIVE



## SECTION D - REAR YARD WITH ADJACENT PROPERTY



## SECTIONS CONCEPTUAL LANDSCAPE

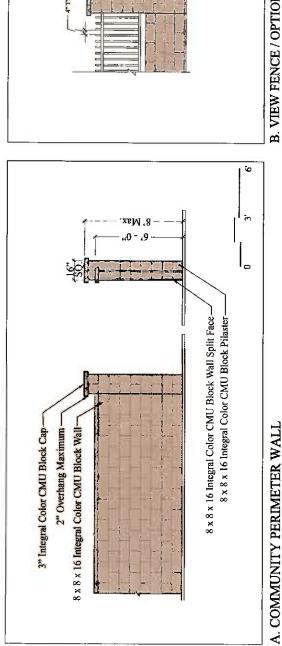
TAN DAVIDSON LANDSCAPE ARCHITECT TTM #33688 R-1

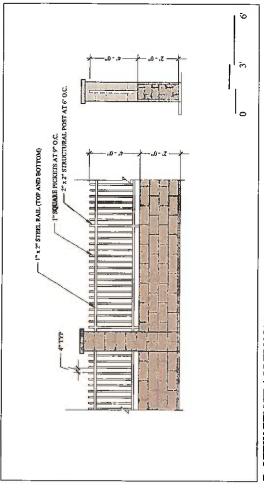
26/7 MARKET STREET RIVERSIDE, CALIFORNIA 92501 951-583-1263



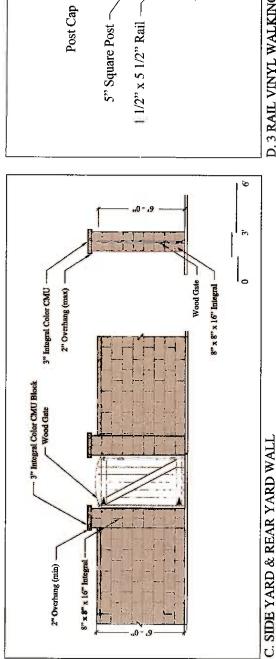








B. VIEW FENCE / OPTIONAL



..75

1<del>4</del> 1/5..4

7/1 01

7' - 7" Face to Face 8' Center to Center

D. 3 RAIL VINYL WALKING TRAIL FENCE



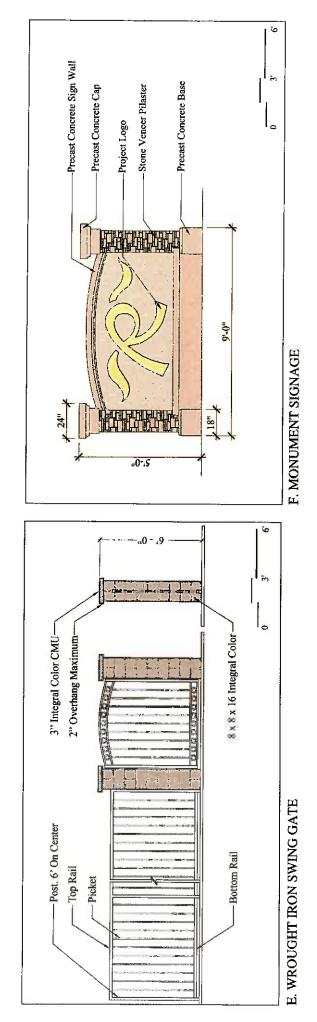
TTM #33688 R-1

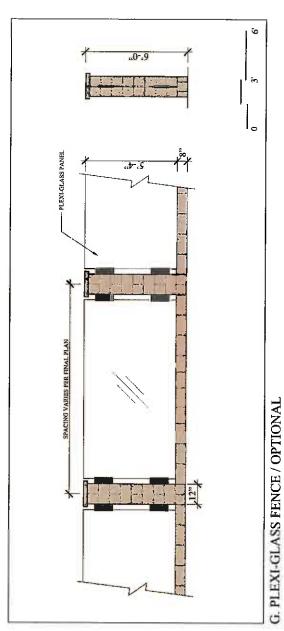
IAN DAVIDSON LANDSCAPE ARCHITECT 347 MANKET STREET RIVERSIDE, CALIFORNIA 92501 981-563-1265











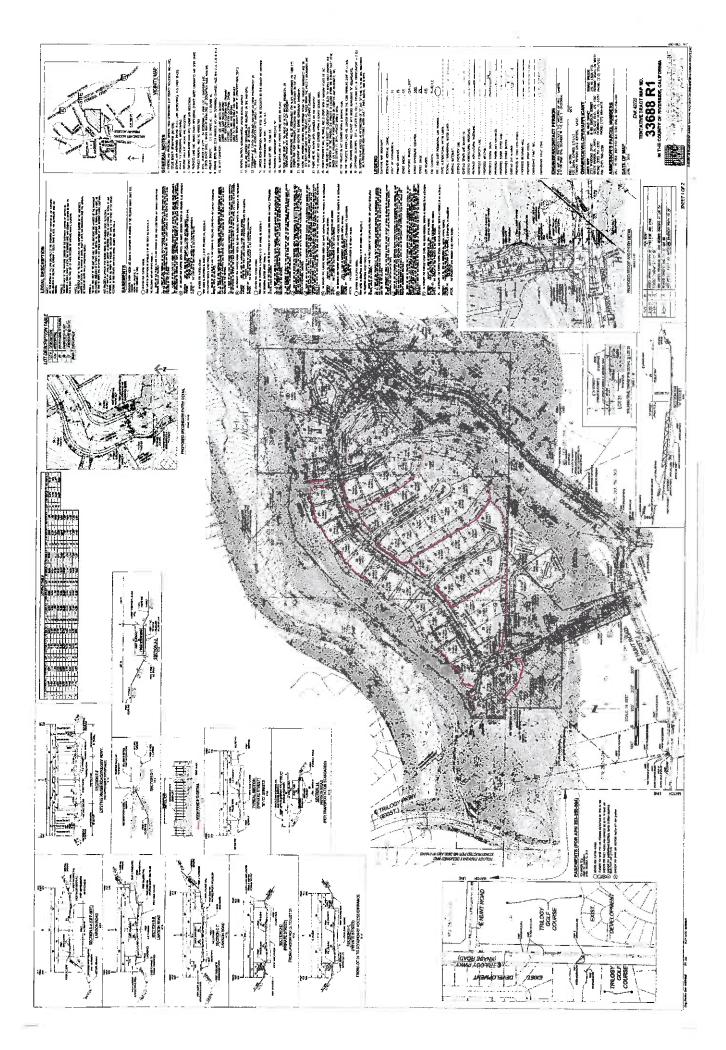
# CONCEPTUAL WALL AND FENCE DETAILS

IAN DAVIDSON LANDSCAPE ARCHITECT SOUTHABINET STREET RIVERSIDE, CALIFORNIA 92501 981-805-1285 TTM #33688 R-1











### RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION
Project/Case Number: Tentative Tract Map No. 33688 Revision No. 1
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: Russell Brady Title: Project Planner Date: March 21, 2017
Applicant/Project Sponsor: <u>James Rapp/Ron Waleki</u> Date Submitted: <u>January 7, 2015</u>
ADOPTED BY: Planning Commission
Person Verifying Adoption: Date: August 20, 2014
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 Russell Brady at (951) 955-3025.
Tot additional information, please contact Russell brady at (301) 300-3025.
Revised: 4/13/16 X:\Planning Case Files-Riverside office\TR33688R1\DH-PC-BOS Hearings\DH-PC\TR33688R1.Mitigated Negative Declaration.docx
lease charge deposit fee case#: ZEA42722 ZCFG06110 FOR COUNTY CLERK'S USE ONLY

### COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42722

Project Case Type (s) and Number(s): Tentative Tract Map No. 33688 Revised Map No. 1

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Russell Brady Telephone Number: (951) 955-3025

Applicant's Name: James Rapp/Ron Waleki

Applicant's Address: 255 Via Linda Vista, Redondo Beach, CA 90277

### I. PROJECT INFORMATION

### A. Project Description:

**Tentative Tract Map No. 33688 Revised Map No. 1** proposes to revise TR33688, a Schedule 'A' subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 square feet, previously approved on September 1, 2009, by adding an additional 5.8 acre area to the south, adding five (5) single family residential lots for a total of 54 residential lots, eliminating the western extension of "A" Street to Trilogy Parkway, and providing an access easement to Hunt Road.

The proposed revision will now encompass 48.6 acres to be subdivided into 54 single family residential lots with a minimum 12,000 square feet. The project will also include one (1) Water Quality Basin lot, one (1) 0.7-acre Park lot, one (1) 220-square foot entry landscaped lot, and three (3) open space lots totaling 18.2 acres altogether.

**B. Background:** Tentative Tract Map No. 33688 was approved in 2009 for 49 residential lots. The project was processed with Environmental Assessment No. 40576 which concluded that a Mitigated Negative Declaration was appropriate as all impacts were mitigated to a level of less than significant with mitigation added. Areas that required mitigation included Biological resources, Cultural resources, Geology/Soils, Hazards & Hazardous Materials, Hydrology/Water Quality, Transportation/Traffic, and Utilities/Service Systems. The current proposal is to revise the map includes an increase in overall tract area from 42.9 acres to 48.6 acres, an increase in residential lot count from 49 lots to 54 lots, and elimination of the western extension of "A" Street to Triloogy Parkway and provide an access easement to Hunt Road. As a result this Environmental Assessment uses the previous EA40567 however this EA specifically addresses the proposed revisions and realignment of vehicle access to the project site.

C. Type of Project:	Site Specific $oxtimes$	]; Countywide ∐;	Community ☐;	Policy □.
D. Total Project Area	: 48.6			
Residential Acres: 48.69	<b>Lots</b> : 54	Units:	Projected No	o. of Residents
Commercial Acres: Industrial Acres: Other:	Lots: Lots:	Sq. Ft. of Bldg. Area: Sq. Ft. of Bldg. Area:	Est. No. of E Est. No. of E	

E. Assessor's Parcel No(s): 283-140-004, 283-140-006 thru 010, and 283-250-004

- **F. Street References:** The project is located northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Drive, and westerly of Lawson Road.
- G. Section, Township & Range Description or reference/attach a Legal Description: Section 34, Township 4 South, and Range 6 West
- H. Brief description of the existing environmental setting of the project site and its surroundings: This project is located in the Temescal Canyon Area Plan of Western Riverside County. The site is located to the west of Interstate 15, east of Knabe Road and south of Stone Canyon Drive. The site lies on a ridge with a large watercourse running northeasterly along the northern boundary of the site, and another smaller watercourse running on the northerly side adjacent to Lawson Road. The project site is generally comprised of rolling hills and steep terrain and two canyons abut and partially enter the site to the north and south. The project site contains a single family residence on the north/central portion of the site, but shall be removed. The area around the residence is disturbed, due to landscaping and off road vehicle use. An existing access easement from Hunt Road provides access to two single family residential lots located to the southeast. Chain-link fencing is present along most of the northern boundary of the site. The site's vegetation includes Riversidean Sage Scrub, coastal sage chaparral scrub, non-native grasslands, and residential/urban/exotic and the site includes riparian areas. The project site is surrounded by single family residential uses to the north and west, single family residential on large lots to the south and east, and Interstate 15 to the east.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

- 1. Land Use: The project site's General Plan Land Use designation is Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum).
- 2. Circulation: The proposed project will add overall trips to the area. The Department of Transportation has reviewed the Traffic Study submitted for this project and determined that with the incorporation of mitigation measures, required levels of service can be maintained. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space: The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP); however, it is not located in a criteria area. The proposed project meets all other applicable Multipurpose Open Space element policies.
- **4. Safety:** The proposed project is not located in a flood zone. The proposed project is in an area designated as having low and very low potential for liquefaction and susceptible to subsidence. The project is within a high fire area and with a County Fault Zone and the Elsinore Fault Zone. The proposed project meets all other applicable Safety element policies.
- 5. Noise: The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project is for a residential development and noise levels associated with the proposed project are not anticipated to be substantial. The proposed project meets all other applicable Noise element policies.
- **6. Housing:** The proposed project shall create 54 residential lots. The proposed project meets with all applicable Housing element policies.

- 7. Air Quality: The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.
- **8. Healthy Communities:** The proposed project meets all applicable Healthy Community policies.
- B. General Plan Area Plan(s): Temescal Canyon Area Plan
- C. Foundation Component(s): Rural Community (RC)
- D. Land Use Designation(s): Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) and Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum)
- E. Overlay(s), if any: N/A
- F. Policy Area(s), if any: N/A
- G. Adjacent and Surrounding:
  - 1. Area Plan(s): Temescal Canyon Area Plan
  - 2. Foundation Component(s): Rural Community (RC) to the south and east and Community Development (CD) to the north and west.
  - 3. Land Use Designation(s): Estate Density Residential (EDR) (2 Acre Minimum) to the south and east and Medium Density Residential (2-5 dwelling units per acre) to the north and west.
  - 4. Overlay(s), if any: N/A
  - 5. Policy Area(s), if any: N/A
- H. Adopted Specific Plan Information
  - 1. Name and Number of Specific Plan, if any: N/A
  - 2. Specific Plan Planning Area, and Policies, if any: N/A
- **I. Existing Zoning:** One Family Dwellings 12,000 square feet Minimum (R-1-12,000) and Residential Agricultural 2 ½ Acre Minimum (R-A-2 ½)
- J. Proposed Zoning, if any: N/A
- **K.** Adjacent and Surrounding Zoning: One Family Dwellings (R-1) to the north and west, Residential Agricultural -5 Acre Minimum (R-A-5) to the east, Residential Agricultural  $-2\frac{1}{2}$  Acre Minimum (R-A-2 $\frac{1}{2}$ ) to the south and west.
- III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked least one impact that is a "Poten Incorporated" as indicated by the c		
<ul> <li>☐ Aesthetics</li> <li>☐ Agriculture &amp; Forest Resources</li> <li>☐ Air Quality</li> <li>☑ Biological Resources</li> <li>☐ Cultural Resources</li> <li>☐ Geology / Soils</li> <li>☐ Greenhouse Gas Emissions</li> </ul>	<ul> <li>☐ Hazards &amp; Hazardous Materials</li> <li>☐ Hydrology / Water Quality</li> <li>☐ Land Use / Planning</li> <li>☐ Mineral Resources</li> <li>☐ Noise</li> <li>☐ Population / Housing</li> <li>☐ Public Services</li> </ul>	☐ Recreation ☐ Transportation / Traffic ☐ Utilities / Service Systems ☐ Other: ☐ Other: ☐ Mandatory Findings of Significance
IV. DETERMINATION  On the basis of this initial evaluatio	n·	
A PREVIOUS ENVIRONMENT	AL IMPACT REPORT/NEGATIV	
☐ i find that the proposed proje  NEGATIVE DECLARATION will be	ct <b>COULD NOT</b> have a significant pe prepared.	effect on the environment, and a
	sed project could have a significant	t effect on the environment, there
	is case because revisions in the pr	
	the project proponent. A MITIGAT	TED NEGATIVE DECLARATION
will be prepared.		
☐ I find that the proposed pr ENVIRONMENTAL IMPACT REP	oject MAY have a significant effe PORT is required.	ect on the environment, and an
A PREVIOUS ENVIRONMENTAL	. IMPACT REPORT/NEGATIVE DE	CLARATION WAS PREPARED
	osed project could have a significa	
NEW ENVIRONMENTAL DOCU	MENTATION IS REQUIRED beca	use (a) all potentially significant
	e been adequately analyzed in an e	
	ards, (b) all potentially significant eff	
	nt to that earlier EIR or Negative De	
will not result in any new significa	nt environmental effects not identif	ied in the earlier EIR or Negative
Declaration, (d) the proposed pro	ject will not substantially increase	the severity of the environmental
	R or Negative Declaration, (e) no	
measures have been identified an	d (f) no mitigation measures found	infeasible have become feasible.
☐ I find that although all potent	ially significant effects have been a	adequately analyzed in an earlier
	uant to applicable legal standards	
<u> </u>	ons described in California Code of	, , , , , , , , , , , , , , , , , , ,
· · · · · · · · · · · · · · · · · · ·	ertified EIR or Negative Declaration	n has been prepared and will be
considered by the approving body		
' =	onditions described in California Co	· · · · · · · · · · · · · · · · · · ·
	ninor additions or changes are nec	
	in the changed situation; theref	
	ORT is required that need only cor	itain the information necessary to
make the previous EIR adequate t		Oalifaraia Oada af Dandatia
	e following conditions described in	
	SEQUENT ENVIRONMENTAL IM I in the project which will require m	
	and the project willen will featife M	aioi revisions of the previous FIK.
	involvement of new significant envi ly identified significant effects; (2) S	ronmental effects or a substantial

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.

Milling	February 27, 2017	
Signature /	Date	
Russell Brady		
Printed Name		

### 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			· <u>·</u>	
<ol> <li>Scenic Resources         <ul> <li>a) Have a substantial effect upon a scenic highway corridor within which it is located?</li> </ul> </li> </ol>			$\boxtimes$	
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?				

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

### Findings of Fact:

- a) The proposed project is located approximately 800 feet away from Interstate 15 which is designated as a State Eligible Scenic Highway. Due to the distance from the interstate and topography of the site which generally shields the project from view, the project will not have a substantial effect upon a scenic highway corridor. Therefore, the impact is considered less than significant.
- b) The proposed project has reserved over 18 gross acres for Open Space to preserve scenic resources, including trees, rock outcroppings and unique landmarks. Due to the amount of land preserved for open space, it is not anticipated that the proposed project shall substantially damage scenic resources. Due to the project's location and the surrounding topography which obscures views of the site, the proposed project is not anticipated to result in the creation of an aesthetically offensive site open to public view. Views of the site from surrounding areas would change from predominately undeveloped to low-density residential and recreational/open space land uses. Additionally, Development Standards set forth in Ordinance No. 348 and the Countywide Design Standards and Guidelines will ensure that the project development adhere to, and be aesthetically maintained in a manner that is visually attractive and not adversely affecting public views. Therefore, the impact is less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<ol> <li>Mt. Palomar Observatory         <ul> <li>a) Interfere with the nighttime use of the Mt. Palomar</li> <li>Observatory, as protected through Riverside County</li> <li>Ordinance No. 655?</li> </ul> </li> </ol>				
Source: GIS database, Ord. No. 655 (Regulating Light Pollution	n)			
Findings of Fact:				
<ul> <li>a) The proposed project is located 46.51 miles from the M within the Mount Palomar Lighting Influence Area. Therefore, th</li> </ul>			atory and	is not
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
3. Other Lighting Issues <ul> <li>a) Create a new source of substantial light or glare</li> <li>which would adversely affect day or nighttime views in the area?</li> </ul>				
b) Expose residential property to unacceptable light levels?			$\boxtimes$	
Source: On-site Inspection, Project Application Description				
Findings of Fact:				
a) The proposed project will create a new source of light residential development; however the new source of light is not since it would include lighting fixtures and lighting levels typical be compatible with the immediate surrounding area. Therefor source of substantial light or glare which would adversely affect impact is considered less than significant.	anticipate of a reside, the pro	ed to be of sential common pject shall no	significant I unity that vot create a	levels would a new
b) The amount of light that will be created is consistent we developments. Also, the majority of residential uses surrounding the site by canyons and are not directly adjacent to the property the proposed project shall expose residential property to unacceptless than significant.	ng the pro y. Theref	ject site are ore, it is not	separated anticipated	from d that
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and	<u> </u>		<u></u>	<u>⊠</u> 
				<del></del>

Monitoring Program of the California Resources Agency, to non-agricultural use?  b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?  c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?  d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmiand, to non-agricultural use?  Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.  Findings of Fact:  a) The project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, the project shall not convert land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural uses. There is no impact.  b) The proposed project is not located in an agricultural preserve or covered by a Williamson Contract. There are no existing agricultural uses on the project site. Therefore, there is no impact.  c) The project site is not surrounded by property zoned for agricultural uses. Therefore, there is no impact.  d) Surrounding land uses are primarily single family residential. There are no existing agricultural uses in the project vicinity. Therefore, the proposed project shall not result in other changes in the existing environment which could result in the conversion of Farmland to non-agricultural uses. There is no impact.  Monitoring: No monitoring is required.		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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	b) Result in the loss of forest land or conversion of forest				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
<u>Source:</u> Riverside County General Plan Figure OS-3 "Park Project Application Materials.	s, Forests	and Recrea	tion Areas,	" and
Findings of Fact:				
a-c) The project will not conflict with any zoning related to fore and there is no forest land onsite or near the project site. No in			no such zo	ning,
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
AIR QUALITY Would the project				
6. Air Quality Impacts <ul> <li>a) Conflict with or obstruct implementation of the applicable air quality plan?</li> </ul>				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			$\boxtimes$	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?			$\boxtimes$	
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?			$\boxtimes$	
f) Create objectionable odors affecting a substantial number of people?			$\boxtimes$	
Source: SCAQMD CEQA Air Quality Handbook, CalEEMod Findings of Fact:				
A significant impact could occur if the proposed project	t conflicts v	vith or obstru	cts	

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2012 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality

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

standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

- (1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.
- (2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and offshore drilling facilities. This project does not involve a General Plan or Specific Plan Amendment and is not considered a significant project.

According to the Air Quality Analysis prepared for the proposed project and the consistency analysis presented above, the proposed project will not conflict with the AQMP; no impact will occur.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O <sub>3</sub> (1-hr)	No Data	Nonattainment
O <sub>3</sub> (8-hr)	Nonattainment	Nonattainment
PM <sup>10</sup>	Attainment	Nonattainment
PM <sup>2.5</sup>	Nonattainment	Nonattainment
СО	Unclassified/Attainment	Attainment

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

NO <sub>2</sub>	Unclassified/Attainment	Attainment		
SO <sub>2</sub>	Attainment	Attainment		
Pb	Pb Unclassified/Attainment Attainment			
Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.				

### Construction Emissions

Assuming build-out of the site as single-family residences, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The table below titled Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the construction of the proposed project will not exceed established SCAQMD thresholds.

Unmitigated Maximum Daily Construction Emissions (Ibs/day)

	1100				77-10	
Construction Phase	VOC	NOx	co	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
Grading	6.13	78.57	41.16	0.09	7.37	4.52
Building Construction*	4.63	36.34	30.29	0.07	4.38	2.44
Architectural Coating*	54.08	1.80	3.32	0.00	0.53	0.22
Paving*	1.83	14.11	15.26	0.02	0.92	0.74
Peak Daily with	60.54	78.57	48.87	0.09	7.37	4.50
Potential Overlap	00.54	76.57	40.07	บ.บฮ	1.31	4.52
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: CalEEMod					•	•

\*-construction phases may overlap

The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area being less than 50 acres and anticipated to move less than 5,00 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required.

### Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2017. Long-term criteria air pollutant emissions will result from the operation of the proposed facility. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the operation of the proposed project will not exceed established SCAQMD thresholds. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

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

Unmitigated Maximum Daily Operational Emissions (Ibs/day)

Construction Phase	VOC	NOx	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
Area Sources	2.16	0.77	4.30	0.00	0.08	0.08
Energy Sources	0.05	0.45	0.20	0.00	0.04	0.04
Mobile Sources	1.05	7.52	12.63	0.05	3.52	0.97
Total Emissions	3.26	8.74	17.13	0.05	3.64	1.09
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: CalEEMod			*		•	•

- c) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts are therefore, considered less than significant.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.

Surrounding land uses within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Todd Elementary School) is located approximately two miles to the southeast The project will not include major transportation facilities, manufacturing uses, or generate significant odors.

### Carbon Monoxide Hotspots

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9 ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

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

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

### Localized Significance Threshold Analysis

As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The proposed project is located within the Norco Corona SRA.

The tables below titled Unmitigated Construction LST Emissions and Unmitigated Operational LST emissions identify the emissions during both construction and operation at the nearest residences are well below the SCAQMD thresholds of significance. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

Unmitigated Construction LST Emissions (Ibs/day)

Emissions	NO <sub>X</sub>	СО	PM <sup>10</sup>	PM <sup>2.5</sup>
On-Site Emissions	78.57	48.87	7.37	4.52
LST Threshold	286	2,085	24.5	9.5
Potential Impact?	No	No	No	No
Source: LSA Associates,	Inc.		***	

Unmitigated Operational LST Emissions (lbs/day)

Emissions	NO <sub>X</sub>	СО	PM <sup>10</sup>	PM <sup>2.5</sup>
On-Site Emissions	8.74	17.13	3.64	1.09
LST Threshold	286	2,085	6.0	2.5
Potential Impact?	No	No	No	No
Source: LSA Associates,	Inc.			

e) 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 but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed development would be located within one mile of Interstate 15, which is considered a line-source emitter and not a point source emitter. However, as part of adoption of the County of Riverside's General Plan in 2003, the General Plan Environmental Impact Report (EIR) (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the Air Quality Management Plan (AQMP), which was prepared by Southern California Air Quality Management District (SCAQMD), the agency overseeing air quality within the South Coast Air Basin (SCAB). The EIR concluded that the General Plan is consistent with the Residential land

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
use designation, and, therefore, would not result in nonconform this impact is considered less than significant.	mance to the	e 2003 AQM	P. Therefo	ere,
f) The project proposes a residential development which objectionable odors affecting a substantial number of people. of a detention basin; however, the basin shall be landscaped a objectionable odors. Therefore, the impact is considered less	The project and is not ar	will include nticipated to	the constru	
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
BIOLOGICAL RESOURCES Would the project				
7. Wildlife & Vegetation		$\boxtimes$		П
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan,	<del></del>	_	_	
or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or				
through habitat modifications, on any endangered, or				$\boxtimes$
threatened species, as listed in Title 14 of the California				
Code of Regulations (Sections 670.2 or 670.5) or in Title 50,				
Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or		П	$\boxtimes$	
through habitat modifications, on any species identified as a				
candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California				
Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any				
native resident or migratory fish or wildlife species or with			$\boxtimes$	
established native resident or migratory wildlife corridors, or				
impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian	П	$\boxtimes$		
habitat or other sensitive natural community identified in local			ш	
or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife				
Service?				
f) Have a substantial adverse effect on federally				
protected wetlands as defined by Section 404 of the Clean		$\boxtimes$		
Water Act (including, but not limited to, marsh, vernal pool,				
coastal, etc.) through direct removal, filling, hydrological				
interruption, or other means?				
g) Conflict with any local policies or ordinances				
protecting biological resources, such as a tree preservation	ш		$\Box$	
policy or ordinance?			*	<u> </u>
Sources: Western Riverside County Multiple Species Habitat	Onconiati-	n Dlan /Ad-	ntad luss C	ימחמי
Sources: Western Riverside County Multiple Species Habitat	Sonservatio	п ган (А00	pied June 2	:003)
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Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	
·	Mitigation	Impact	
	Incorporated	·	

List of Biological Technical Reports prepared for TR33688 & TR33688R1 referenced in this section:

Determination of Biologically Equivalent or Superior Preservation (DBESP) of Riparian/Riverine Habitat for the Walecki Project (TR33688R1) Revised Report prepared by L&L Environmental, Inc. dated January 26, 2015 (Fieldwork for revised report conducted on November 8, 2014)

Focused Least Bell's Vireo and Southwestern Willow Flycatcher Survey and Habitat Assessment for Yellow-Billed Cuckoo for the Walecki Site (TR33688) prepared by L&L Environmental, Inc. dated August 15, 2007 (Fieldwork for report conducted on April 11, 21, May 28, June 9, 27, July 7, 18, and 28, 2007 by John K. Konecny)

Focused Breeding Season Burrowing Owl and Spring Narrow Endemic Plant Surveys for the Walecki Project (TR33688) prepared by L&L Environmental, Inc. dated June 8, 2007 (Fieldwork for report conducted on April 11, 17, 25, May 1, 4, and 8, 2007)

### Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP); however, it is not in a Multi Species Habitat Conservation Plan (MSHCP) criteria cell area.

### 6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

MSHCP Section 6.1.2 requires that areas associated with wetland and streambed systems be evaluated for consideration as riparian/riverine or vernal pool habitat. Riparian/riverine areas are defined within the MSHCP as "lands which contain Habitat dominated by trees, shrubs, persistent emergent, or emergent mosses and lichens which occur close to or which depend upon soil moisture from a nearby fresh water source or areas with fresh water flow during all or a portion of the year."

According to the DBESP, proposed project will impact 0.09 acre (3,917 square feet) of MSHCP riparian scrub (mulefat, willow, and cottonwood habitat) associated with the construction of a proposed bridge that will connect the project site to Lawson Road. According to the DBESP, the impacted riparian scrub vegetation will be replaced on site (along Lawson Road) at a 1:1 ratio. Habitat creation will consist of the removal of any exotic plants or trees within the onsite drainages and the replacement of impacted native vegetation in accordance with a Habitat Mitigation Monitoring Plan (HMMP). The HMMP will include a baseline vegetation study of the planned impact area and develop criteria and standards for a five-year mitigation, monitoring, and reporting program. The project has been conditioned by the County of Riverside to submit the HMMP prior to issuance of a grading permit. Additionally, the project has been conditioned to provide a Biological Monitor and requires a Grading Plan Check prior to grading permit issuance to ensure compliance with the MSHCP. A final Biological Monitoring Report is required to be submitted prior to the final grading permit inspection.

Alternatively, 0.27 acres of riparian/riverine habitat creation credits (a 3:1 ratio) may be purchased at a mitigation bank approved by the County Biologist. This obligation will be considered complete when proof of purchase of mitigation credits from a County-approved bank available at the time is supplied to the County Biologist. In the event that onsite mitigation is to be performed, the applicant shall provide the County Biologist an approved HMMP.

Impacts to MSHCP Riparian/Riverine habitat will be less than significant with adherence to the mitigation measures within the DBESP included as Mitigation Measure BIO-1 herein.

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

### Riparian/Riverine Bird Species

A focused survey for least Bells vireo (LBV) and southwestern willow flycatcher (SWF) and habitat assessment for yellow billed cuckoo (YBC) was conducted by John K Konecny of L&L Environmental. No vireos flycatchers or cuckoos were observed on the subject property or surrounding areas during the present focused study conducted in April May June and July 2007 Previous surveys by LL conducted in 2005 and 2006 did not identify any of the bird species onsite during those survey years either. Based on the results of current and past studies, L&L concluded that LBV, SWF, and YBC are not presently utilizing the subject property. Although tree species such as willow and cottonwood are present in the area they do not form the complex old growth structure that cuckoos need for foraging and breeding.

### Vernal Pools

According to the DBESP, soil types mapped onsite (Hanford coarse sandy loam rough broken land and Arlington and Greenfield fine sandy loams) are not consistent with an alkali playa or vernal pool complex and pools or depressions characteristic of vernal habitat were not noted as present on the subject property.

The proposed project is consistent with Section 6.1.2 of the MSHCP with adherence to the mitigation requirements within the DBESP.

### 6.1.3 Protection of Narrow Endemic Plant Species

None of the Narrow Endemic plant species surveyed (Munz's onion, many-stemmed dudleya, Hammitts clay-cress, San Miguel savory, slender-horned spineflower, San Diego ambroisa, California Orcutt grass, spreading navarretia, and Wright's trichocoronis) were observed on the site during the present focused botanical surveys conducted on April 11, 17, 25, May 1, 4, and 8, 2007. The focused botanical survey was performed during the spring months in a season with below average early winter and spring precipitation. However, based on the results of previous (2004 through 2006, 2005 of which was a productive year) focused spring botanical studies it can be reasonably concluded that the above referenced special status plant species are absent from the subject property. The proposed project is consistent with Section 6.1.3 of the MSHCP.

### 6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The project area is not located within a Criteria Cell but the site's eastern boundary is adjacent to Cell 3035 of Cell Group F. The project has been conditioned by the County of Riverside to adhere to comply with the Urban/Wildlands Interface Guidelines outlined within Section 6.1.4 of the MSHCP related to drainage and lighting. The project has also been conditioned by the County for a lighting plan to be submitted prior to map recordation and prior to building permit issuance to ensure that lighting is directed away from the MSHCP Conservation Areas. The project will be consistent with Section 6.1.4 of the MSHCP with adherence to County of Riverside conditions of approval.

### 6.3.2 Additional Survey Needs and Procedures

Based on the results of the previous (2005, 2006, and 2007) nesting season burrowing owl surveys it was determined by L&L Environmental that burrowing owls are not occupying the project the site or adjacent areas. Based upon presence of potentially suitable burrowing owl habitat on portions of the site, the County of Riverside has conditioned the project for a 30-day pre-construction burrowing owl survey to be completed and reviewed by the County Biologist prior to grading permit issuance. The project will be consistent with Section 6.3.2 of the MSHCP with adherence to County of Riverside conditions of approval.

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

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less that significant with adherence to the mitigation requirements within the DBESP as summarized in MM BIO-1.

- b) No threatened or endangered species were observed during any of the habitat assessments or focused surveys conducted at the project site. No impacts to threatened or endangered species will occur.
- c) Two special status wildlife species (Cooper's hawk and white tailed kite) were observed during studies on the property. Based upon absence of good quality undisturbed natural habitats on the site the site proximity to high density residential areas and other information presented in this report most special status wildlife species known from the region are not expected to inhabit the subject property.

Based on the negative findings of the previous 2005, 2006, and 2007 burrowing owl nesting season Surveys, L&L Environmental concluded that burrowing owl is not occupying any portion of the site or adjacent areas. The County of Riverside has conditioned the project for a 30-day preconstruction burrowing owl survey prior to grading permit issuance.

One special status species Coulter's Matilija poppy was identified along a ridgeline within the northeastern portion of the survey area just north of planned impacts. None of the MSHCP Narrow Endemic plant species were observed on the site during focused botanical surveys. Other Criteria Area or Narrow Endemic special status plant species known from the general region were also surveyed for but were not observed. Based on lack of habitat appropriate soils and hydrology no Narrow Endemic plant species are expected to occur onsite. Habitat/Botanical surveys were conducted in the spring of 2004, 2005, 2006, and 2007.

Impacts to special-status species will be less than significant with adherence to County of Riverside conditions of approval.

d) The project site is not located within an MSHCP Special Linkage Area. Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. If ground disturbance and vegetation removal is planned to take place during the avian nesting season (February 1 through August 31), the County of Riverside has conditioned the project for preconstruction nesting bird survey to be completed prior to grading permit issuance to prevent impacts to active nests.

The proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Impacts will be less than significant with adherence to Riverside County conditions of approval.

e-f) According to the DBESP (January 26, 2015), three drainages were mapped and analyzed to determined portion of the site that meets habitat definitions pursuant to the US Army Corps of Engineers, California Department of Fish and Game, Regional Water Quality Control Board, and MSHCP.

Southern Riparian Drainage - At Lawson Road

Potentia Signific	,	Less than Significant	Less Than	No Impact
Impac	ct	with	Significant	
		Mitigation Incorporated	Impact	

A riparian corridor runs southwest to northeast along Lawson Road and contains a partially degraded riparian area. A single Fremont's cottonwood was also observed and two coast live oaks were observed. The Lawson Road drainage meets both state and federal jurisdictional criteria and also meets the criteria necessary (vegetation, soils, or hydrology) to qualify as federal and state wetland.

### Onsite Drainage – Northeast Boundary

This small drainage riverine corridor contains Riversidean sage scrub dominated by California sage brush with a mixture of native and non-native low growing annuals and several non-native grasses. The onsite northeastern drainage contained no riparian habitat and no impact is planned resulting in no change in water flow. Incidentally this drainage qualifies as a state and federal drainage. It fails the test for a wetland at either the state or federal level.

### Offsite North/Northwestern Riparian Drainage

A riparian corridor crosses Knabe Road and runs west to east just north of the proposed project. The vegetation is characterized as a sparse to dense thicket of mulefat, willow, sycamore, and cottonwood. Other species include Laurel sumac and elderberry. Incidentally the Knabe Road Crossing drainage meets state and federal jurisdiction in places as riverine habitat; however, impacts are not expected in the area because the project plan has been altered and the most current plan does not include the previously indicated western access road.

According to the DBESP (January 26, 2015), the proposed project will result in impacts to 0.09 acre of State Drainage/Wetlands along the north site of Lawson Road and will result in no impacts to Federal Drainage/Wetlands. The 0.09 acre of impacts to State Drainage/Wetlands correspond with the 0.09 acre of impacts to MSHCP Riparian/Riverine habitat. Impacts to 0.09 acres of State Drainage/Wetlands and MSHCP Riparian/Riverine habitat will be mitigated as described in part a) herein.

The project proponent is required to consult with the Army Corps of Engineers and California Department of Fish and Game for qualification under the Nationwide or 404 permit and state Streambed Alteration Agreement 1602. In addition, a federal 401 permit will be required from the Regional Water Quality Control Board. These are standard requirements based on existing regulations and not considered mitigation pursuant to CEQA.

Impacts related to riparian habitat, sensitive natural communities, and federally protected wetlands will be less than significant after acquiring the appropriate permits from regulatory agencies and with adherence to the mitigation outlined in the DBESP as required by MM BIO-1.

g) Projects are required to comply with the requirements outlined within the Riverside County Oak Tree Management Guidelines. Two oak trees were identified along the Lawson Road drainage. Impacts to the oak trees are not proposed. No impacts will occur.

### Mitigation:

BIO-1: Prior to issuance of a grading permit, a Habitat Mitigation Monitoring Plan shall be submitted to the Riverside County Planning Department Biologist for review and approval. The document shall be consistent with the requirements within the Determination of Biologically Equivalent or Superior Preservation (DBESP) of Riparian/Riverine Habitat for the Walecki Project (TR33688R1) Revised Report prepared by L&L Environmental, Inc. dated January 26, 2015.

	Potentially Significant	Less than Significant	Less Than	No Impact		
	Impact	with Mitigation Incorporated	Significant Impact	<u>-</u>		
According to the DBESP, the proposed project will impact 0.09 acre (3,917 square feet) of MSHCP riparian scrub (mulefat, willow, and cottonwood habitat) associated with the construction of a proposed bridge that will connect the project site to Lawson Road. According to the DBESP, the impacted riparian scrub vegetation will be replaced on site (along Lawson Road) at a 1:1 ratio. Habitat creation will consist of the removal of any exotic plants or trees within the onsite drainages and the replacement of impacted native vegetation in accordance with a Habitat Mitigation Monitoring Plan (HMMP). The HMMP will include a baseline vegetation study of the planned impact area and develop criteria and standards for a five-year mitigation, monitoring, and reporting program.  Alternatively, 0.27 acres of riparian/riverine habitat creation credits (a 3:1 ratio) may be purchased at a						
mitigation bank approved by the County Biologist. This obligation of purchase of mitigation credits from a County-approved the County Biologist.	ition will be	considered	complete	when		
Monitoring: Monitoring shall be conducted by the Environme Building and Safety plan check process	ental Progra	ams Departr	ment durin	g the		
8. Historic Resources						
a) Alter or destroy an historic site?	Ш					
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?						
Source: On-site Inspection, Project Application Materials						
Findings of Fact:						
a-b) There are two existing homes on the property which will be 1952 and the other was constructed in 1957. Both structures me for recordation as a historic-era building. However, the Arche structures determined that the structures have little historic value National Register criteria. The structures do not contain distinvalue, nor are they related with any persons or events of recognical history. Therefore, they cannot be considered significant or a historical resource nor would the project cause a substresource. Impact is considered less than significant.	eet the state cological His le based up nctive archi gnized signi and do not le	e-mandated 4 storic Evalua on the Califo itectural desi ficance in na qualify as a h	45-year crit tion for the rnia Regis ign or aesi ational, sta nistoric pro	erion ter two ter or thetic te, or perty		
Mitigation: No mitigation is required.						
Monitoring: No monitoring is required.						
Archaeological Resources     a) Alter or destroy an archaeological site.			$\boxtimes$			
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?						

	Potentially Less than Significant Significant Impact with Mitigation Incorporated		Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?			$\boxtimes$	
d) Restrict existing religious or sacred uses within the potential impact area?				$\boxtimes$
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?				$\boxtimes$

Source: Project Application Materials, County Archaeological Report (PDA) No. 4910 dated May 8, 2015

### Findings of Fact:

- a-b) The site is relatively undisturbed and was required to submit a cultural resources report. The report determined that no archaeological resources exist on the site. Despite no resources being present aboveground, the potential for uncovering archaeological resources still exists and standard conditions have been applied for ground disturbance activities, if cultural resources or human remains are discovered, grading activities shall be halted in the immediate area to provide sufficient time for further evaluation by an archaeologist and tribal representative as may be necessary and appropriate measures taken to either document, recover, or avoid the cultural resource (COAs 10.PLANNING.16 and 10.PLANNING.17). Additionally, the project has been conditioned for monitoring from an appropriate native American tribe during grading activities (COA 60.PLANNING.24). The above are considered standard Conditions of Approval, and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.
- c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found (COAs 10.PLANNING.16 and 10.PLANNING.17). If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of is not considered a unique mitigation measure pursuant to CEQA. No mitigation is identified or required.
- d-e) The project site will not restrict any religious or sacred uses within the project site. Pursuant to cultural resources report prepared for the project, no existing sacred uses occur within the project area. Additionally, notifications for AB52 consultation were sent out to Pechanga, Rincon, Soboba, Ramona, Gabrieleno, Colorado River, Morongo, and Cahuilla tribes on December 1, 2016. Requests for consultation were received from Pechanga and Soboba, with no responses received from the other tribes. Consultation with Pechanga was concluded on February 6, 2017 and consultation with Soboba was concluded on February 16, 2017. Through consultation, no cultural tribal resources have been identified on site. Tribal monitoring has been included as a condition on the project at the request of Pechanga and Soboba, but since no tribal cultural resource is identified on the site this is not categorized as mitigation for a tribal cultural resource. No impacts will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
<ul> <li>10. Paleontological Resources</li> <li>a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?</li> </ul>				
Source: Riverside County General Plan Figure OS-8 "Paleon	tological Se	ensitivity"		
Findings of Fact:				
a) The proposed project is located within a designated Hig which means that the mapped type of geologic formations of have the correct age and depositional conditions to potentially such resources are evident on the surface based on site surve these areas, the project is conditioned to submit a Paleontologic (PRIMP) to determine specific potential for uncovering paleod determine the scope of any potential monitoring during grading this standard condition of approval, impacts to paleontological standard. No mitigation measures are required.	the area eigonomer contain pages. As is typical Resource ontological ractivities (C	ther are know aleontologica bically require the Impact Mit resources on COA 60.PLAN	wn to contail resources and for projection P	ain or S. No ects in ogram nd to . With
Monitoring: No monitoring measures are required.				
GEOLOGY AND SOILS Would the project	<del></del>			<del></del>
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 "Earthque Geologist Comments, County Geologic Report (GEO) No. 241			" GIS data	base,
Findings of Fact:  a-b) GEO No. 2413, entitled "Geotechnical Investigation for Pulsar Court Industrial Site APN 283-440-005, 006 Corona, Court the Project site is not located within the boundaries of an Earth as defined by the Alquist-Priolo Earthquake Fault Zoning Act at the property. The nearest earthquake fault zone is located about along the Elsinore fault.	A," dated Do quake Fault and no fault	ecember 30, Zone for faul s are known	2014 found t-rupture had to pass the	d that azard rough

		with Mitigation Incorporated	Significant Impact	Impac
The nearest fault to the project site is a splay of the Elsinore third of a mile to the west of the site. The main trace of the Elsinore one mile west-southwest of the site.				
Additionally, according to General Plan Figure S-4, the proposed which is susceptible to landslide risk as a result of seismic indicates that the proposed project site is located in an area. The proposed development and existing building will be required. California Building Code which takes into consideration econsidered unique mitigation for CEQA purposes. The proposimpact with regard to fault hazards.	activity. Figual that has a version at the comply action and to comply action actions action action.	ire S-13 of the ery high grour y with the late sk. This requ	e General nd-shaking st edition d uirement is	Plan risk. of the s not
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
Liquefaction Potential Zone     a) Be subject to seismic-related ground failure including liquefaction?	е, П			
Source: Riverside County General Plan Figure S-3 "Ge Report (GEO) No. 2413 by RMA Group  Findings of Fact:	eneralized Liq	uefaction," Co	ounty Geo	ologic
a) According to the county GIS database, the project site liquefaction. Additionally, the geologic report found that alth their deepest boring, which extended to a depth of 50.5 feet, on Department of Water Resources indicates that groundwater 45 feet below future pad grades. However, soils encounted consist of very dense older alluvium at depths of 45 feonsequently, the potential for liquefaction to occur beneath the potential for lateral spreading is unlikely due to the dense presence of approximately 10 feet of compacted fill manifestations of liquefaction, such as sand boils, in the unlitherefore, less than significant impacts are anticipated.	lough no groundwater decould occur at ered in the detect and more at the site is judy within the site is judy within the site.	ndwater was ata reported be a depth as sheepest boring below the galged to be unler alluvial soils te should m	encounter by the Calif nallow as a were four round sur ikely. Like s at depth itigate su	ed in ornia about nd to face. wise, The rface
Mitigation: No mitigation measures are required.				
Monitoring: No mitigation measures are required.				
Ground-shaking Zone     a) Be subject to strong seismic ground shaking?			$\boxtimes$	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact:				
a) According to General Plan Figure S-13 of the General Plan is located in an area that has a very high ground-shaking risk. No. 2413 found that the probably peak ground acceleration wou of Section 1613 of the 2013 California Building Code (CBC), str and constructed to resist the effects of seismic ground motion would be less than significant and no mitigation is required.	Additionally lid be .910g uctures with	y, analysis co . With manda in the site wo	ontained in atory compli ould be desi	GEO iance igned
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?				$\boxtimes$
Source: On-site Inspection, Riverside County General Plan I Slope," County Geologic Report (GEO) No. 2413 by RMA Gro	Figure S-5 " up	Regions Un	derlain by S	Steep
Findings of Fact:				
a) The proposed project site is generally flat with areas of will generally be left in a natural state, no slopes occur close ento General Plan Figure S-4, the proposed project site is not lo landslide risk as a result of seismic activity. Additionally, GEO encountered during the current subsurface investigation or landforms suggestive of landslides were not apparent in the fithere would be no impact.	ough to affe cated in an No. 2413 fo during pric	ect the project area which ound that lan or site gradir	t site. Acco is susceptit dslides wer ng. Topogra	rding ble to e not aphic
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
15. Ground Subsidence  a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?			$\boxtimes$	
Source: Riverside County General Plan Figure S-7 "Docum Geologic Report (GEO) No. 2413 by RMA Group	ented Subs	sidence Area	ıs Map," Co	ounty
Findings of Fact:				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) The project site is not located in an area susceptible to documented areas of subsidence. Additionally, Geo No. 241 grades near the completion of grading could be required to However, any changes in earth volumes are estimated to not exall less than significant impact.	3 conclude balance	ed that some any earth vo	adjustme olume cha	nts in nges.
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
Other Geologic Hazards     a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?			$\boxtimes$	
Source: On-site Inspection, Project Application Materials				
Findings of Fact:				
a) The Project site is more than 24.42 miles from the Parproximity to any natural enclosed bodies of water. Additionally vicinity. As such, the project site would not be subject to inunda not be affected by volcanoes. The Project site is located at Matthews and based on the distance from this lake and interver potential seiche.	, there are tion by tsu oproximate	no volcanoe namis or seid ly 3.26 mile	es in the P ches, and v s west of	roject would Lake
Additionally, Figure 10, <i>Temescal Canyon Area Plan Flood Haz</i> is not located within a 100-Year Flood Zone. Due to the eleva surrounding areas, there is not potential for the Project site to Project site would not be affected by any other geologic hazards the appropriate topic heading. Accordingly, impacts would be would be required.	ted topogr be impacte beyond wh	aphy of the ed by mudflo nat is discuss	Project site w hazards sed herein	e and . The under
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
17. Slopes  a) Change topography or ground surface relief features?			$\boxtimes$	
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?				$\boxtimes$
c) Result in grading that affects or negates subsurface sewage disposal systems?				$\boxtimes$
Source: Riv. Co. 800-Scale Slope Maps, Project Application M	laterials			

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact:				
a) Under existing conditions, the Project site has a moderate Project would require grading of the site to accommodate the Project's grading exhibit, the Project would generally maintain Therefore, impacts would be less than significant and no mitig	proposed de the site's exi	evelopment. sting topogra	As shown aphic condi	in the
b) As shown in Project's grading exhibit, no grading would excell n addition, none of the proposed slopes would exceed a he would occur.				
c) Under existing conditions, the Project site comprises under require wastewater treatment. Thus, implementation of the prothat affects or negates any active subsurface sewage disposal	posed Proje	ct would not	result in gr	ading
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?				
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?				$\boxtimes$
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?				$\boxtimes$
Source: U.S.D.A. Soil Conservation Service Soil Surveys Inspection	, Project A	oplication Ma	aterials, O	n-site
Findings of Fact:				
a) Proposed grading activities associated with the Project would water and air, which would increase erosion susceptibility who would be subject to erosion during rainfall events or high a vegetation and exposure of these erodible materials to wind greatest during the first rainy season after grading and before established and paving and landscaping occur. Erosion by wind wind speeds when soils are exposed.	ile the soils winds due t and water. e the Projec	are exposed o the remove Erosion by t's structure	d. Exposed al of stabi water wou foundation	soils ilizing ild be is are
Pursuant to the requirements of the state Water Resources Boobtain a National Pollutant Discharge Elimination System (NIThe NPDES permit is required for all projects that include of	PDES) perm	nit for constr	uction activ	vities.

grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15.12 (Uniform Building Code) of the Riverside County Code, for the control of dust and erosion during construction, wou requirements of Chapter 15.12, the Project Applicant would be plan that would address construction fencing, sand bags, and be implemented during the construction phase to reduce the sof topsoil.	ild apply to e required to other erosio	the Project o prepare ar on-control fea	. As part on erosion continues that we have a continue	of the ontrol would
Following construction, wind and water erosion would be mi construction would be landscaped or covered with impervious soil, if any, would occur in the site's landscaped areas. The oduring Project operation would be indirect effects from storm was proposed conditions, catch basins would be installed to collect three proposed infiltration basins. Ultimately, any excess flows drains, and thus would not cause or contribute any erosion has	surfaces. Or nly potentia ater dischar all runoff ar would be d	nly nominal a il for erosion ged from the nd discharge ischarged in	ereas of exp effects to property. U the flow into	oosed occur Inder to the
Accordingly, because the Project's drainage would be fully confacilities, impacts due to water erosion would be less than sign				inage
b) Any potential for expansive soils would be alleviated throug Building Code and the 2013 California Building Code. There property. No impact would occur.				
c) No septic tanks or alternative waste water disposal syste expanded as part of the Project. Accordingly, no impact would		posed to be	construct	ed or
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
19. Erosion  a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?				
b) Result in any increase in water erosion either on or	. —			

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

### Findings of Fact:

off site?

a-b) The proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

 $\bowtie$ 

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

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air would also apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts that may change deposition, siltation, or erosion that may modify any downstream channels or other drainages during construction activities would be less than significant. Mitigation is not required.

Following construction, erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, all drainage from the developed portions of the site would be conveyed to water quality basins for treatment. The proposed water quality basins would ensure that sediments in runoff discharged from the site is minimized. Additionally, the required BMP's also would ensure that the Project would not result in any increase in water erosion either on or off-site as compared to existing conditions. Accordingly, there would be a less than significant impact that may change deposition, siltation, or erosion that may modify any downstream channels or other drainages during operation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Wind Erosion and Blowsand from project either on or off site.		$\boxtimes$	
a) Be impacted by or result in an increase in wind			
erosion and blowsand, either on or off site?			

<u>Source</u>: 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 lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10. BS GRADE. 4). This is a standard condition and

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

therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project			
21. Greenhouse Gas Emissions  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?		$\boxtimes$	

Source: Greenhouse Gas Study, BPG Birdsey Planning Group, dated February 18, 2015.

### Findings of Fact:

a, b) As stated in the Air Quality and Greenhouse Gas Analysis for the project, using all of the emissions quantified, the total construction Greenhouse Gas emissions generated from the Project is approximately 1,046.81 Metric Tons Carbon Dioxide equivalent (MT CO<sub>2</sub>e) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below tables. The total GHG emissions from the Project are below the threshold of 3,000 MT CO<sub>2</sub>e per year for residential projects (Tier 3) established by the South Coast Air Quality Management District (SCAQMD).

Unmitigated Construction Emissions (metric tons/year)

		1	,	
Emissions	CO <sub>2</sub>	CH₄	N <sub>2</sub> O	CO <sub>2</sub> E
Site Preparation	18.44	0.01	0.00	18.56
Grading	69.83	0.02	0.00	70.28
Building Construction	191.29	0.04	0.00	184.11
Architectural Coating	2.05	0.01	0.00	2.05
Paving	15.69	0.01	0.00	15.78
Total Construction Emissions	254.3	0.09	0.00	290.78
Source: Birdsey Planning Group				

**Unmitigated Operational Emissions (metric tons/year)** 

Emissions	CO <sub>2</sub>	CH₄	N₂O	CO <sub>2</sub> E
Construction Emissions amortized over 30 years	8.48	0.01	0.00	9.69
Area Sources	17.67	0.01	0.01	18.17
Energy Sources	215.98	0.01	0.01	217.03
Mobile Sources	748.06	0.03	0.00	748.60
Waste Sources	12.82	0.76	0.00	28.72
Water Usage	21.28	0.12	0.01	24.60

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

Total Project Emissions	1,024.29	0.94	0.03	1,046.81
Source: Birdsey Planning Group				

Since the project will not exceed the screening threshold proposed by SCAQMD, the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project	ect	 	
22. Hazards and Hazardous Materials <ul> <li>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</li> </ul>			
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?			$\boxtimes$
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		2	

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 residential project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. The project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials. Therefore, impacts are considered less than significant.
- b) Based on project materials and site surveys, it is not anticipated that any past use on the site would have resulted in the presence of any hazardous materials on the site. To ensure this is addressed prior to grading for the project, a Phase I and II Environmental Site Assessment (ESA) will be prepared for the project site (COA 60.E HEALTH.1). The ESA will determine through site surveys and document

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
review whether any Recognized Environmental Conditions represent a hazardous condition that may be exposed during project. Beyond existing conditions, during the construction is a limited potential for accidental release of construction-requantity to pose a significant hazard to people and the environ to be less than significant.	construction of any new p lated produc	activities or roposed dev cts although	operation velopment, not in suff	of the there ficient
c-d) The proposed Project will not impair implementation of emergency response plan or an emergency evacuation plan. quarter mile of an existing or proposed school. When comgenerate hazardous emissions, no adverse impact from hazar project will have no impact.	The project solution that the state of the s	site is not loo the lack of	cated within	one- would
e) The site is not located on a site which is included on a list pursuant to Government Code Section 65962.5 and, as a resignificant hazard to the public or the environment. The project	sult, its deve	elopment wo	s sites con ould not cre	npiled eate a
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
23. Airports  a) Result in an inconsistency with an Airport Master Plan?				$\boxtimes$
b) Require review by the Airport Land Use Commission?				$\boxtimes$
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?				
Source: Riverside County General Plan Figure S-19 "Airport	Locations,"	GIS databas	e	
Findings of Fact:				
a-c) The project site is not located within any Airport Influence Master Plan. It is not within two miles of a public airport or p would occur.				
d) The project site is not located within the vicinity of a private not result in a safety hazard for people residing or working in				

would occur.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.				
24. Hazardous Fire Area  a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				
Source: Riverside County General Plan Figure S-11 "Wildfire	Susceptibi	lity," GIS data	abase	
Findings of Fact:				
a) According to "Map My County," the project site is located to Area. However, with adherence to applicable state law, Riv California Building Code Guidelines, which contains provision proposed Project would have a less than significant impact.	erside Cou	nty Ordinand	ce No. 787,	, and
Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.  HYDROLOGY AND WATER QUALITY Would the project				
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			<u></u>	
Monitoring: No monitoring measures are required.  HYDROLOGY AND WATER QUALITY Would the project  25. Water Quality Impacts  a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?  b) Violate any water quality standards or waste			$\boxtimes$	
HYDROLOGY AND WATER QUALITY Would the project  25. Water Quality Impacts  a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?  b) Violate any water quality standards or waste discharge requirements?  c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a 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				
HYDROLOGY AND WATER QUALITY Would the project  25. Water Quality Impacts  a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?  b) Violate any water quality standards or waste discharge requirements?  c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which			$\boxtimes$	
HYDROLOGY AND WATER QUALITY Would the project  25. Water Quality Impacts  a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?  b) Violate any water quality standards or waste discharge requirements?  c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?  d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Otherwise substantially degrade water quality?				
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?				

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

## Findings of Fact:

- a) According to the Flood Control review of this project, a large watercourse runs northeasterly along the northern boundary of the site, with a smaller watercourse running on the northerly side adjacent to Lawson Road. Both watercourses flow to a culvert which conveys flows under the I-15 freeway and downstream to Temescal wash. Drainage through the site will pass through detention basins to mitigate for increased runoff (COA 10. FLOOD RI. 1). The project has been designed to have all street and lot grading designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. The project is not anticipated to 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. Therefore, this impact is considered less than significant.
- b) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Ana River Watershed and is within the jurisdiction of the California Regional Water Control Board, Santa Ana Region.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

### Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to

Sig		Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation is required.

# Post-Development Water Quality Impacts

To meet NPDES requirements, the Project's proposed storm drain system is designed to route flush runoff to the proposed water quality basin. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, with mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant and no mitigation is required.

c) The Project site is located within the Temescal Valley Water District (TVWD) service area. TVWD has identified the water district's anticipated future demands for potable water resources and the plans for meeting those demands. TVWD obtains its water from Northern California, through the Metropolitan Water District. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies such that there would be a net aquifer volume or a lowering of the local groundwater table level, and impacts would be less than sufficient.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the landscaped areas as well as the proposed water quality basin. The bottom of basin would also function to mitigate any potential increase runoff and for water quality treatment. Therefore, with incorporation of the basin and regional management efforts for groundwater resources, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

d) The proposed Project will include catch basins and underground storm drains to collect all runoff and discharge the flows into the proposed water quality basin. The basin and other on-site drainage facilities are proposed to outlet to the existing drainage at the southeast corner of the site near Lawson Road which both provides adequate flood protection from the 100-year frequency storm event on site as well as provides and adequate outlet in accordance with Riverside County Flood Control District requirements. Additionally, with required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of polluted runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, impacts would be less than significant and no mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) The proposed project is not within a flood hazard area a 100-year flood hazard area, as mapped on a federal Flood Hazard Map or other flood hazard delineation map. Therefore, there is	ard Bounda	ary or Flood		
f) The proposed project is not within a flood hazard area a 100-year flood hazard area which would impede or redirect floor				
g) Mandatory compliance with the BMP's specified in the P proposed Project does not result in any other impacts to water cassociated with the proposed Project that would result in the su beyond what is described above. Thus, no impact would occur.	quality. The	ere are no co	onditions	
h) The proposed water quality basin designed to filter the P placed at the downstream point of the Project site's drainage are be collected in the basin and filtered to remove water pollutants facilities. The water quality BMP's are designed to drain within a preclude the attraction of vectors and odors associated with stainherent part of the Project's design and, as such, the environm construction and operation of the Project's BMP's are evaluated assessment, and where necessary, mitigation has been identified with their construction and operation. Accordingly, the Project w stormwater BMPs that could result in significant environmental Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.	eas. Runot before being maximum anding wate ental effect throughoused to addressould not in	If from the Pang discharge of 72 hourser. The detents associated this envirouss any impanciones any negotians and an	roject site wed into offsite, which wontion basin it with the nmental acts associates or retrof	vould ite uld s an ated itted
26. Floodplains				
Degree of Suitability in 100-Year Floodplains. As indicated	ated belov	v, the appro	priate Deg	ree of
Suitability has been checked.  NA - Not Applicable   U - Generally Unsuitable   □			R - Restric	ted 🗆
a) Substantially alter the existing drainage pattern of			$\boxtimes$	
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?				
b) Changes in absorption rates or the rate and			$\boxtimes$	
amount of surface runoff?  c) Expose people or structures to a significant risk of		<u> </u>		
loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?				
d) Changes in the amount of surface water in any water body?				$\boxtimes$
Source: Riverside County General Plan Figure S-9 "100- and S-10 "Dam Failure Inundation Zone," Riverside County Flood Condition, GIS database				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Findings</u> of Fact:				

- a) The proposed grading by the Project would generally maintain the site's existing topographic conditions. The proposed basin and drainage facilities would provide adequate flood protection on-site and to downstream properties from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. As such, the Project would not alter the site's drainage pattern in a manner that would lead to flooding on-site or off-site, and impacts would be less than significant.
- b) Development of the Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. A portion of the Project site is proposed to be landscaping and infiltration would occur over these areas. Additionally, the Project proposes a water quality basin. The bottom of the basin would be unlined, which would provide an opportunity for infiltration. The basin would function to mitigate any potential increase runoff and for water quality treatment. Based on the foregoing analysis, the Project would not result in changes in absorption rates or the rate and amount of surface runoff that could result in significant environmental effects and impacts would be less than significant.
- c) The Project site is located approximately 4 miles southwest of Lake Matthews and is not located within its dam inundation area or any other dam inundation area as illustrated by the Riverside County General Plan, Temescal Canyon Area Plan, Figure 10, Temescal Canyon Area Plan Flood Hazards Therefore, there is no potential impact from dam inundation.
- d) The Project site's existing drainage patterns would generally be maintained under the proposed Project. Although the Project's proposed water quality basin would reduce peak flows from the site, the Project would not affect the total amount of flows from the site. Thus, the Project has no potential to result in changes in the amount of surface water in any water body, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project	 · · · · · · · · · · · · · · · · · · ·		
27. Land Use <ul> <li>a) Result in a substantial alteration of the present or planned land use of an area?</li> </ul>		$\boxtimes$	
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?		$\boxtimes$	

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

## Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, south of the City of Corona. The project site is designated as Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) and Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) on the Temescal Canyon Area Plan. The project proposes an overall density of 1.15 dwelling units per acre

	Potentially Significant Impact	Less than Significant with	Less Than Significant	No Impact
		Mitigation Incorporated	Impact	
based on the 56 single-family lots proposed and the overall 48.6 approximately 42.8 acres of land designated Rural Community: Acre Minimum or 2 dwelling units per acre maximum) and approximately (RC:EDR) (2 Acre maximum). The project proposes 54 single-family lots on the 42 of 1.26 dwelling units per acre, which is consistent with the RC:LI 2 single-family lots on the 5.8 acres of RC:LDR area for a densit is consistent with the RC:EDR density limits. The project will nor Change of Zone. The project is bounded by properties which a Estate Density Residential (EDR) (2 Acre Minimum) to the south (CD): Medium Density Residential (2-5 dwelling units per acre project will not create an alteration to the planned land use of pursuant to the General Plan for the area. Therefore, impacts we present land use are considered less than significant.	Low Density Minimum 2.8 acres of DR density of 0.34 do ot require are design and east a to the not residentia with regard	sity Resident 5.8 acres of or 0.5 dwellin of RC:LDR a / limits. The lwelling units a General F ated Rural C and Commun orth and wes al that has t to a substan	tial (RC:LDI land design units per acre, verse per acre, verse per acre, verse per acre, verse per anticipatial alteration	R) (½ nated r acre ensity poses which (RC): posed pated ion to
conform to the County's Memorandum of Understanding (MOU use designation or zoning is proposed. This project does confo development proposals, the MOU primarily requires any project inconsistent with the City's General Plan to be reviewed by Ci include any rezoning, therefore is not required to be reviewed by required, the project was transmitted to the City and the City was hearing and no comments have been received. Impacts would Mitigation:  No mitigation measures are required.	) with that rm to the N bject requ ty staff. T City staff. as noticed	city. No ch MOU. As it re iring rezonir he subject However, c of the Plann	ange to the elates to spage that mapped the project does despite not ling Commi	e land ecific ay be es not being
Monitoring: No monitoring measures are required.				
<ul><li>28. Planning</li><li>a) Be consistent with the site's existing or proposed zoning?</li></ul>				
b) Be compatible with existing surrounding zoning?			$\boxtimes$	
c) Be compatible with existing and planned sur- rounding land uses?			$\boxtimes$	
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?				<b>⊠</b>
<ul> <li>e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?</li> </ul>				
Source: Riverside County General Plan Land Use Element, St	aff review,	GIS databa	se	
Findings of Fact:				

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a-c) The project site is zoned One Family Dwellings - 12,000 square feet Minimum (R-1-12,000) and Residential Agricultural –  $2\frac{1}{2}$  acre minimum (R-A- $2\frac{1}{2}$ ). The proposed use, single family residential with a minimum lot size of 12,000 square feet and single family residential with a minimum lot size of 2

EA No. 42722

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
½ acres, is consistent with the development standards set forth square feet Minimum (R-1-12,000) and Residential Agricultural respectively. The project proposes lots with minimum lot sizes area zoned One Family Dwellings - 12,000 square feet Minimul located within the Residential Agricultural – 2½ Acre Minimul size of 2½ acres. All other applicable development standards are met through the project design. Subsequent building permits building setback, parking, and lot coverage requirements. Surr Family Dwellings (R-1) to the north and west, Residential Agricultural – 2½ Acre Minimum (R-A-2½) the vicinity of the project site include single-family residential to Project would be similar to existing residential uses in the surrounded be compatible with the surrounding land uses and less than signal.	- 2 ½ Acres of 12,000 m (R-1-12) m (R-A-2 ½ related to less will be resounding zo altural - 5 ½ to the sout the in all dinding area prificant im	e Minimum ( ) square fee ,000) and th ½) zone hav ot width, dep quired to coloning classif Acre Minimu h and west. rections. Sir , the propos pacts would	R-A-2 ½) z et only withing e residentiate a minimulath, and from mply with he idations are im (R-A-5) to Existing us note the proposed project with occur.	ones, in the al lots im lot intage eight, e One to the ses in bosed would
Minimum) and Rural Community: Estate Density Residential Temescal Canyon Area Plan. Although the project proposes square feet, the project proposes clustering of the 54 single-fa area for a density of 1.26 dwelling units per acre, which is con The project proposes 2 single-family lots on the 5.8 acres of RC: units per acre, which is consistent with the RC:EDR density limit consistent with the property's General Plan land use designation General Plan. Therefore, there would be no impact.	lot sizes a mily lots o sistent with EDR area ts. The pro n and with	t a minimun n the 42.8 a n the RC:LD for a density posed Proje all applicab	n size of 12 acres of RC DR density I of 0.34 dw ect would be le policies o	2,000 ::LDR imits. elling e fully of the
e) Residential uses exist in the surrounding area. However, the Project that would obstruct access to the community or divcommunity. Therefore, there would be no impact.	re are no d vide the pl	components hysical arra	of the prop ngement o	osed of the
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
MINERAL RESOURCES Would the project				
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?				$\boxtimes$
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?			$\boxtimes$	
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?				
Source: Riverside County General Plan Figure OS-5 "Mineral F	Resources	Area"		
Findings of Fact:				

		· ·		
	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a-b) Based on available information, the Project site has never extraction activity. No mines are located on the property. A <i>Mineral Resources Area</i> , the Project site is designated within pursuant to the Surface Mining and Reclamation Act of 1975 Department of Conservation California Surface Mining and Reclamated as MRZ-3 are defined as areas of undeter Furthermore, the Project site is not identified as an important General Plan. Accordingly, the proposed Project would not remineral resource that would be of value to the region or the resiresult in the loss of availability of a locally-important mineral resourced plan, specific plan, or other land use plan. Thus, no important mineral resource plan, specific plan, or other land use plan.	ccording to the Minera (SMARA). clamation Pormined min t mineral result in the lo idents of the ource recovers	General plant of the control of the	an Figure ( s Zone 3 (Note to the Calitorous) controls significate to the controls of a k bility of a k bould the Possible Signification of the controls of the control of the controls of the control of the co	OS-5, MZ-3) fornia lands ance. y the nown roject
c-d) The Project site is near lands classified as Mineral Resort known to have mineral resources deposits. While there is an Project site across Interstate-15, a sufficient buffer exists between of the mine. Accordingly, implementation of the proposed Project use located adjacent to a State classified or designated implementation of the proposed Project would not expose peop existing, or abandoned quarries or mines. Thus, there would be	active ope een the proje ject would i area or le or proper	n-pit mine to ect site and t not result in existing mil ty to hazards	o the east on the active potential an incompone. In add from proposes from proposes	of the ortion atible lition,
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
NOISE W. I.I.I.				
NOISE Would the project result in		-		
NOISE Would the project result in  Definitions for Noise Acceptability Ratings				
			ked. ionally Acce	eptable
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability R NA - Not Applicable A - Generally 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				eptable
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability R NA - Not Applicable 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?				· 
Definitions for Noise Acceptability Ratings  Where indicated below, the appropriate Noise Acceptability R NA - Not Applicable A - Generally 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 D  b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the				· 
Definitions for Noise Acceptability Ratings  Where indicated below, the appropriate Noise Acceptability R  NA - Not Applicable A - Generally 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				
Definitions for Noise Acceptability Ratings  Where indicated below, the appropriate Noise Acceptability R NA - Not Applicable A - Generally 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		B - Conditi	ionally Acce	

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) The nearest airport to the Project site is the Corona Municipa 10.0 miles northwest of the Project site. The project site is not li within two miles of the public airport. Therefore, there would be	ocated with	in an airport	ed approxim land use pl	nately lan or
b) The proposed Project is located 10.0 miles from Corona I airport. There are no private airstrips located within two miles o would occur and no mitigation is required.	Municipal A f the Project	irport, which	n is a public dingly, no in	c-use npact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
31. Railroad Noise NA				
Source: Riverside County General Plan Figure C-1 "Cir Inspection	culation Pla	ın", GIS da	itabase, Oi	n-site
Findings of Fact:				
<u>Findings of Fact</u> : The Project site is not located in the vicinity be no impact.	of any railro	ads. Theref	ore, there v	vould
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
32. Highway Noise NA			$\boxtimes$	
Source: On-site Inspection, Project Application Materials				
Findings of Fact:				
The project is near Interstate 15, approximately located 800 feed from the interstate and the inclusion of natural barriers and landscaping, this impact is considered less than significant.				
Mitigation: No Mitigation measures are required.				
Monitoring: No monitoring measures are required.				
33. Other Noise  NA				
Source: Project Application Materials, GIS database				
Findings of Fact:				

	Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
No additional noise sources have been identified that would ex of noise. There would be no impact.	rpose the P	roject to a si	gnificant an	nount
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
34. Noise Effects on or by the Project  a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			$\boxtimes$	
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?			$\boxtimes$	

<u>Source</u>: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Tentative Tract Map No. 33688R-1 Traffic Impact Analysis, dated January 23, 2017; United States Department of Housing and Urban Development Site DNL Calculator; Project Application Materials

# Findings of Fact:

## Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

L<sub>EQ</sub> (**Equivalent Energy Noise Level**): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**CNEL (Community Noise Equivalent Level):** The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

L<sub>DN</sub> (**Day-Night Average Level**): The average equivalent A-weighted sound level during a 24- hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own.

The project is estimated to generate a total of 514 average daily trips with approximately 100 trips being distributed to Hunt Road and Trilogy Parkway and the remaining approximately 400 trips being distributed to Lawson Road and Temescal Canyon Road. Based on the existing approximately 1,800 trips on Hunt Road and Lawson Road each, existing noise levels are anticipated to be approximately 60 dBA CNEL. With the additional approximately 100 trips on Hunt Road and 400 trips on Lawson Road, noise would be anticipated to increase to 60.2 dBA CNEL and 60.8 dBA CNEL, respectively. Increases in other area roadways that currently accommodate larger amounts of traffic (i.e. Trilogy Parkway and Temescal Canyon Road) would result in a lower increase in ambient levels of noise since the same level of traffic added to these roads represents a lower proportion of the existing traffic and resulting noise levels. Since the increase in ambient noise would be below the typical accepted threshold of 3 dBA to be barely perceptible, the impact to ambient noise levels would be less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Operationally, the project will result in noise sources typical of residential uses such as landscaping activities. These activities are common in the project area do not represent a substantial increase in periodic noise in the project vicinity. Periodic operational noise increase will be less than significant.

The project will result in temporary construction-related noise increases to on-site ground disturbing and construction activities. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. However, construction is exempt from Ordinance 847 as long as it is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May (Sec 2.i.1,2). Project construction will comply with Ordinance 847. Noise levels associated with the various construction phases could reach

Potentiall	Less than	Less	No
Significan	Significant	Than	Impact
Impact	with	Significant	•
·	Mitigation	Impact	
	Incorporated	•	

95 dBA to 50 feet. Temporary construction-related noise impacts will be less than significant with the implementation of existing regulations.

- c) Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 dBA CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design. As noted previously, the existing and proposed noise levels from traffic generated by the project is not anticipated to exceed 65 dBA CNEL to existing sensitive residential areas along Hunt Road and Lawson Road. Other operational noise is not anticipated to substantially increase noise in the surrounding area. Also as noted previously, temporary noise impacts from construction are exempt from noise standards provided it occurs within the limited hours. Therefore, the project is not anticipated to expose people to noise levels in excess of standards established in the local general plan and impacts would be less than significant.
- d) Vibration is the movement of mass over time. It is described in terms of frequency and amplitude, and unlike sound there is no standard way of measuring and reporting amplitude. Groundborne vibration can be described in terms of displacement, velocity, or acceleration. Each of these measures can be further described in terms of frequency and amplitude. Displacement is the easiest descriptor to understand; it is simply the distance that a vibrating point moves from its static position. The velocity describes the instantaneous speed of the movement and acceleration is the instantaneous rate of change of the speed.

Although displacement is fundamentally easier to understand than velocity or acceleration, it is rarely used for describing groundborne vibration, for the following reasons: 1) human response to groundborne vibration correlates more accurately with velocity or acceleration; 2) the effect on buildings and sensitive equipment is more accurately described using velocity or acceleration; and, 3) most transducers used in the measurement of groundborne vibration actually measure either velocity or acceleration. For this study velocity is the fundamental measure used to evaluate the effects of groundborne vibration.

Common sources of vibration within communities include construction activities and railroads. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Vibration with high enough amplitudes can also damage structures (such as crack plaster or destroy windows). Structural damage is generally only of concern where large construction equipment is necessary to complete a development project (e.g. large bulldozers, vibratory pile drivers), where blasting is required, or where very old buildings are involved (e.g. ancient ruins). Groundborne vibration generated by construction projects is generally highest during pile driving or rock blasting. Next to pile driving, grading activity has some potential for structural vibration impacts if large bulldozers, large trucks, or other heavy equipment are used where very old structures are present. Construction of the project does not require rock blasting or pile driving. Grading activities will require use of heavy construction equipment.

Operation of the proposed project does not include uses that cause vibration. Furthermore, the project does not require pile driving or blasting to complete, there are no ancient structures in the project vicinity,

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

and no research medical facilities in the vicinity that could be using sensitive medical or scientific equipment. Potential impacts related to temporary construction activities is discussed below.

The most vibration-causing piece of equipment that will likely be used onsite as part of the proposed project is a vibratory roller. This machine can cause vibration levels of up to 0.021 PPV at 100 feet. The closest sensitive receptor is located an average of 350 feet from the center of the project site that would generate an average level of 0.007 PPV. Continuous vibration is perceptible at 0.01 PPV; therefore this level of vibration will not be readily perceptible to area residents. Furthermore, this level of vibration will not exceed the continuous threshold of 0.30 PPV that could damage older residential structures. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project			
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			$\boxtimes$
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?			
c) Displace substantial numbers of people, neces- sitating the construction of replacement housing elsewhere?			$\boxtimes$
d) Affect a County Redevelopment Project Area?			$\overline{\boxtimes}$
e) Cumulatively exceed official regional or local population projections?			
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?		$\boxtimes$	

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

## Findings of Fact:

- a) The project site currently contains an existing dwelling that will be removed, but the project proposes the creation of 54 single family residential lots. Therefore, the project will not displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere., and there is no impact.
- b) The proposed project proposed the creation of 54 residential lots, and therefore is providing housing. The proposed project is not displacing affordable housing and is not anticipated to create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, this 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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- c) The project site currently contains one existing dwelling that will be removed. Therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- d) The proposed project site is not within a County Redevelopment Project Area; therefore, there is no impact.
- e) The proposed project will create proposed dwellings for approximately 157 persons. The projected population of the Rural Community Foundation component within the Temescal Canyon Area Plan, as depicted in Table 2 "Statistical Summary", is 3,572 persons. Overall, the estimated population at build out of the General Plan is 53,980. These statistics reflect the midpoint for the theoretical range of build-out projections. Therefore, the proposed project's dwellings is not anticipated to substantially cumulatively exceed official regional or local population projections. Therefore, this impact is considered less than significant.
- The implementation of the proposed project would not induce substantial population growth in the area, either directly or indirectly, beyond the growth anticipated by the County General Plan. The project site is currently served by electrical and telephone services, and water is available to the property by Temescal Valley Water District. Therefore, the impact is considered less than significant,

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. **Fire Services** 

Source: Riverside County General Plan Safety Element

Findings of Fact: The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by Sycamore Creek Station (Station No. 64), located approximately 4.7 miles southeast of the Project site at 25310 Campbell Ranch Road Corona CA, 92883. Thus, the Project site is adequately served by fire protection services under existing conditions.

Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
equipment, to offset the incremental increase in the demand created by the Project.	for fire prote	ection servic	es that wou	uld be
Based on the foregoing analysis, implementation of the Proj physically altered fire protection facilities, and would not exc times for fire protections services. Therefore, there would be	eed applicab	ile service ra	atios or resp	
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
37. Sheriff Services				
Source: Riverside County General Plan				
area via the Lake Elsinore Sheriff's Station located approxim site at 333 Limited Avenue, Lake Elsinore, CA 92530. The protection services would not be significant on a direct or curnot create the need to construct a new Sheriff station or physically would be required to comply with the provisions of the Count requires a fee payment to assist the County in providing for services. Payment of the DIF fee would ensure that the provision of police protection services. Therefore, there would Mitigation:  Monitoring: No mitigation measures are required.  Monitoring: No monitoring measures are required.	e proposed mulative bas ically alter ary's DIF Ordin bublic service Project provi	Project's de is because to existing state ance (Ordinales, including des fair sha	emand on state the Project value of the Project value of the Project of the Proje	sheriff would roject which ection
38. Schools		П	$\square$	
Source: Corona-Norco Unified School District corresponder	nce GIS data	—— ibase		
Findings of Fact: The project will not physically alter existing new or physically altered facilities. The proposed project is School District. This project has been conditioned to comply to mitigate the potential effects to school services (COA condition of approval and pursuant to CEQA is not considered less than significant.	ng facilities o located with with School N 80.PLANNIN	r result in th in the Coro litigation Im G. 11). Th	na-Norco U pact fees in is is a sta	nified order ndard
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
39. Libraries				
Source: Riverside County General Plan				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Findings of Fact: The proposed project will not create a si services. The project will not require the provision of new or The project will not physically alter existing facilities or result altered facilities. This project shall comply with County Ord effects to library services. This is a standard requirement a pursuant to CEQA. Therefore, the impact is considered less to	altered gove in the consinance No. and is not o	ernment facil struction of n 659 to mitiga considered u	ities at this ew or phys ate the pot	time. sically ential
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
40. Health Services			$\boxtimes$	
Source: Riverside County General Plan				
Findings of Fact: The proposed project is for 54 single-farepresents an insignificant increase to the area and will not reservices such as libraries or hospitals. The proposed resident increase the demand of such services. A less than significant <a href="Mitigation">Mitigation</a> : No mitigation measures are required.  Monitoring: No monitoring measures are required.	quire expan ial developn	sion of any onent would n	ther public	
A1. Parks and Recreation  a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	. 🗆			
Source: GIS database, Ord. No. 460, Section 10.35 (Regular Recreation Fees and Dedications), Ord. No. 659 (Establishi Open Space Department Review  Findings of Fact:	_			
a) The proposed project does include an approximatel western boundary. The proposed 54 single-family home develout would not significantly increase use of existing recreation subject to park fees to support existing and future public recreations.	lopment pro onal facilitie	oject will utiliz s. Additional	e public fac ly, the proj	cilities ect is

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EA No. 42722

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impac
659 to offset any incremental impacts created by the proposed aless than significant impact is anticipated and no mitigate.  b) The proposed project may include the use of expreceditional facilities, however the physical deteriorate anticipated to be substantial or greatly accelerated. pursuant to Ordinance No. 659 and potential Quimby fee additional recreational facilities and maintenance. The mitigation pursuant to CEQA. Therefore, the impact is completely executed agreement with Agency or other entity acceptable to the Planning Director County that the land divider has provided for the payment of land The proposed project has been conditioned prior to be the Riverside County Planning Department that the payment of land for park use in accordance with Section 10.35 of Costandard requirements, and therefore not considered impact is considered less than significant.	ation measures and isting neighborhood ion of the facilitic The payment of the payment of the payment of feed onsidered less that the Riverside County of the recordation to so the parks and recording final inspectation of parks and recording final inspectation of parks and recording for the parks and recording final inspectation of parks and recording final inspectation.	reational factore needed.  od or region es which modern by proving a contract by proving an significant parks and Rubmit to the county Economates to the station fees an ection fees an ection fees to has taken proving the county fees and taken proving the county fees to the staken proving the county fees and taken proving the county fees the county	al parks or hay occur is ent Impact ding for function Discrete the county Plamic Develops at is faction of dedicate and/or dedicate. Thes	other s not Fees ds for nique strict. Inning oment of the cion of ion to cation e are
Mitigation: No mitigation measures are required.  Monitoring: No monitoring measures are required.				
42. Recreational Trails				$\boxtimes$
Source: Riv. Co. 800-Scale Equestrian Trail Maps, Op County trail alignments  Findings of Fact: There are no County Designated Recre				
site. Therefore, there is no impact.				
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 pestablishing a measure of effectiveness for the perform of the circulation system, taking into account all modern transportation, including mass transit and non-moteravel and relevant components of the circulation system including but not limited to intersections, streets, high and freeways, pedestrian and bicycle paths, and transit?	ance es of rized stem, ways			

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				$\boxtimes$
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				$\boxtimes$
f) Cause an effect upon, or a need for new or altered maintenance of roads?			$\boxtimes$	
g) Cause an effect upon circulation during the project's construction?			$\boxtimes$	
h) Result in inadequate emergency access or access to nearby uses?			$\boxtimes$	
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?				

<u>Source</u>: Riverside County General Plan, Riverside County Department of Transportation, Tentative Tract Map No. 33688R-1 Traffic Impact Analysis, dated January 23, 2017

# Findings of Fact:

- a) The proposed project will increase vehicular traffic. However, the Transportation Department has reviewed the traffic study submitted for the project. They determined that it is possible to achieve adequate levels of service for intersections within the project site and that the proposed project is consistent with the General Plan Circulation Element with the typical required improvements along the project frontage and at the intersection of Hunt Road and Lawson Road. With these improvements incorporated into the project, the project will not cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system. Therefore, the impact is considered less than significant.
- b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. The nearest identified CMP facility to the Project site is Interstate 15, which is located in the vicinity of the Project site. However, due to the relatively limited scope of the proposed Project, it is unlikely that a conflict would arise with the CMP, 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. Therefore, the project would have a less than significant impact.
- c) The proposed project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

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

- d) The proposed project will not change or alter waterborne, rail, or air traffic. Therefore, there is no impact.
- e) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- f) The proposed project will cause a need for new or altered maintenance of roads with the additional onsite and frontage improvements proposed. However, the project has been conditioned to provide for all street improvements, street improvement plans and/or road dedication in accordance with Ordinance 460. The project has been conditioned to prepare improvement plans, which extend 300 feet beyond the project boundaries, for the required improvements. The scope of these improvements is in accordance with existing standards and the surrounding improvements for the street. Therefore, the project would no require substantially altered maintenance of roads and impacts would be considered less than significant.
- g) During Project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial with implementation of standard requirements for submittal of a temporary traffic control plan which is subject to review and approval by the Transportation Department based on applicable requirements of the California Manual on Uniform Traffic Control Devises to ensure traffic will not be unduly impacted during construction. Therefore, the impact is considered less than significant.
- h) The proposed project is not anticipated to result in inadequate emergency access or access to nearby uses. The project has been conditioned to make road improvements that will allow for access to the site and would not affect emergency access for existing developed properties. Therefore, this impact is considered less than significant.
- i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Although the project does not specifically propose any bus turnouts, bicycle trails, or similar alternative transportation features; no such features were requested from RTA nor are any trails designated within or adjacent to the project site in the General Plan to require such features to connect with existing and planned alternative transportation networks. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

		·		
44.	Bike Trails			

Source: Riverside County General Plan

<u>Findings of Fact</u>: There are no County Designated bike trails within or adjacent to the project site. Therefore, there is no impact

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required				
UTILITY AND SERVICE SYSTEMS Would the project				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				
Source: Department of Environmental Health Review				
Findings of Fact:				
serve the proposed project pending final engineering for co located in Lawson Road and payment of applicable connection facilities required by the cumulative effects of the project and supplicable environmental standards. Impacts are considered be applicable environmental standards. Impacts are considered less to located in Lawson Road and payment environmental standards. Impacts are considered less to located in Lawson Road and payment environmental environmental standards. Impacts are considered less to located in Lawson Road and payment environmental environmental environmental standards. Impacts are considered less to located in Lawson Road environmental	on fees. Ar surrounding ess than sig stablishmer e project ha District) ind y through the n for their se	ny future con projects will inificant. Int and is currous as provided Valicating that the Western lervice area a	struction of have to me rently serve will-Serve leadequate Municipal V	f new eet all ed by etters water Vater
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?			$\boxtimes$	
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				
Page 50 of 56		F.	No. 4271	20

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Department of Environmental Health Review				
Findings of Fact:				
a) The project will not require or result in the construction of project has provided Will-Serve letters from Lee Lake W District) indicating that adequate sewer capacity through proposed project pending final engineering for connection Road and payment of applicable connection fees. The provided and payment facility or expansion to an existing considered less than significant.	ater District ( existing faciliti to existing se roject will not	now Temeso es are in pla ewer lines loo result in the	al Valley Vace to serveated in La need for a	Vater e the wson new
b) The project will not require a determination from a war processing capacity is available. The project has provide District (now Temescal Valley Water District) indicating that facilities are in place to serve the proposed project pending sewer lines located in Lawson Road and payment of a considered less than significant.	ed Will-Serve t adequate se final engineer	letters from l wer capacity ring for conne	Lee Lake Vection to ex	Vater isting isting
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
47. Solid Waste <ul> <li>a) Is the project served by a landfill with sufficie permitted capacity to accommodate the project's solid was disposal needs?</li> </ul>				
b) Does the project comply with federal, state, ar local statutes and regulations related to solid waste including the CIWMP (County Integrated Waste Management Plan)?	es $\square$			
Source: Riverside County General Plan, Riversid correspondence	e County W	/aste Mana	gement D	istrict
Findings of Fact:				
a) Construction and operation of the proposed Project working requiring disposal at a landfill. The Riverside County Wasterlandfills that serve Riverside County residents. During the first 31), waste collected from unincorporated portions of western of four facilities: Badlands Landfill, Blythe Landfill, El Sobrat to the Project's location, it is anticipated that solid waste geoperation would be disposed of at Badlands Landfill, El Sobrat These landfills have a permitted daily disposal capacity of Therefore, the proposed Project would be served by landfills.	Management st quarter of 20 n Riverside Co nte Landfill, an enerated durin rante Landfill, a between 3,00	Department To January	operates s 1 through N sposed of a yon Landfill on and long Canyon La 54 tons per	ix (6) March It one Due term ndfill.

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

the Project's solid waste needs during both construction and long-term operation, and there will be a less than significant impact.

b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP)(adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991, the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. The implementation of these requirements would reduce the amount of solid waste generated by the Project, which in turn would aid in the extension of the life of affected disposal sites. As such, the Project would comply with mandates of applicable solid waste statutes and regulations and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

# Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects? a) Electricity? b) Natural gas? c) Communications systems? d) Storm water drainage? e) Street lighting? f) Maintenance of public facilities, including roads? g) Other governmental services?

#### Source:

## 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

		<del></del>	
Potentially	Less than	Less	No
Significant	Significant	Than	Impact
Impact	with	Significant	•
·	Mitigation	Impact	
	Incorporated	•	

systems (telephone/cable), storm water drainage facilities, and street lighting. 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 Verizon. Although TR33688R1 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 industrial uses to the west and south 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 environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of electrical, natural gas, and communication systems to serve the project are not anticipated to have any significant impacts that would require mitigation. 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.

# 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 throughout this environmental assessment. Any impacts due to construction of street lights 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 environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of storm drain facilities to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

## Public Facilities Maintenance

There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. These activities would be limited in their scope in terms of vehicle trips, equipment utilized, and any indirect impacts that any impacts could not be determined to be significant. 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Monitoring: No monitoring measures are required.				
49. Energy Conservation  a) Would the project conflict with any adopted energy conservation plans?			<u> </u>	
Source:				
Findings of Fact:				
Findings of Fact: Project implementation would result in the existing, undeveloped condition to 54 single-family residenting increase the site's demand for energy. Specifically, the proposof energy for space and water heating, air conditioning, light equipment and appliances.	al units. Th sed Project	is land use would increa	transition vase consum	would option
Planning efforts by energy resource providers take into account term availability of energy resources necessary to service are would develop the site in a manner consistent with the County's the property; thus, energy demands associated with the proporting planning by energy purveyors and can be accommod implementation is not anticipated to result in the need for the energy generation facilities, the construction of which could can	nticipated g s General F sed Project lated as th le construct	rowth. The p Plan land use are address ey occur. Th tion or expar	roposed P designatio ed through nerefore, P nsion of ex	roject ns for long- roject isting
Furthermore, the State of California regulates energy consump of Regulations. The Title 24 Building Energy Efficiency Standard apply to energy consumed for heating, cooling, ventilation, water and non-residential buildings. Adherence to these efficiency feasible" reduction in unnecessary energy consumption. As such proposed Project would not conflict with applicable energy colless than significant.	dards were er heating, a standards ch, the deve	developed I and lighting in would result elopment and	by the CEC new resid in a "max loperation	and ential imum of the
Mitigation: No mitigation measures are required.				
Monitoring: No monitoring measures are required.				
MANDATORY FINDINGS OF SIGNIFICANCE  50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Source: Staff review, Project Application Materials				
Findings of Fact: As indicated in the discussion and analy Cultural Resources (Section 8), Archaeological Resources (Section 10), implementation of the proposed project would not environment, substantially reduce the habitat of fish or wildlif lations to drop below self-sustaining levels, threaten to eliminate the number or restrict the range of a rare or endangered examples of the major periods of California history or prehistors.	ection 9), an ot substantia e species, o te a plant or plant or an	d Paleontolo illy degrade to cause a fish animal commi imal, or elim	gical Reso he quality or wildlife   nunity, or re ninate imp	urces of the popu- educe ortant
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)?			$\boxtimes$	
Source: Staff review, Project Application Materials				
Findings of Fact: There are no other cumulatively considerable Project that are not already evaluated and disclosed throug particular regarding air quality and greenhouse gas emission consider cumulative impacts as well as hydrology and traffic currently planned development of the area and the specific rethe overall area in a cumulative manner.	hout this er ons that have impacts th	nvironmental ve establishe at consider t	assessme d threshol he existing	ent, in lds to g and
<b>52.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			$\boxtimes$	
Source: Staff review, project application				
Findings of Fact: The Project's potential to result in substantibeen evaluated throughout this environmental assessment. It that could result in substantial adverse effects on human be	There are no	component	s of this p	roject

<u>Findings of Fact</u>: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur., in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

# VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

Potentially Significant Impact		Less Than Significant Impact	No Impact
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Location Where Earlier Analyses, if used, are available for review:

Location:

County of Riverside Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92505

# VII. AUTHORITIES CITED

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.

Revised: 3/22/2017 10:38 AM

TRACT MAP Tract #: TR33688R1 Parcel: 283-250-004

## 10. GENERAL CONDITIONS

EVERY DEPARTMENT

### 10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a Schedule "A" subdivision of 48.6 acres to be subdivided into 54 single-family residential lots. The map proposes to revise TR33688, a Schedule 'A' subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 square feet, previously approved on September 1, 2009, by adding an additional 5.8 acre area to the south, adding five (5) single family residential lots for a total of 54 residential lots, eliminating the western extension of "A" Street to Trilogy Parkway and provide an access easement to Hunt Road.

The overall project will now encompass 48.6 acres to be subdivided into 54 single family residential lots with a minimum lot size of 12,000 square feet. The project will also include one (1) Water Quality Basin lot, one (1) 0.7 acre Park lot, one (1) 220 square foot entry landscaped lot, and three (3) open space lots totaling 18.2 acres.

# 10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense,

Parcel: 283-250-004

TRACT MAP Tract #: TR33688R1

10. GENERAL CONDITIONS

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

RECOMMND

the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

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

10 EVERY. 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.

10 EVERY. 5 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 33688 Revision No. 1 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 33688 Revision No. 1, dated 3/25/15.

APPROVED EXHIBIT L = Tentative Tract Map No. 33688 Revision No. 1, Exhibit L, sheets 1-7, dated 3/25/15.

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

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.

Parcel: 283-250-004

TRACT MAP Tract #: TR33688R1

10. GENERAL CONDITIONS

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

RECOMMND

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

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

RECOMMND

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

10.BS GRADE. 6 MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities)

TRACT MAP Tract #: TR33688R1

Parcel: 283-250-004

## 10. GENERAL CONDITIONS

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

RECOMMND

shall be in place at the end of each working day.

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

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT

RECOMMND

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

10.BS GRADE. 8 MAP - DUST CONTROL

RECOMMND

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

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

RECOMMND

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

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE

RECOMMND

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

03/21/17 09:46

# Riverside County LMS CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR33688R1

Parcel: 283-250-004

#### 10. GENERAL CONDITIONS

10.BS GRADE. 12 MAP - DRNAGE & TERRACING

RECOMMND

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS

RECOMMND

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

10.BS GRADE. 19 MAP - RETAINING WALLS

RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10 BS GRADE. 23 MAP - MANUFACTURED SLOPES

RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10 BS GRADE. 24 MAP - FINISH GRADE

RECOMMND

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

#### E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP- WATER/SEWER

INEFFECT

The Department of Environmental Health has reviewed the application for Tract 33688R1 offers the following:

Our conditions of approval dated 12 Sept 2014 are still current where applicable.

Each lot at time of Building Issuanace will be required to pay a sewer verification fee.

Parcel: 283-250-004

TRACT MAP Tract #: TR33688R1

10. GENERAL CONDITIONS

EPD DEPARTMENT

10.EPD. 1 - MSHCP UWIG

RECOMMND

The project shall comply with the Western Riverside Multiple-Species Habitat Conservation Plan (MSHCP) Sections 6.1.4 Urban/Wildlands Interface Guidelines (UWIG) and 7.5.3 Construction Guidelines. Areas of compliance include, but are not limited to:

- 1. All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64.
- 2. All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions.
- 3. Night lighting shall be directed away from the MSHCP Conservation Area(s) and/or PQP Lands. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area(s) and/or PQP Lands do not increase.

FIRE DEPARTMENT

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

RECOMMND

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

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

RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI.

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

TRACT MAP Tract #: TR33688R1

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#### 10. GENERAL CONDITIONS

10.FIRE. 3

MAP - BRIDGE

RECOMMND

The bridge shall be constructed and maintained in accordance with AASHTO-HB-17

Vehicle load limits shall be posted at both entrances to bridge

#### FLOOD RI DEPARTMENT

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

RECOMMND

FLOOD HAZARD REPORT (REVISED 4/9/15) Tract Map No. 33688, Revised Map No. 1, Amended No. 1, is a request to subdivide an approximately 48.6-acre site for single family residential use within a private gated community. A park lot, several open spaces and a water quality/detention basin are included in this request. site is located west of Interstate 15 in the Temescal Canyon area on the north side of Lawson Road east of Knabe Road. The revised map eliminates extending "A" Street to connect to Trilogy Parkway but adds "E" Street to connect "A" Street to Hunt Road. The Conditions of Approval for Tract 33688 were approved by the Board of Supervisors on 09/01/2009.

The site lies on a ridge with a large watercourse running northeasterly along the northern boundary with a smaller watercourse running on the northerly side adjacent to Lawson Road. Both watercourses flow to a culvert which conveys flows under the I-15 freeway and downstream to Temescal Wash. The smaller watercourse, with a Q100 of about 300 cfs, conveys flows under a bridge at "A" Street. The building pads are located on higher ground and considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause damage. Any grading should perpetuate the existing drainage patterns of the area and new construction should comply with all applicable ordinances.

A majority of the develop site is designed to drain to a water quality basin located on the northerly side of "A" Street between Lot 54 and Lawson Road. The location of this basin is different than previous submittals. The preliminary basin design when this project was originally approved was acceptable to the District. However, the water quality requirements issued by the Regional Water Quality Control Board (RWQCB) have changed since that time.

Parcel: 283-250-004

TRACT MAP Tract #: TR33688R1

#### 10. GENERAL CONDITIONS

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

RECOMMND

No revised preliminary Water Quality Management Plan (WQMP) or supporting calculations were submitted to the District to verify that the basin proposed with this submittal has the equivalent volume. Some modifications to the basin may be necessary during final engineering. During final engineering, this project, including the basin, will be required to meet the current MS4 permit requirements of the RWQCB.

The development of this site would increase peak flow rates on downstream properties. The basin is intended to provide mitigation for both increased runoff and water quality. There are no District maintained facilities proposed with this subdivision request but the District's standard 'Increase Runoff Criteria' is provided as a reference to the engineer and plan checker. The WQMP and any drainage related issues, including maintenance responsibilities, will be reviewed and approved by the Transportation Department.

#### 10 FLOOD RI. 2 MAP INCREASED RUNOFF

RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

## 10.FLOOD RI. 3 MAP INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to

TRACT MAP Tract # TR33688R1

Parcel: 283-250-004

#### 10. GENERAL CONDITIONS

10.FLOOD RI. 3 MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

- 1. Undeveloped Condition --> LOW LOSS = 90%
- 2. Developed Condition --> LOW LOSS = .9 -(.8x%IMPERVIOUS)
- 3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site

TRACT MAP Tract #: TR33688R1

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#### 10. GENERAL CONDITIONS

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

constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

#### PARKS DEPARTMENT

10. PARKS. 1 MAP - TRAIL DEVELOPMENT

RECOMMND

The applicant shall provide a Community Trail alignment on the tract map and in the street sections with a 14 foot easement and 8 foot decomposed granite trail outside of the right-of-way for Lawson Road. Please see PARKS-4001 detail at

http://www.rivcoparks.org/wp-content/custom\_images/trails/T ails\_Crossection\_Exhibit\_C8.pdf. If you have any questions, please contact H. P. Kang at 951-955-6998 or email at hpkang@rivcoparks.org.

#### PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE

RECOMMND

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

10.PLANNING. 2 MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoing 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

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# Riverside County LMS CONDITIONS OF APPROVAL

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### 10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - FEES FOR REVIEW (cont.)

RECOMMND

indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 4 MAP - TRAIL MAINTENANCE

RECOMMND

The land divider, or the land divider's successor-ininterest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

10 PLANNING. 6 MAP - NO OFFSITE SIGNAGE

RECOMMND

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

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for lots 1-34 and 37-54 of the subdivision as shown on the TENTATIVE MAP are as follows:

- a. Lots created by this map shall conform to the design standards of the R-1-12,000 zone.
- b. The front yard setback is ten (20) feet.
- c. The side yard setback is shall not be less than ten (10%) percent of the width of the lot, but not less than three (3) feet in width in any event and need not exceed a width of five (5) feet.
- d. The street side yard setback is ten (10) feet.
- e. The rear yard setback is ten (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 sixty (60) feet.
- g. The maximum height of any building is forty (40) feet.
- h. The maximum height of a communication tower and/or broadcasting antenna is forty (40) feet.
- i. The minimum parcel size is 12,000 square feet.
- j. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet

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#### 10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - RES. DESIGN STANDARDS (cont.)

RECOMMND

of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

The design standards for lots 35-36 of the subdivision as shown on the TENTATIV EMAP are as follows:

- a. Lots created by this map shall conform to the design standards of the  $R-A-2\ 1/2\ zone$
- b. The front yard setback is 20 feet.
- c. The minimum average width of each lot is 100 feet.
- d. The maximum height of any building is 40 feet.
- e. The minimum parcel size is 2.5 acres.

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

#### 10 PLANNING. 9 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

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#### 10. GENERAL CONDITIONS

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

RECOMMND

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

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

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

### 10.PLANNING. 11 MAP - REQUIRED MINOR PLANS

RECOMMND

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

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

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# 10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - REQUIRED MINOR PLANS (cont.)

RECOMMND

- 5. Each phase shall have a separate wall and fencing plan.
- 6. Entry monument and gate entry plan.

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

10.PLANNING, 12 MAP - DESIGN GUIDELINES

RECOMMND

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

10.PLANNING. 13 MAP- OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10. PLANNING. 14 MAP - SUBMIT BUILDING PLANS

RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Se tion 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. 16 MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines °15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) °5097.98. In the

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10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

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. 17 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 it sacred or cultural importance.
- a) All ground disturbance activities within 100 feet of the

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#### 10. GENERAL CONDITIONS

## 10.PLANNING. 17 MAP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

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. 18 MAP - PDA04910R1 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 4910 submitted for this project (TR33688r1) was prepared by Barbara Loren-Webb of L and L Environmental and is entitled: "Phase I Cultural Resources Assessment: Walecki Project, TR33688r1, County of Riverside, CA" dated April 20, 2015. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant April 28, 2015.

Revised County Archaeological Report (PDA) No. 4910r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated May 8, 2015. This report was received on June 22, 2015 and accepted by the County Archaeologist on the same day.

PDA 4910rl concludes: Although the two recorded sites on the property have been evaluated as non-significant, there is a high potential for additional historic and/or prehistoric resources to be present subsurface.

PDA 4910rl recommends: That an archaeological and Native American monitor be present during all ground disturbing activities associated with this project.

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#### 10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - PDA04910R1 ACCEPTED (cont.)

RECOMMND

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

10.PLANNING. 19 MAP - GEO0 2428

RECOMMND

County Geologic Report GEO No. 2428, submitted for this project (TR33688R1) was prepared by Leighton and Associates, Inc. and is entitled: "Supplemental Fault Evaluation, Tract 33688, APN 283-250-004, Riverside County, California, GEO 1585" dated February 27, 2015. In addition, Leighton and Associates, Inc. submitted the following:

"Response to Comments, County Geologic Report No, 2428, Tract Map 33688, Parcel 283-140-010, Riverside County, California", dated May 13, 2015 and "Response to Comments #2, County Geologic Report No, 2428, Tract Map 33688, Parcel 283-140-010, Riverside County, California", dated June 29, 2015.

These documents are herein incorporated in GEO02428

#### GEO02428 concluded:

- 1.Active faults are present within the western portion of Parcel 283-140-010.
- 2.Structures for human occupancy should not be located within the designated set back zone.
- 3.Utilities required to cross the fault should be designed to accommodate future ground rupture and displacement. GEO02428 recommendations:
- 1.Proposed development and utilities should anticipate the potential for strong to severe ground shaking and possible ground displacement.
- 2.Where possible avoid crossing the faults zones and/or provide mitigative measures in the ultimate design.
  GEO No. 2428 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2428 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.

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10. GENERAL CONDITIONS

10.PLANNING. 20 MAP - SINGLE STORY LOTS 38-54

RECOMMND

On the northerly boundary of the TENTATIVE MAP, Lots 38-54, there shall be a minimum of three (3) lots with a single story product type.

TRANS DEPARTMENT

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

RECOMMND

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

10 TRANS. 2 MAP - COUNTY WEB SITE

RECOMMND

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

10.TRANS. 3 MAP - DRAINAGE 1

RECOMMND

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

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#### 10. GENERAL CONDITIONS

10.TRANS. 4

MAP - DRAINAGE 2

RECOMMND

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

10 TRANS. 5

MAP - OFF-SITE PHASE

RECOMMND

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

10.TRANS. 6

MAP - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

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

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

1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

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#### 10. GENERAL CONDITIONS

10.TRANS. 6 MAP - LC LANDSCAPE REQUIREMENT (cont.) RECOMMND

- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

#### 10 TRANS. 7 MAP - SUBMIT FINAL WOMP

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed quidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

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

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

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10. GENERAL CONDITIONS

10.TRANS. 8 MAP - WQMP ESTABL MAIN ENTITY

RECOMMND

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

10.TRANS. 9 MAP - BMP MAINT AND INSPECTION

RECOMMND

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

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

10.TRANS. 10 MAP - 100YR SUMP OUTLET

RECOMMND

Drainage facilities that outlet under sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided. TRACT MAP Tract #: TR33688R1 Parcel: 283-250-004

### 10. GENERAL CONDITIONS

10.TRANS. 11 MAP - PERP DRAINAGE PATTERNS

RECOMMND

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The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points, and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the Transportation Department for review.

10 TRANS. 12 MAP - OWNER MAINT NOTICE

RECOMMND

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

10.TRANS. 13 MAP - INCREASED RUNOFF

RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed drainage facilities in the site design. Although final design of the drainage facilities will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general configuration and location of the proposed drainage facilities are sufficient to mitigate the impacts of the development.

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

#### 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

TRACT MAP Tract #: TR33688R1

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### 20. PRIOR TO A CERTAIN DATE

20. PLANNING. 2 MAP - EXPIRATION DATE (cont.)

RECOMMND

originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

#### 40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40. PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

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

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

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

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

RECOMMND

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of

TRACT MAP Tract #: TR33688R1

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40. PRIOR TO PHASING (UNITIZATION)

40.PLANNING. 3 MAP - LOT ACCESS/UNIT PLANS (cont.)

RECOMMND

approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 1 MAP - MONEY

NOTAPPLY

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

EPD DEPARTMENT

50.EPD. 1 MAP - ECS PREP

RECOMMND

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

50 EPD. 2 MAP - MSHCP ECS REQUIREMENT

RECOMMND

Prior to map recordation the State and Federal Jurisdictional Waters (i.e., Riverine/Riparian habitat) shown on tentative tract map TR33688, amended no. 2, dated 6/4/07 will be labeled as the "MSHCP Riverine/Riparian Area" on the Environmental Constraints Sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Riverside County Planning Department, Environmental Programs Division (EPD).

ECS map must be stamped by the Riverside County Surveyor with the following notes marked (X) below:

- [X] "All drainages shall be kept clear of toxins and ensure that the quantity and quality of runoff discharged from the site are not adversely altered from existing conditions."
- [X] "All landscaping shall conform to the MSHCP, Section 6 in Table 6.2. on pages 6-44 through 6-64."
- [X] "County Biological Report(s) No. PDB04251 thru -54 were prepared for this property by L&L Environmental, Inc. and are on file at the County of Riverside Planning Department,

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50. PRIOR TO MAP RECORDATION

50.EPD. 2 MAP - MSHCP ECS REQUIREMENT (cont.)

RECOMMND

Environmental Programs Division."

[X] "No permits allowing any grading, construction, or surface alterations shall be issued which affect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Riverside County Planning Department, Environmental Programs Division. This constraint affects lots/areas as shown on the Environmental Constraints Sheet."

[X] "The Riverine/Riparian Area will be required to be dedicated to a Home Owners Association (HOA) or entity approved by EPD."

50.EPD. 3 MAP - LIGHTING PLAN

RECOMMND

Prior to recordation of a final map or building permit issuance which ever comes first, a lighting plan shall be submitted to the Riverside County Planning Department Environmental Programs Division (EPD) for review and approval. Night lighting shall be directed away from the MSHCP Conservation Area, Open Space Area and/or Public/Quasi-Public (PQP) lands. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area and/or PQP lands does not increase. These requirements shall be incorporated into the lighting improvement plan submitted to the Transportation Department.

FIRE DEPARTMENT

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

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787

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

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2 MAP-#43-ECS-ROOFING MATERIAL (cont.)

RECOMMND

Building Code.

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

RECOMMND

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

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

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

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2013 CFC, and will have a vertical clearance of 13'6". Access will be designed to withstand the weight of 75 thousand pounds. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

\* To include access to parcels 283-250-021 & 283-250-020 & lot 55 & 56

50 FIRE. 5 MAP-#67-ECS-GATE ENTRANCES

RECOMMND

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

50 FIRE. 6 MAP-#88-ECS-AUTO/MAN GATES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic

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#### 50. PRIOR TO MAP RECORDATION

50.FIRE. 6

MAP-#88-ECS-AUTO/MAN GATES (cont.)

RECOMMND

minimum 22 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50 FIRE. 7

MAP-#004-ECS-FUEL MODIFICATION

RECOMMND

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

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

50.FIRE. 8

MAP-#46-WATER PLANS

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 9 MAP-#53-ECS-WTR PRIOR/COMBUS

RECOMMND

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

50 FIRE. 10 MAP-#47-SECONDARY ACCESS

RECOMMND

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

\*Road width for private road "E Street" to be a minimum 32' Per ORD 460

50.FIRE. 11

MAP- BRIDGE

RECOMMND

ECS Note:

The Bridge shall be constructed and maintained in accordance with AASHTO-HB-17. Bridge shall be designed for a live load of 75,000 lbs.

Vehicle load limits shall be posted at both entrances and

shall be maintained

PARKS DEPARTMENT

50. PARKS. 1 MAP - OFFER OF DEDICATION

RECOMMND

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

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#### 50. PRIOR TO MAP RECORDATION

#### PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 2 MAP - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 12,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-12,000 zone, and with the Riverside County General Plan (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 40 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.

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#### 50. PRIOR TO MAP RECORDATION

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

RECOMMND

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The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Riverside County Economic Development Agency or other entity acceptable to the Planning Director, which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460

50.PLANNING. 12 MAP - ECS SHALL BE PREPARED

RECOMMND

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

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH

RECOMMND

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

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

50.PLANNING. 28 MAP - FEE BALANCE

RECOMMND

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

50 PLANNING. 31 MAP - CC&R RES HOA 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,

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

or have been, submitted to the Office of the County Counsel for review and approval, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

- 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
- 2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
- 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
- 4. A deposit equaling three (3) hours of the of the current hourly fee for Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel review and approval.

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

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

The property owners' association established herein shall, if dormant, be activated, by incorporation or

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# 50. PRIOR TO MAP RECORDATION

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

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

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

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

In the event of any conflict between this Declaration 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

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#### 50. PRIOR TO MAP RECORDATION

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

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.

#### SURVEY DEPARTMENT

50.SURVEY. 1 MAP - ACCESS RESTRICTION

RECOMMND

Lot access shall be restricted on Lawson Road and so noted on the final map, with the exception of one 20' wide fire road and access easement.

50.SURVEY. 2 MAP - VACATION

RECOMMND

The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Lawson Road. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

#### 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.

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#### 50. PRIOR TO MAP RECORDATION

50.TRANS. 3 MAP - CORNER CUT-BACK I

RECOMMND

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

50 TRANS. 4 MAP - OFF-SITE ACCESS 2

RECOMMND

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

Said off-site access road shall be the southwesterly extension of Lawson Road to a paved County maintained Hunt Road.

50 TRANS. 5 MAP - LIGHTING PLAN

RECOMMND

A separate street light plan and/or a separate bridge light plan) is required for this project. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

NOTE: Per PC hearing on 10/1/2008, no streetlights are required on interior streets. However streetlight will be required on Lawson Road.

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

RECOMMND

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District

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#### 50. PRIOR TO MAP RECORDATION

50.TRANS. 6 MAP - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Lawson Road.
- (2) Trails.
- (3) Streetlights on Lawson Road.
- (4) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing 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. 7 MAP - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be

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#### 50. PRIOR TO MAP RECORDATION

50.TRANS. 7 MAP - UTILITY PLAN (cont.)

RECOMMND

submitted to the Transportation Department for verification purposes:

50.TRANS. 8 MAP - LANDSCAPING/TRAILS

RECOMMND

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

Landscaping shall be improved within Lawson Road.

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. 9 MAP - INTERSECTION/50' TANGENT

RECOMMND

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

50.TRANS. 10 MAP - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://rctlma.org/trans/General-Information/Pamphlets-Brochures

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - CONSTRUCT RAMP

RECOMMND

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

50.TRANS. 12 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 13

MAP - DEDICATION

RECOMMND

"A" Street from Lawson Road to Lot 31 is a reserved lot for road purposes and shall be improved with 36' full-width AC pavement and rolled concrete curb within the 51' full-width easement in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/51') (Modified for rolled curb and reduced right-of-way.) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

- NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.
  - 2. Construct a 56' AC pavement lane at the gate with a turnaround accommodating a 38' turning radius.

"A" Street from Lot 31 to the secondary access entry is a reserved lot for road purposes and shall be improved with 36' full-width AC pavement and rolled curb within the 56' full-width easement in accordance with County Standard No. 105, Section "A". (36'/56') (Modified for rolled curb.) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

- NOTE: 1. A 5' concrete sidewalk shall be constructed adjacent to the curb line within the 10' parkway.
  - 2. Construct a 56' AC pavement lane at the gate with a turnaround accommodating a 38' turning radius.

"E" Street from Lawson Road to secondary access entry is a

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#### 50. PRIOR TO MAP RECORDATION

50.TRANS. 13 MAP - DEDICATION (cont.)

RECOMMND

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reserved lot for road purposes and shall be improved with 24' full-width AC pavement, AC swale within the 30' full-width easement in accordance with modified County Standard No. 106, Section "B", Ordinance 461. (24'/30') (Modified for reduced full-width right-of-way from 50' to 30' and reduced full-width improvement from 32' to 24" AC pavement.) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

All other interior streets are reserved lots for road purposes and shall be improved with 36' full-width AC pavement, rolled curb, and concrete sidewalk within the 56' full-width easement in accordance with County Standard No. 105, Section "A". (36'/56') (Modified for rolled curb and 6' sidewalk width.) The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

NOTE: 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line within the 10' parkway.

50 TRANS. 14

MAP - EXISTING MAINTAINED

RECOMMND

Lawson Road along project boundary is designated as a County maintained local road and shall be improved with 36' full-width AC pavement, rolled concrete curb, and match up asphalt concrete paving; reconstruction, resurfacing of existing paving as determined by the Director of Transportation within the 56 foot full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A". (36'/56') (Modified for rolled curb, construct walking trail, and No sidewalk.)

- NOTE: 1. An 8' walking trail shall be constructed adjacent to curb line within a 10' parkway as approved by Transportation Department, and Parks and Open Space District. If DG is utilized for trail construction, a swale or interceptor drain may be required to prevent erosion of the trail.
  - 2. To the maximum extent possible the proposed retaining wall on the east side of Lawson Road shall be constructed outside of public road right-of-way. Sections of the retaining wall located within the public road right-of-way shall

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### 50. PRIOR TO MAP RECORDATION

50.TRANS. 14 MAP - EXISTING MAINTAINED (cont.)

RECOMMND

designed and constructed to the satisfaction of the Transportation Department:

50.TRANS. 15 MAP - LC LNDSCP COMMON AREA MA

RECOMMND

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

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

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

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

50 TRANS. 16 MAP - WQMP REQMNT ON FINAL MAP

RECOMMND

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

NOTICE OF WOMP REQUIREMENTS:

"A final project specific Water Quality Management Plan

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### 50. PRIOR TO MAP RECORDATION

50.TRANS. 16 MAP - WQMP REQMNT ON FINAL MAP (cont.)

RECOMMND

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

50.TRANS. 17 MAP - SUBMIT WOMP AND PLANS

RECOMMND

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

The Final WQMP shall also address the following:

- 1. The P-WQMP Site Plan shows a Bioretention Basin (BMP "D") located within the Park area. The F-WQMP must include all required information (e.g., hydrologic data) related to every Source Control BMP that is proposed for this project.
- 2. The Preparer shall include CC&Rs in the Final WQMP, which must be signed and recorded by the County.
- 3. The Preparer shall address any final comments from County of Riverside.
- 4. The Applicant shall provide the County with two original copies of the WQMP, "wet signed" and sealed by the Applicant's Engineer. The Applicant shall "wet sign" the Project Owner's Certification and include the Notary Acknowledgement page in the WQMP. Additionally, the preparer shall "wet sign" and "stamp" the Preparer's Certification page in the WQMP.
- 5. The Applicant shall provide two digital copies on CD of the Final WQMP documents.
- 6. The Applicant shall provide the original "wet signed" copy of the County's Maintenance Agreement to be included

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# Riverside County LMS CONDITIONS OF APPROVAL

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50. PRIOR TO MAP RECORDATION

50.TRANS. 17 MAP - SUBMIT WOMP AND PLANS (cont.)

RECOMMND

with the WOMP.

50.TRANS. 18 MAP - WQMP MAINT DETERMINATION

RECOMMND

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

50 TRANS 19 MAP - DRAINAGE EASEMENTS

RECOMMND

Drainage facilities not located within the road right-of-way shall be contained within dedicated drainage easements. For offsite drainage facilities, dedicated drainage easements shall be obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the Transportation Department for review and approval.

50 TRANS. 20 MAP - WRITTEN PERM FOR GRADING

RECOMMND

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

50.TRANS. 21

MAP - GEOMETRICS

RECOMMND

The intersection of Hunt Road (NS) and Lawson Road (EW) shall provide the following geometrics:

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

Eastbound: N/A

Westbound: One shared left-turn/right-turn lane

The intersection of E Street (NS) and Hunt Road (EW) shall provide the following geometrics:

Northbound: N/A

Southbound: One shared left-turn/right-turn lane Eastbound: One shared left-turn/through lane Westbound: One shared through/right-turn lane

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#### 50. PRIOR TO MAP RECORDATION

50.TRANS. 21 MAP - GEOMETRICS (cont.)

RECOMMND

or as approved by the Transportation Department.

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

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

If any of the proposed improvements are found to be infeasible, the applicant will be required to provide alternative feasible improvements to achieve levels of service satisfactory to the County.

#### 60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP

RECOMMND

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

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

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# 60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

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

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

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

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

RECOMMND

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

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100

RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval

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# 60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 (cont.)

RECOMMND

regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60 BS GRADE. 7 MAP - OFFSITE GDG ONUS

RECOMMND

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

60 BS GRADE. 8 MAP - NOTRD OFFSITE LTR

RECOMMND

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

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

RECOMMND

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

60.BS GRADE. 11 MAP - APPROVED WQMP

RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 13 MAP - PRE-CONSTRUCTION MTG

RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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## 60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP- BMP CONST NPDES PERMIT

RECOMMND

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

60.BS GRADE. 15 MAP - SWPPP REVIEW

RECOMMND

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

#### E HEALTH DEPARTMENT

60.E HEALTH. 1 ECP - PHASE I/II ESA REQUIRED

RECOMMND

Phase I and Phase II Environmental Site Assessements are required to be submitted to the Department of Environmental Health for review and approval. The soil sampling and analysis shall be conducted in accordance to DTSC's "Interim Guidance for Sampling Agricultural Properties".

For further information please contact the Environmental Cleanup Program at (951) 955-8980

## EPD DEPARTMENT

60.EPD. 1 - HMMP SUBMITAL

RECOMMND

Prior to the issuance of a grading permit, a Habitat Mitigation Monitoring Plan Shall be submitted to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. The document shall be consistent with the document titled "Determination of Biologically Equivalent or Superior Preservation Of Riparian/Riverine Habitat for the Walecki Project, Riverside County, California," prepared by L&L Environmental and Dated February 5, 2008; Revised January

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## 60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 - HMMP SUBMITAL (cont.)

RECOMMND

26, 2015.

This document shall include current cost estimates for completion of the work, for the purpose of putting into place financial assurances. If financial assurances are already in place with the wildlife agencies for Jurisdiction mitigation, the further assurances may not be necessary.

This condition may also be cleared through the purchase of mitigation credits. The applicant must consult with EPD prior to the purchase of credits, in order to ensure that they are adequate, and from an approved bank. All credits must be purchased within the same watershed as the impacts.

60.EPD. 2 - 30 DAY BUOW

RECOMMND

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

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

60.EPD. 3 - BIOLOGICAL MONITOR

RECOMMND

Prior to grading permit issuance, a qualified biological monitor shall be contracted to provide biological

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## 60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 3 - BIOLOGICAL MONITOR (cont.)

RECOMMND

monitoring of the construction activities. A work plan shall be submitted to the Riverside County Planning Department, Environmental Programs Division (EPD) to review and approved from the qualified biological monitor that may include, but not be limited to pre-construction surveys, Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist had reviewed all construction activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

60.EPD. 4 - MSHCP GRADING CHECK

RECOMMND

Prior to issuance of the grading permit the applicant shall be required to provide documentation to comply with the MSHCP requirements. All areas of biological sensitivity (e.g. riverine/riparian habitats) shall be identified on the grading plan. The report shall be submitted to the County of Riverside Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval to ensure compliance with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)

60.EPD. 5 - EPD NESTING BIRD

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 must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to

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## 60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 5 EPD NESTING BIRD (cont.)

RECOMMND

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

60.EPD. 6 EPD- GRADING PLAN CHECK EOT1

RECOMMND

All MSHCP Riparian/Riverine habitat must be mapped and identified on all project maps. Portions of MSHCP Riparian/Riverine habitat that shall not be disturbed shall be labeled as "MSHCP Riparian/Riverine not to be disturbed".

#### FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION

RECOMMND

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

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

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## 60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

60.FIRE. 2 MAP - HFA REVIEW & APPROVAL

RECOMMND

Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area.

\*minimum setback for all structures from property lines shall be 30

#### PARKS DEPARTMENT

60.PARKS. 1 MAP - TRAIL MAINTENACE COMMUNI

RECOMMND

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

60.PARKS. 2 MAP - TRAIL PLAN APPROVED COMM

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 5 MAP - BUILDING PAD GRADING

RECOMMND

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

60 PLANNING. 6 MAP - HILLSIDE DEV. STANDARDS

RECOMMND

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

60.PLANNING. 7 MAP - SLOPE GRADING TECHNIQUES

RECOMMND

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

- 1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
- 2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
- 3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
- 4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

60.PLANNING. 10 MAP - OAK TREE PRESERVATION

RECOMMND

The following tree preservation guidelines shall be incorporated in the project's approved grading, building, and landscaping plans:

1. No construction activities or placement of

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# 60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP - OAK TREE PRESERVATION (cont.)

RECOMMND

structures shall occur within the protected zone of any oak tree or oak woodland, except as provided herein. The protected zone is defined as a circle whose center is within the base of an oak tree, the radius of which is equal to an oak tree's height or ten (10) feet, whichever is greater. Where the outermost edge of an oak tree's drip line (the outermost edge of a tree's canopy) extends beyond this radius, that portion of the drip line shall also be included as part of that tree's protected zone. Protected zones do not apply to dead or dying oak trees, unless the tree's condition appears to be the result of human activity that indicates an intent to kill the tree.

- 2. Landscaping, trenching, or irrigation systems shall not be installed within the existing protected zone of any oak tree or oak woodlands, unless recommended by a qualified biologist.
- 3. Land uses that would cause excessive soil compaction within the protected zone of any individual oak tree shall be avoided. No recreational trails are permitted within the drip line of any individual oak tree.
- 4. Manufactured cut slopes shall not begin their downward cut within the protected zone of any individual oak tree, except as provided in these guidelines.
- 5. Manufactured fill slopes shall not extend within the protected zone, except as provided in these guidelines.
- 6. On-site retaining walls, if required, shall be designed to protect the root system of any individual oak tree by preserving the natural grade within the protected zone.
- 7. Redirection of surface runoff which results in increased soil moisture for an extended period of time within the drip line area of any individual oak tree shall be avoided. If unavoidable, a drainage system shall be designed to maintain the previous amount of soil moisture.
- 8. Sedimentation and siltation shall be controlled to avoid filling around the base of oak trees.
- 9. Redirection of surface runoff which results in decreased soil moisture for an extended period of time

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## 60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 MAP - OAK TREE PRESERVATION (cont.) (cont.) RECOMMND

within the drip line area shall be avoided. If unavoidable, an irrigation system shall be designed to maintain the previous amount of soil moisture.

- 10. A construction zone at the interface with a protected zone shall be clearly delineated on the site in order to avoid impacts from construction operations and also to prevent the storage or parking of equipment outside the construction zone.
- 11. Dead or dying oak trees are necessary for the excavation of nest cavities by woodpeckers. Twelve species of birds use nest cavities. It is important to the health of the habitat to retain dead and dying oak trees that are not a hazard to humans. Such oak trees shall be retained in place unless determined to pose a health or safety hazard in which case they shall be discarded at an approved on-site location identified by the consulting biologist for habitat enhancement.
- 12. On-site to on-site, or on-site to off-site relocation of oak trees will not constitute mitigation and is considered the same as removal for the purposes of these quidelines.
- 13. Replacement of oak trees with plantings of saplings or acorns is not required by these guidelines; however, replacement plantings may be used in addition to these guidelines when they are required by another agency or when it is determined to be biologically sound and appropriate to do so.

## 60.PLANNING. 12 MAP - SECTION 1601/1603 PERMIT

RECOMMND

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

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## 60. PRIOR TO GRADING PRMT ISSUANCE

#### 60.PLANNING. 13 MAP - SECTION 404 PERMIT

RECOMMND

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

# 60 PLANNING. 16 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

#### 60 PLANNING. 17 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the ounty T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

## 60.PLANNING. 23 MAP - 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.

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## 60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 23 MAP - CULTURAL PROF/MONITOR (cont.)

RECOMMND

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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. 24 MAP - NATIVE MONITOR REQ.

RECOMMND

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

- 2) Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
- 3) The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring

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## 60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 24 MAP - NATIVE MONITOR REQ. (cont.)

RECOMMND

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

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

60 PLANNING. 25 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:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - PALEO PRIMP/MONITOR (cont.)

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 25 MAP - PALEO PRIMP/MONITOR (cont.) (cont.) RECOMMND

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy 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)

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN

RECOMMND

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

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

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

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## 60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 1 MAP - SUBMIT GRADING PLAN (cont.)

RECOMMND

Standard plan check turnaround time is 10 working days.

60.TRANS. 2 MAP - SUBMIT FINAL WQMP

RECOMMND

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

60.TRANS. 3 MAP - MAP PHASING

RECOMMND

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

## 70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 FINAL MONITORING REPORT

RECOMMND

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

70.EPD. 2 - MSHCP GRADING COMPLIANCE

RECOMMND

Prior to final grading inspection the Riverside County Planning Department, Environmental Programs Division (EPD) shall ensure compliance with Section 6.1.4 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP).

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## 70. PRIOR TO GRADING FINAL INSPECT

PARKS DEPARTMENT

70.PARKS. 1 MAP - TRAIL GRADE

RECOMMND

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

70. PARKS. 2 MAP - TRAIL GRADE INSPECTION

RECOMMND

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

#### PLANNING DEPARTMENT

70.PLANNING. 2 MAP - PHASE IV MONITOR REPORT

RECOMMND

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

70.PLANNING. 3 MAP - ARTIFACT DISPOSITION

RECOMMND

Prior to Grading Permit final, the developer shall prompt the archaeologist to provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an

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## 70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 3 MAP - ARTIFACT DISPOSITION (cont.)

RECOMMND

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earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers and tribal members 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.

#### 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.

03/21/17 09:46

# Riverside County LMS CONDITIONS OF APPROVAL

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## 80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

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

#### E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - WATR/SEWR WILL SERVE

INEFFECT

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

## EPD DEPARTMENT

80.EPD. 1 MAP - MSHCP SIGNAGE

RECOMMND

Prior to building permit issuance, the applicant must provide documentation that the Riverine/Riparian, Vernal Pool, and Fairy Shrimp habitat be adequately identified through the use of signage from the public. The Home Owners Association (HOA) or other acceptable entity to the County shall be responsible for maintenance and upkeep of the signage aid in the preservation the Riverine/Riparian, Vernal Pool, and Fairy Shrimp habitat on-site.

- 1) Sign Frequency Signage shall be installed at predictable intervals alerting residents/public of areas of biological sensitivity. Signage should be spaced no further than 100 feet apart.
- 2) Sign Content Signage should present only pertinent information in as clear a manner as possible. Items to consider when determining sign content include: Graphics Sign graphics should be clear, visible at a distance and able to be interpreted at the speed of trail users. When possible, universal symbols should be utilized.
- 3) Language The language used on trail signage should be easily understood by the variety of trail users. Language barriers can be overcome by using the universal symbols in

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## 80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 MAP - MSHCP SIGNAGE (cont.)

RECOMMND

place of text.

4) Target Age Groups - Signs should have graphics and language that are understood by the variety of age groups using the trail.

80.EPD. 2 MAP - MSHCP LIGHTING PLAN

RECOMMND

Prior to recordation of a final map or building permit issuance which ever comes first, a lighting plan shall be submitted to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. Night lighting shall be directed away from the MSHCP Conservation Area, Open Space Area and/or Public/Quasi-Public (PQP) lands. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area and/or PQP lands does not increase. These requirements shall be incorporated into the lighting improvement plan submitted to the Transportation Department.

FIRE DEPARTMENT

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

RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written 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. 3 MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans shall be at the job site.

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## 80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE 4 MAP - SECONDARY/ALTER ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

\*Street E to be built as a private street to a 32' width Per ORD 460

80.FIRE. 5 MAP-RESIDENTIAL FIRE SPRINKLER

RECOMMND

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

West County- Riverside Office 951-955-4777

#### 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 Corona-Norco Unified School District shall be mitigated in accordance with California State law.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 12 MAP - FEE BALANCE

RECOMMND

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

80.PLANNING. 14 MAP - ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

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

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

80 PLANNING. 15 MAP - MODEL HOME COMPLEX

RECOMMND

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

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## 80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

- 1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
- 2. Show front, side and rear yard setbacks.
- 3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
- 4. Show detailed fencing plan including height and location.
- 5. Show typical model tour sign locations and elevation.
- 6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaanent filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
- 7. Provide a Model Home Complex landscape and irrigation plan.

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

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

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 17 MAP - FINAL SITE PLAN

RECOMMND

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

Subdivision development shall conform to the approved plot plan and shall conform to the Countywide Design and Landscape 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

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## 80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

- 6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
- 7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

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

80.PLANNING. 18 MAP - Walls/Fencing Plans

RECOMMND

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for 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

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## 80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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.
- Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).
- F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails:
- G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.
- Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)
- 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

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## 80. PRIOR TO BLDG PRMT ISSUANCE

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

of casual view opportunities. Such view fencing shall be required along the project northern boundary on lots 38-54 with a short (2-3 foot tall) wall with view fencing above with pilasters/columns spaced regularly along the perimeter.

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 Lawson Road.
- (2) Trails.
- (3) Streetlights on Lawson Road.
- (4) Street sweeping.

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

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping 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,

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## 80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CFD/CSA, 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

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## 80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

NOTE: A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

## 80.TRANS. 4 MAP - LC LNDSCPNG PROJ SPECIFI

RECOMMND

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

- 1. Monument signs shall not be located within the right-of-way.
- 2.Trails shall not be located adjacent to curbs or berms 3.A two foot (2') bench shall be provided at the tops and toes of slopes for maintenance access.
- 4. Slope conditions within right-of-ways shall be minimized or eliminated where possible.
- 5.Water budget calculations shall meet County of Riverside Ordinance 859 and State Model Water Efficiency Landscape Ordinance (MWELO) requirements. Residential sites must use an ETo allowance of .50. MAWA shall be provided per point of connection and shall clearly describe each hydrozone.

Comments below are provided for the applicant to address at the construction document level submittal.

- 1. Provide plant palette for water quality basins.
- 2.Provide 2" mulch for ground cover areas.
- 3.Overall planting of site, must comply with applicable ordinances, including, but not limited to requirements for street trees and sight distance restricted zones, and MSHCP restrictions.
- 4.Plans must show and label all entrance gates, fencing, retaining and privacy walls, bridges, monuments, trails, sidewalks, access easements and all other hardscape

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#### 80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 MAP - LC LNDSCPNG PROJ SPECIFI (cont.)

RECOMMND

features.

80.TRANS. 5 MAP - IMPLEMENT WOMP

RECOMMND

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

80.TRANS. 6 MAP - ESTABLISH MAINT ENTITY

RECOMMND

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

## 90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - WOMP BMP INSPECTION

RECOMMND

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

90.BS GRADE. 2 MAP - WOMP BMP CERT REO'D

RECOMMND

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

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#### 90. PRIOR TO BLDG FINAL INSPECTION

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 - WOMP ANNUAL INSP FEE

RECOMMND

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

90.BS GRADE. 6 MAP - REQ'D GRDG INSP'S

RECOMMND

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

- 1. Precise grade inspection.
- a.Precise Grade Inspection can include but is not limited to the following:
- 1.Installation of slope planting and permanent irrigation on required slopes.
- 2. Completion of drainage swales, berms and required drainage away from foundation.
- b. Inspection of completed onsite drainage facilities
- c.Inspection of the WQMP treatment control BMPs

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## 90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - PRECISE GRDG APPROVAL

RECOMMND

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

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

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

## FIRE DEPARTMENT

90.FIRE. 1 FINAL INSPECTION

RECOMMND

Prior to occupancy a Fire Department inspection is required to verify all conditions stated at plan check are met:

Riverside office (951)955-5282

90 FIRE. 2 MAP - VERIFY BRIDGE

RECOMMND

Provide documentation and schedule an inspection to verify the bridge requirments are met

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## 90. PRIOR TO BLDG FINAL INSPECTION

PARKS DEPARTMENT

90.PARKS. 1 MAP - TRAIL CONSTRUCTION COMPL

RECOMMND

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

90.PARKS. 2 MAP - TRAIL MAINTENANCE MECHAN

RECOMMND

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

## PLANNING DEPARTMENT

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

RECOMMND

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. aid certification shall be obtained from the County of Riverside Economic Development Agency (EDA) or other entity acceptable to the Planning Director.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS

RECOMMND

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

90.PLANNING. 5 MAP - FENCING COMPLIANCE

RECOMMND

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

90 PLANNING. 11 MAP - MITIGATION MONITORING

RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

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## 90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 11 MAP - MITIGATION MONITORING (cont.)

RECOMMND

Environmental Assessment No. 42722.

The Planning Director may require inspection or other monitoring to ensure such compliance.

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. 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).

NOTE: Per PC hearing on 10/1/2008, no streetlights are required on interior streets. However, streetlight will be required on Lawson Road.

## 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.

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## 90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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

90 TRANS. 4

MAP - 80% COMPLETION

RECOMMND

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- Interior roads shall be completed and paved to b) finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to

TRACT MAP Tract #: TR33688R1 Parcel: 283-250-004

## 90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 4

MAP - 80% COMPLETION (cont.)

RECOMMND

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 Lawson Road.

90.TRANS. 6 MAP - LC LNDSCP INSPECT DEPOSI

RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the 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 ROMT

RECOMMND

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

Upon successful completion of the PRE-INSTALLATION

TRACT MAP Tract #: TR33688R1

Parcel: 283-250-004

# 90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 MAP - LNDSCP INSPECTION RQMT (cont.)

RECOMMND

INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS. condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." 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 ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

# 90 TRANS. 9 MAP - BMP EDUCATION

RECOMMND

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

TRACT MAP Tract #: TR33688R1

Parcel: 283-250-004

## 90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

there is a five-day minimum processing period requested for all orders. The Applicant must provide to the Transportation Department's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

90.TRANS. 10 MAP - BMP MAINT AND INSPECTION

RECOMMND

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

-OR

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

90 TRANS. 11 MAP - FACILITY COMPLETION

RECOMMND

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

## LAND DEVELOPMENT COMMITTEE INITIAL CASE TRANSMITTAL

## RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE

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

DATE: September 4, 2014

TO:

Riv. Co. Transportation Dept. Riv. Co. Environmental Health Dept.

Riv. Co. Fire Department

Riv. Co. Building & Safety - Grading

Riv. Co. Building & Safety - Plan Check Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones

P.D. Landscaping Section-M. Hughes

1st District Supervisor

1st District Planning Commissioner

City of Corona

TENTATIVE TRACT MAP NO. 33688, REVISED MAP NO. 1 - EA42722 - Applicant: James Rapp/Ron Waleki -Engineer/Representative: David Jeffers Consulting - First/First Supervisorial District - Glen Ivy Zoning Area -Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC:LDR) (1/2 Acre Minimum) - Location: Northerly of Hunt Road, southerly of Stone Canyon Road, easterly of Triology Parkway, and westerly of I-15 Freeway - 42.9 Gross Acres - Zoning: One-Family Dwellings - 12,000 Sq. Ft. Minimum (R-1-12000) - REQUEST: The Revised Tentative Tract Map proposes to eliminate the westerly extension of "A" Street to Triology Parkway and provide access easement to Hunt Road. - APNs: 283-140-004, 006, 007, 008, 009, and 010 - Related Cases: TR33688

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a LDC meeting on September 25, 2014. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact Damaris Abraham, Project Planner, at (951) 955-5719 or email at dabraham@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE:	SIGNATURE:
PLEASE PRINT NAME AND TITLE:	
TELEPHONF:	

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.



## LEE LAKE WATER DISTRICT

BOARD OF DIRECTORS
C.W. Collector
loyer Delen
Grant B. Destache
Owen Garrett
Paul Rockigner

GENERAL MANAGER
John Pastore

July 12, 2005

Mr. Jim Quirk, Department of Planning & Land Use County of Riverside P.O. Box 1286 Riverside, CA 92502

Re: Water Availability for Tract #33688 - APN(s) 283-140-004, 283-140-006-010

Dear Sirs:

It is the intention of this District to provide potable water service to the above referenced proposed development.

Upon submittal of plans for review the District will defermine the following

1: Major off-site and/or on one facilities which may be required to serve this project

Potable water service will be made available to the subject property provided:

- The owner completes all necessary financial and non-financial arrangements, as determined by the District, with the District by April 2006.
- That no LIMITING CONDITIONS exist which ARE BEYOND this DISTRICT'S
  CONTROL or CANNOT BE COST-EFFECTIVELY and/or reasonably satisfied by
  the District, which conditions may include but are not limited to, acts of God,
  REGULATORY AGENCY REQUIREMENTS or decisions, or legal actions initiated
  by others.

If you have any questions regarding this matter, please feel free to call me,

Sincerely

John Pastore General Manager



## LEE LAKE WATER DISTRICT

BOARD OF DIRECTORS
C.W. Collector
Joyce Deloc
Grant B. Destache
Owen Carnett
Paul Rodriguez

GENERAL MANAGER
folio Pariere

July 12, 2005

Mr. Jim Quirk, Department of Planning & Land Use County of Riverside P.O. Box 1206 Riverside, CA 92502

Re: Sewer Availability for Truct #33588 APN(s) 283-140-004, 283-140-006-010

Dear Sits:

It is the intention of this District, to provide sincary newer service to the above referenced proposed development.

Upon submittal of plans for review the District will describe the following

1. Major off-site facilities which may be required to serve this project

Sanitary sewer service will be made available to the subject property provided

- L. The developer completes all accessory linearial and non-financial arrangements, as determined by the District, will the District by April 2006.
- 2. That no LIMITING CONDITIONS exist which ARE BEYOND this DISTRICT'S CONTROL or CANNOT BE COST-EFFECTIVELY and/or reasonably satisfied by the District, which conditions may include but are not (imited to, acts of God, REGULATORY AGENCY REQUIREMENTS or decisions, or legal actions initiated by others.

If you have any questions regarding this matter, please feel free to call me.

John Pasiore

Sincerely

General Manager



Steve Weiss, AICP Planning Director

December 01, 2016

Cahuilla Band of Indians Andreas J. Heredia 52701 Highway 371 Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to <a href="https://h

#### **Project Description:**

TENTATIVE TRACT MAP NO. 33688, REVISED MAP NO. 1, AMENDED NO. 1 – EA42722 – Applicant: James Rapp/Ron Waleki – Engineer/Representative: David Jeffers Consulting – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: Northerly of Hunt Road, southerly of Stone Canyon Road, easterly of Triology Parkway, and westerly of I-15 Freeway – 42.9 Gross Acres - Zoning: One-Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) –

**REQUEST:** The Revised Tentative Tract Map proposes to eliminate the westerly extension of "A" Street to Triology Parkway and provide access easement to Hunt Road. – APNs: 283-140-004, 006, 007, 008, 009, and 010 – Related Case: TR33688

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, Rbrady@rctlma.org



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP Planning Director

December 01, 2016

Colorado River Indian Tribes (CRIT) Amanda Barrera Tribal Secretary 26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to <a href="https://h

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, Rbrady@rctlma.org



Steve Weiss, AICP Planning Director

December 01, 2016

Morongo Cultural Heritage Program Ray Huaute 12700 Pumarra Rd. Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to <a href="https://h

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TENTATIVE TRACT MAP NO. 33688, REVISED MAP NO. 1, AMENDED NO. 1 – EA42722 – Applicant: James Rapp/Ron Waleki – Engineer/Representative: David Jeffers Consulting – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: Northerly of Hunt Road, southerly of Stone Canyon Road, easterly of Triology Parkway, and westerly of I-15 Freeway – 42.9 Gross Acres - Zoning: One-Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) –

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, Rbrady@rctlma.org



## RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP Planning Director

December 01, 2016

Pechanga Cultural Resources Department Anna Hoover, Cultural Analyst P.O. Box 2183 Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to <a href="https://h

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TENTATIVE TRACT MAP NO. 33688, REVISED MAP NO. 1, AMENDED NO. 1 – EA42722 – Applicant: James Rapp/Ron Waleki – Engineer/Representative: David Jeffers Consulting – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: Northerly of Hunt Road, southerly of Stone Canyon Road, easterly of Triology Parkway, and westerly of I-15 Freeway – 42.9 Gross Acres - Zoning: One-Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) –

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, Rbrady@rctlma.org



Steve Weiss, AICP Planning Director

December 01, 2016

Ramona Band of Cahuilla Joseph D. Hamilton Chairman, Ramona Band of Cahuilla 56310 Highway 371, Suite B P.O BOX 391670 Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to <a href="https://h

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, Rbrady@rctlma.org



Steve Weiss, AICP Planning Director

December 01, 2016

Rincon Band of Luiseño Indians Vincent Whipple 1 West Tribal Road Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to <a href="https://doi.org/10.2016/j.jean.org">https://doi.org/10.2016/j.jean.org</a> or by contacting me at (951) 955-2873.

#### **Project Description:**

**TENTATIVE TRACT MAP NO. 33688, REVISED MAP NO. 1, AMENDED NO. 1** – EA42722 – Applicant: James Rapp/Ron Waleki – Engineer/Representative: David Jeffers Consulting – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: Northerly of Hunt Road, southerly of Stone Canyon Road, easterly of Triology Parkway, and westerly of I-15 Freeway – 42.9 Gross Acres - Zoning: One-Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) –

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, Rbrady@rctlma.org



Steve Weiss, AICP Planning Director

December 01, 2016

Joseph Ontiveros Cultural Resource Director Soboba Band of Luiseño Indians P.O. BOX 487 San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to <a href="https://h

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**REQUEST:** The Revised Tentative Tract Map proposes to eliminate the westerly extension of "A" Street to Triology Parkway and provide access easement to Hunt Road. – APNs: 283-140-004, 006, 007, 008, 009, and 010 – Related Case: TR33688

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, Rbrady@rctlma.org



Steve Weiss, AICP Planning Director

December 01, 2016

Gabrieleno Band of Mission Indians – Kizh Nation Andrew Salas, Chairman P.O. Box 393 Covina, CA 91723

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR33688r1, EA42722)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 2, 2017 to <a href="https://doi.org/10.2016/j.com/https://doi.org/10.2016/j

#### **Project Description:**

TENTATIVE TRACT MAP NO. 33688, REVISED MAP NO. 1, AMENDED NO. 1 – EA42722 – Applicant: James Rapp/Ron Waleki – Engineer/Representative: David Jeffers Consulting – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC:LDR) (½ Acre Minimum) – Location: Northerly of Hunt Road, southerly of Stone Canyon Road, easterly of Triology Parkway, and westerly of I-15 Freeway – 42.9 Gross Acres - Zoning: One-Family Dwellings – 12,000 Sq. Ft. Minimum (R-1-12000) –

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Russell Brady, Rbrady@rctlma.org

December 29, 2016

Attn: Heather Thomson, Archaeologist Riverside County Planning Department 4080 Lemon Street, 12<sup>th</sup> Floor Riverside, CA 92502-1409



EST. JUNE 19, 1883

#### RE: AB 52 Consultation; TR33688r1, EA42722

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

Joseph Ontiveros, Director of Cultural Resources Soboba Band of Luiseño Indians P.O. Box 487 San Jacinto, CA 92581 Phone (951) 654-5544 ext. 4137 Cell (951) 663-5279 iontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



564 W. Bateman Circle Corona, CA 92880-2011 (951) 738-9215 Fax: (951) 738-0162 Contractor's License No. 389852

April 26, 2016

Riverside Planning Commission P.O. Box 1409 Riverside, CA 92502

Attention:

Mr. Brady Russell

Project Planner

Reference: Subject: Planning Case TR33688R1

Proposed Egress Road

Gentlemen,

It has come to our attention that the Planning Commission has before it a development proposal for the above referenced tract that dramatically affects the traffic patterns on Lawson and Hunt Roads. It is our understanding that the developer is proposing the widening Lawson Road by 200% with the resultant increase in the traffic load on Lawson and Hunt. We opposed this traffic pattern change.

We have experienced an ever increasing traffic volume on Lawson due to traffic pressures from the monumental traffic occurring on I 15. Lawson is becoming an alternate route for commuters seeking to avoid just one section of this freeway. This increase in traffic has resulted in much higher speeds, more close calls and more accidents on Lawson and Hunt Roads. This proposal simply adds to the problem. Widening Lawson will not solve any of these issues other than impose more traffic that becomes choked at the existing intersections and roads where no additional widening is possible. The development by itself will also add a great number of cars to the already busy mix of traffic.

We worked very hard at the traffic issues when Trilogy was in the planning stages. This resulted in Trilogy Parkway and controlled egress on Warm Springs. This current proposal will in part defeat what was promised by the County when Trilogy was built: you would leave our residential lifestyle intact, you would minimally increase our traffic loads on our streets.

We urge you to utilize the already widened Trilogy Parkway as the point of access and leave our residential area free of you plans.

Bruce & Patricia Schuler 9376 Gum Tree Drive Corona, CA 92883 Riverside County Planning Department PO Box 1409 Riverside, CA 92502

To: Brady Russell Project Planner Re: Planning Case TR33688R1

Dear Mr. Russell,

My name is Robert Bledsoe residing at 9300 Hunt Road, Corona CA for over 30 years. My property is adjacent to the proposed development listed above. The original Tract Map indicated that the development would exit most of the traffic onto Knabe Road which is a fully improved 4 lane road that would allow the traffic to flow in a safe manner.

In order for the traffic to flow onto Hunt and Lawson Roads both of those roads would need to be fully improved and appropriate traffic devices installed. Therefore, I and my neighbors are vehemently opposed to the changes of ingress and egress from Lawson Road and Trilogy Parkway to Lawson Road and the new proposed road through Lot 4 APN. 283-250-004 part of Tract #7240 which is zoned R-A-2.5 residential. This places all traffic which could be as high as 400 trips per day on to Hunt Road and Lawson Road with the ingress and egress less than 300' apart. The intersection at Hunt and Lawson is a two lane country road with a blind corner that has had numerous accidents over the past 30 years I have lived here. Not to mention the intersection at Lawson and Temescal Canyon which is uncontrolled and currently very dangerous to navigate with today's traffic let alone the additional vehicles from this development change.

Lot 4 of Tract #7240 has a Declaration of Restriction recorded that states item #5 "No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done there on which may be or become an annoyance or nuisance to the neighborhood". This revision of the original approval would violate those conditions and drastically change the way of life of current property owners. To my knowledge there has been no notification of these major changes to the residents of this area.

I am currently working on a list of signatures from the residents/property owners who are opposed to the changes being proposed in Case TR33688R1. This petition will be sent to you as soon as possible. I respectfully request you reconsider and evaluate how these changes would impact the future and forever change the lives of families that live here.

I can be reached by phone at 909.376.1916, via e mail at <u>bledsoemasonry@sbcglobal.net</u> or fax 951.360.0132.

Mont Bledsoe

Cc: Steve Weiss, Kevin Tsang, Bob Magee

PRINTED NAME	SIGNATURE
Rancat Bledsoe	folige Restige
/ V/ L STEVE SIMMONS	1/4/1-
Edward Zoan	
MINE HOYT	- Milet Hot
DYANA 13 LLEDOOF	agree fled to
PHANAAMIN	something of
Kerry Levy-Schuson	the fluid
Sonyla Fentin	Sorry trape
Clarance Thrall	Clarent The
BRUCE SCHUCK	Jany Chargaret
Vickie Castro	Praku P. Costro
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## Juan C. Perez Interim PlanningDirector

## PLANNING DEPARTMENT

CC006587

## **APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE	:		
☐ TRACT MAP ☑ REVISED MAP ☐ PARCEL MAP	☐ MINOR CHANGE☐ REVERSION TO☐ AMENDMENT TO	ACREAGE [	☐ VESTING MAP ☐ EXPIRED RECORDABLE MAP
INCOMPLETE APPLICATIONS WILL NOT BE	ACCEPTED.		
CASE NUMBER: TR. 3368	BRI	DATE SUBMI	TTED: AUG. 20, 2014-
APPLICATION INFORMATION			
Applicant's Name: JAMES RAP	P/RON WALEKI	E-Mail: jimri	app@rocketmail.com
Mailing Address: 255 VIA			
REDONDO BEACH City	Street CA	<b>\</b>	90277
City	State		ZIP
Daytime Phone No: (310) 35  Engineer/Representative's Name:	15-7222 FE DAVE JEFFERS	ax No: ( <u>949</u> )	586-5527
Engineer/Representative's Name:	DAVID JEFFERS CO	<u>NSULTING</u>	E-Mail: dave 4 djc @ yahoo. con
Mailing Address: 19 SPECTRI	OM POINTE DR.	STE. 609	
LAKE FORE	Street CA State	C	12630
•			
Daytime Phone No: (949) 58	<u>6-5778                                   </u>	ax No: (949)	586-5527
Property Owner's Name:	AS APPLICANT)	E-Mail:	
Mailing Address:			
	Street		
City	State		ZIP
Daytime Phone No: ()	Fa	ax No: ()	
If additional persons have an ow	nership interest in the	subject prope	rty in addition to that indicated

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) 863-7040

above, attach a separate sheet that references the application case number and lists the names, mailing

### APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.			
JIM RAPP  PRINTED NAME OF APPLICANT  SIGNATURE OF APPLICANT			
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT			
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:			
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.			
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.			
JIM RAPP / LAW			
PRINTED NAME OF PROPERTY OWNER(S)			
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)			
If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.			
☐ See attached sheet(s) for other property owner's signatures.			
PROPERTY INFORMATION:			
Assessor's Parcel Number(s): 283 · 140 · 004 263 · 140 · 006 THRU · 010  Section: 34 Township: 45 Range: 6 W			
Section: 34 Township: 45 Range: 6 W			
Approximate Gross Acreage: 42.9			

### APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.			
KONDLD H. WALECKI KOSUPLICANT RESIGNATURE OF APPLICANT			
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:			
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.			
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.			
PRINTED NAME OF PROPERTY OWNER(S)  SIGNATURE OF PROPERTY OWNER(S)  SIGNATURE OF PROPERTY OWNER(S)  SIGNATURE OF PROPERTY OWNER(S)			
If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.			
See attached sheet(s) for other property owner's signatures.			
PROPERTY INFORMATION:			
Assessor's Parcel Number(s):			
Section: Range:			
Approximate Gross Acreage:			

APPLICATION FOR SUBDIVISION AND DEVELOPMENT
General location (cross streets, etc.): North of HUNT RD. LAWSON RD, South of
STONE CANYON RD., East of TRILOGY PKWY., West of I-15 FRWY.
Thomas Brothers map, edition year, page number, and coordinates: 804 C-4 2008
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):
REVISE PREVIOUSLY APPROVED TENTATIVE TRACT MAP 33688 TO
ELIMINATE THE WESTERLY EXTENSION OF "A" STREET TO TRILOGY
PARKWAY.
Related cases filed in conjunction with this request:
(44
Is there a previous development application filed on the same site: Yes ☑ No □
If yes, provide Case No(s). <u>GPA 00774</u> , <u>CZ 07258</u> (Parcel Map, Zone Change, etc.)
EA No. (if known) 40576 EIR No. (if applicable): NA
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 $\boxed{\vee}$ No $$
If yes, indicate the type of report(s) and provide a copy: SUBMITTED WITH PREVIOUS APPROVAL
Is water service available at the project site: Yes ☑ No □
If "No," how far must the water line(s) be extended to provide service? (distance in 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? (distance in 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: 175,000
Estimated amount of fill = cubic yards175, 000

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT Does the project need to import or export dirt? Yes \(\sigma\) No \(\sigma\) Import \_\_\_\_\_ Export \_\_\_\_ Neither \_\_\_\_ What is the anticipated source/destination of the import/export? What is the anticipated route of travel for transport of the soil material? How many anticipated truckloads? NA truck loads. What is the square footage of usable pad area? (area excluding all slopes) $\_$ sq. ft. If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No 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 V If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes \( \sqrt{\text{No}} \sqrt{\text{No}} \) 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

### **INDEMNIFICATION AGREEMENT**

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Carolyn M. Cormey; Virginia R. Newton, Trustee of The Virginia R. Newton Revocable Living Trust; James P. Rapp; Fredric Walecki; Christine Walevska; Ronald H. Walecki, Surviving Trustee of the Walecki Family Trust dated January 5, 1996; Kathleen E. Rapp; and Ronald Hermann Walecki ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### **WITNESSETH:**

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 283-140-004, 283-140-006, 283-140-007, 283-140-008, 283-140-009, 283-140-010 and 283-250-004 ("PROPERTY"); and,

WHEREAS, on August 20, 2014, PROPERTY OWNER filed an application for Tentative Tract Map No. 33688, Revision 1 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

- 1. *Indemnification*. PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")
- 2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.
- 3. Representation and Payment for Legal Services Rendered. COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.
- 4. Payment for COUNTY's LITIGATION Costs. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."
- 5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

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

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

PROPERTY OWNER: James Rapp 2221 Windsong Court Safety Harbor, FL 34695

Walt & Carolyn Cormey 1540 Gulf Blvd., Apt. 1507 Clearwater Beach, FL 33767

Ronald Walecki 255 Via Linda Vista Redondo Beach, CA 90277

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

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

- 8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.
- 9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

- 10. **Successors and Assigns**. The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.
- 11. Amendment and Waiver. No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.
- 12. **Severability**. If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 13. **Survival of Indemnification**. The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.
- 14. *Interpretation*. The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.
- 15. Captions and Headings. The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.
- 16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.
- 17. Counterparts; Facsimile & Electronic Execution. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

- Joint and Several Liability. In the event there is more than one 18. PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.
- 19. Effective Date. The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one

date, then the last date the Agreement is signed by	
IN WITNESS WHEREOF, the parti Agreement to be executed by their authorized rep	es hereto have duly caused this resentatives as of the date written.
COUNTY: COUNTY OF RIVERSIDE, a political subdivision of the State of California	
Steven Weiss Riverside County Planning Director  Dated: 12/1/1/3	FORM APPROVED COUNTY COUNSEL BY: MELISSA R. CUSHMAN DA
PROPERTY OWNER: Carolyn M. Cormey; Virginia R. Newton, Tru Revocable Living Trust; James P. Rapp; Fred Ronald H. Walecki, Surviving Trustee of the Wal 1996; Kathleen Rapp; and Ronald Hermann Wale	ric Walecki; Christine Walevska; ecki Family Trust dated January 5,
By: Carolyn M. Cormey  Dated: Sophemble 21, 2016	
,	

Virginia R. Newton, Trustee of The Virginia R. Newton Revocable Living Trust Dated:

[Signatures follow on next page]

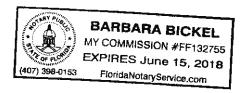
### NOTARY ACKNOWLEDGMENT

STATE OF <u>Florida</u> COUNTY OF <u>Pine Was</u>	
The foregoing instrument was acknowledged be by Carolup M Carment	fore me this 2/5 day of 5eptember 2016

produced\_

Barbara Bickel
Notary Public
My Commission Expires:

as identification.



- Joint and Several Liability. In the event there is more than one 18. PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.
- 19. Effective Date. The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS V	VHEREOF,	the	parties	hereto	have	duly	caused	thi
Agreement to be executed	by their auth	orize	d repres	entative	es as of	the d	ate write	ten.
COUNTY:								
COUNTY OF RIVERSIE	E,							
a political subdivision of t		alifor	nia					
By: Strum Wain								

Riverside County Planning Director

### PROPERTY OWNER:

Steven Weiss

Carolyn M. Cormey; Virginia R. Newton, Trustee of The Virginia R. Newton Revocable Living Trust; James P. Rapp; Fredric Walecki; Christine Walevska; Ronald H. Walecki, Surviving Trustee of the Walecki Family Trust dated January 5, 1996; Kathleen Rapp; and Ronald Hermann Walecki

By:	
	Carolyn M. Cormey
Dated:	· · · · · · · · · · · · · · · · · · ·
Bу: <u>/</u>	Virginia R. Newton, Trustee of The Virginia R. Newton Revocable Living Trust
Dated:	Oct. 14, 2016

[Signatures follow on next page]

STATE OF WASHINGTON )	
)	SS
COUNTY OF SNOHOMISH)	

I certify that I know or have satisfactory evidence that VIRGINIA R. NEWTON signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it, as the Trustee of the Virginia R. Newton Revocable Living Trust, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 4th day of October, 2016.

O NOTARY A PUBLIC OF WASHING

Notary Public in and for the State of Washington

Residing at Edmonds Belevue

My commission expires: 3/9/2020

Ву:
By: James P. Rapp
Dated:
By:Fredric Walecki
Dated:
By: Christine Walevska
Dated: <u>Ququt</u> 22, 2016
By: Ronald H. Walecki, Surviving Trustee of the Walecki Family Trust dated January 5, 1996
Dated:
By:Kathleen Rapp
Dated:
By:Ronald Hermann Walecki
Dated:

## **NEW YORK 'ALL-PURPOSE' ACKNOWLEDGMENT** REAL PROPERTY LAW §309-a

State of New York
County of New York }ss.
On the 22 day of August in the year 2016 before me
the undersigned personally appeared Christme Walevska
(and Name of Signer
(and
proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument Signature of Notary Public  Notary Public — State of New York
NATE E LAGOY Notary Public - State of New York NO. 01LA6336543 Qualified in New York County My Commission Expires Feb 8, 2020  Name of County in Which Originally Qualified Feb 08 2020  Commission Expiration Date  Name of County in Which Certificate of Official Character Filed (if required)
Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.
Description of Attached Document
Title or Type of Document: Indemnification Agreement
Title or Type of Document: Indemnification Agreement  Document Date: August 22 2016 Number of Pages: 6
Signer(s) Other Than Named Above:
© 2013 National Notary Association • www.NationalNotary.org • 1-800-US NOTARY (1-800-876-6827) Item #5925

By:
By: James P. Rapp
Dated:
By:Fredric Walecki
Dated:
By:Christine Walevska
Dated:
By: Ronald H. Walecki, Surviving Trustee of the Walecki Family Trust dated January 5, 1996
Dated: 8/16/16
By:Kathleen Rapp
Dated:
By: <u>Ronald Lemonn</u> Walecki
Dated: 8/16/16

gya m

A notary public or other officer completing this certificate document to which this certificate is attached, and not the	e verifies only the identity of the individual who signed the truthfulness, accuracy, or validity of that document.
State of California  County of <u>LOS</u> (MSeles)  On <u>Lugust /62016</u> before me, <u>Date</u> personally appeared <u>Ronald</u> H	Sizman  Here Insert Name and Title of the Officer  Lynamy Walleki  Name(s) of Signer(s)
who proved to me on the basis of satisfactory e subscribed to the within instrument and acknowled his/her/their authorized capacity(ies), and that by his/or the entity upon behalf of which the person(s) acte	dged to me that he/she/they executed the same in her/their signature(s) on the instrument the person(s)
of is	certify under PENALTY OF PERJURY under the laws the State of California that the foregoing paragraph true and correct.
G. GUZMAN Commission # 2084271	gnature Signature of Notary Public
Place Notary Seal Above	
OPTIC Though this section is optional, completing this in fraudulent reattachment of this fo	formation can deter alteration of the document or
Description of Attached Document Title or Type of Document: Indumnificat Number of Pages: Signer(s) Other Than I	Named Above:
Capacity(ies) Claimed by Signer(s) Signer's Name: Konald Hemann Wallchi	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General
☑Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator☐ Other:	☐ Trustee ☐ Guardian or Conservator
Signer Is Representing:	☐ Other:Signer Is Representing:

By: James P. Rapp
Dated: 5/17/16
By:Fredric Walecki
Dated:
By:Christine Walevska
Dated:
By:  Ronald H. Walecki, Surviving Trustee of the Walecki Family Trust dated January 5, 1996
Dated:
By: Kathleen Rapp
Dated: 8117/16
By: Ronald Hermann Walecki
Dated:

STATE OF FLORIDA COUNTY OF Pi	nellas
17.	
The foregoing instrument was acknown	owledged before me this <u>17</u> th day of
August 2016, by	James P Rapp.
(Seal)	
	Chelsea Qualter - Notary Public
Print, Type/Stamp Name of Notary	CHELSEA QUALTER Hotary Public - State of Florida Commission & FF 921545 My Comm. Expires Jan 17, 2020 Bonded through Hutbral Motary Assn.
Personally known:	54
OR Produced Identification:	
Type of Identification Produced:	

STATE OF FLORIDA COUNTY OF <u>Pinellas</u>
The foregoing instrument was acknowledged before me this $\frac{1}{1}$ day of
August 2016, by Kathleen E Rapp.
(Seal)
<u>and</u>
Chelsea Qualter - Notary Public
Print, Type/Stamp Name of Notary  CHELSEA QUALTER  Notary Public - State of Florida
Personally known:  Commission # FF 921545  My Comm. Expires Jan 17, 2020  Sonded through National Notary Assn.
OR Produced Identification:
Type of Identification Produced:

By:
By: James P. Rapp
Dated:
) 20/2/2
By:
Fredric Walecki  Dated: 15/20/6
By:Christine Walevska
Dated:
By:  Ronald H. Walecki, Surviving Trustee of the Walecki Family Trust dated January 5, 1996
Dated:
By:Kathleen Rapp
Dated:
By:Ronald Hermann Walecki
Detect

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### CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certife the document to which this certificate is attached, an document.	ficate verifies only the identity of the individual who signed d not the truthfulness, accuracy, or validity of that
STATE OF CALIFORNIA )	
COUNTY OF Los Angeles  On 8-15-2016 before me, J.T.C.	
On 3-15.2016 before me, J.T.C.	AMPBELL, Notary
Public,  Date	(here insert name and title of the officer)
personally appeared Fredric	•
subscribed to the within instrument and acknown in his/her/their authorized capacity(ies), and the	evidence to be the person(s) whose name(s) is/are owledged to me that he/she/they executed the same nat by his/her/their signature(s) on the instrument ch the person(s) acted, executed the instrument. the laws of the State of California that the
WITNESS my hand and official seal.	J. T. CAMPBELL COMM. #2055329 NOTARY PUBLIC-CALIFORNIA VENTURA COUNTY My Comm. Exp. Jan. 16, 2018
Signature: T.T. Coursel	(Seal)
OP'	TIONAL
Description of Attached Document	1 *
Fitle or Type of Document:	Number of Pages:
Document Date: Other:	
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### NOTICE OF PUBLIC HEARING and INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

TENTATIVE TRACT MAP NO. 33688, REVISED MAP NO. 1 – Intent to Adopt a Mitigated Negative Declaration – Applicant: James Rapp/Ron Waleki – Engineer/Representative: David Jeffers Consulting – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC-LDR) (½ Acre Minimum) – Rural Community: Estate Density Residential (RC-EDR) (2 Acre Minimum) – Location: Northerly of Hunt Road, easterly of Trilogy Parkway, southerly of Stone Canyon Drive, and westerly of Lawson Road – 42.9 Gross Acres – Zoning: One-Family Dwellings – 12,000 sq. ft. minimum (R-1-12000) – Residential Agricultural – 2 ½ acre minimum (R-A-2 ½) – REQUEST: The Tentative Tract Map No. 33688, Revised Map No. 1, proposes to revise TR33688, a Schedule "A" Subdivision of 42.9 gross acres into 49 single family residential lots with a minimum lot size of 12,000 sq. ft., previously approved on September 1, 2009, by adding an additional 5.8-acre area to the south, adding five (5) single family residential lots for a total of 54 residential lots, eliminating the western extension of "A" Street to Trilogy Parkway, and providing an access easement to Hunt Road.

TIME OF HEARING:

9:00 am or as soon as possible thereafter.

DATE OF HEARING:

**APRIL 19, 2017** 

PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER

BOARD CHAMBERS, 1ST FLOOR

4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Russell Brady at 951-955-3025 or email <a href="mailto:rbrady@rivco.org">rbrady@rivco.org</a>, or go to the County Planning Department's Planning Commission agenda web page at <a href="http://planning.rctlma.org/PublicHearings.aspx">http://planning.rctlma.org/PublicHearings.aspx</a>.

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

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

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

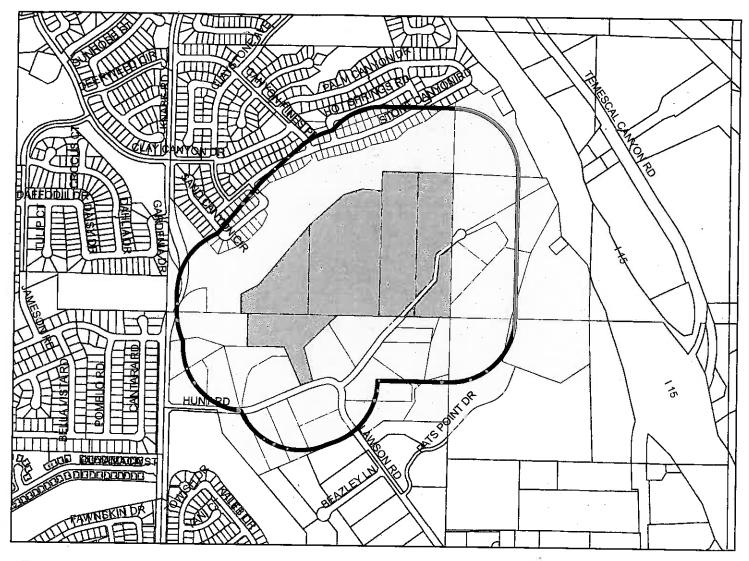
Please send all written correspondence to: RIVERSIDE COUNTY PLANNING DEPARTMENT Attn: Russell Brady

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

## PROPERTY OWNERS CERTIFICATION FORM

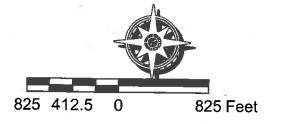
I, VINNIE NGUYEN certify that on 12 01 2016
The attached property owners list was prepared by Riverside County GIS,
APN (s) or case numbers TR3688R1 For
Company or Individual's Name Planning Department
Distance buffered 600
Pursuant to application requirements furnished by the Riverside County Planning Department
Said list is a complete and true compilation of the owners of the subject property and all other
property owners within 600 feet of the property involved, or if that area yields less than 25
different owners, all property owners within a notification area expanded to yield a minimum of
25 different owners, to a maximum notification area of 2,400 feet from the project boundaries,
based upon the latest equalized assessment rolls. If the project is a subdivision with identified
off-site access/improvements, said list includes a complete and true compilation of the names and
mailing addresses of the owners of all property that is adjacent to the proposed off-site
improvement/alignment.
I further certify that the information filed is true and correct to the best of my knowledge. I
understand that incorrect or incomplete information may be grounds for rejection or denial of the
application.
NAME: Vinnie Nguyen
TITLE GIS Analyst
ADDRESS: 4080 Lemon Street 2 <sup>nd</sup> Floor
Riverside, Ca. 92502
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

### TR3688r1 (600 feet buffer)



### **Selected Parcels**

283-302-022	283-281-002	283-250-042	283-302-013	283-320-024	283-282-003	283-302-004	283-304-016	283-140-028	283-150-041	
203-230-012	203-302-021	283-302-010	283-273-007	283-140-007	283-140-008	283-271-014	283_170_010	202 450 046	202 450 040	
283-170-018	203-20 <b>2-</b> UU2	283-282-011	283-302-008	283-281-008	283-273-002	283-272-020	283.320.022	202 204 040	202 204 247	
203-130-039	203-250-022	203 <del>-</del> 302-016	283-150-021	283-140-017	283-304-003	283-304-008	283_304.044	202 204 044	202 202 242	
200-304-013	203-250-015	283-304-012	283-250-013	283-281-012	283-304-004	283-250-007	283_250_018	202 250 042	202 204 004	
283-250-004	283-272.029	203-273-004	283-304-006	283-304-015	283-281-010	283-282-007	283-302-023	283-273-009	283-302-024	
283-301-005 283-304-005	283-282-004	283-273-001	203-304-009	283-250-011	283-302-018	283-301-006	283-301-004	283-302-006	283-302-017	
283-304-005 283-250-021	283-250-019	283-282-009	283-302-005	283 202 020	283-281-003	283-272-030	283-273-003	283-281-001	283-250-023	
			283-304-011	283-302-020	283-282-006 283-250-032	203-273-008	283-140-009	283-140-010	283-282-010	
283-150-038	283-273-006	283-250-034	283-304-018	283-302-007	283-281-013	283-282-040	203-250-041	283-250-014	283-273-005	
283-304-007	283-140-006	283-140-004	283-282-008	283-302-005	283-304-001	283-304-002	283-200-030	203-250-020	283-150-040	





ASMT: 282280003, APN: 282280003 SOUTHERN CALIF EDISON CO 2131 WALNUT GROVE 2ND FL ROSEMEAD CA 91770

ASMT: 283150040, APN: 283150040 JACLYN LOPEZ, ETAL 23275 LAWSON RD CORONA, CA. 92883

ASMT: 283140006, APN: 283140006 JAMES RAPP, ETAL 1540 GULF BLV APT 1507 CLEARWATER BEACH FL 33767 ASMT: 283150041, APN: 283150041 CALIFORNIA MEADOWS HOMEOWNERS ASSN C/O KAUFMAN & BROAD 5500 E SANTA ANA CANYON RD ANAHEIM CA 92807

ASMT: 283140008, APN: 283140008 FREDRIC WALECKI, ETAL C/O FREDRIC WALECKI 29500 HEATHERCLIFF NO 213 MALIBU CA 90265 ASMT: 283170019, APN: 283170019 CORONA NORCO UNIFIED SCHOOL DIST C/O TED ROZZI 2820 CLARK AVE NORCO CA 92860

ASMT: 283140010, APN: 283140010 RONALD WALECKI 255 VIA LINDA VISTA REDONDO BEACH CA 90277

ASMT: 283250004, APN: 283250004 KATHLEEN RAPP, ETAL 1540 GULF BLV NO 1507 CLEARWATER BEACH FL 33767

ASMT: 283140017, APN: 283140017 EVMWD P O BOX 3000 LAKE ELSINORE CA 92531 ASMT: 283250007, APN: 283250007 JAE JUNG 9500 PATS POINT DR CORONA, CA. 92883

ASMT: 283150021, APN: 283150021 CINNAMON ZORN, ETAL 23299 LAWSON CANYON RD CORONA, CA. 92883

ASMT: 283250011, APN: 283250011 WANITA HOYT, ETAL 28245 EL TORO CUT OFF RD LAKE ELSINORE CA 92532

ASMT: 283150039, APN: 283150039 BARBARA SIMMONS, ETAL 23280 LAWSON RD CORONA, CA. 92883 ASMT: 283250012, APN: 283250012 SONYA FERRARI, ETAL 23705 LAWSON RD CORONA, CA. 92883



ASMT: 283250013, APN: 283250013 INDUBEN AMIN, ETAL 1451 PATHFINDER AVE

WESTLAKE VILLAGE CA 91362

ASMT: 283250023, APN: 283250023 CHERYL WUNDERLICH, ETAL 23580 KNABE RD

23580 KNABE RD CORONA, CA. 92883

ASMT: 283250014, APN: 283250014

KATHY PAYNE, ETAL 9145 HUNT RD CORONA, CA. 92883 ASMT: 283250030, APN: 283250030

EDNA TAMONDONG, ETAL 9490 PATS POINT DR NO N CORONA CA 92883

ASMT: 283250015, APN: 283250015

SUZETTE SANNES, ETAL 9125 HUNT RD CORONA, CA. 92883 ASMT: 283250034, APN: 283250034

LOUISE MURPHY, ETAL 9496 PATS POINT DR CORONA, CA. 92883

ASMT: 283250018, APN: 283250018

KERRY JOHNSON, ETAL 9130 HUNT RD CORONA, CA. 92883 ASMT: 283250041, APN: 283250041

JOSEPHINE BROWN, ETAL

20340 LAYTON ST CORONA CA 92881

ASMT: 283250019, APN: 283250019

JEWELL CANTRELL, ETAL 9180 HUNT RD

CORONA, CA. 92883

ASMT: 283250042, APN: 283250042

SHEHLA KHAJA, ETAL

9050 HUNT RD CORONA, CA. 92883

ASMT: 283250020, APN: 283250020

DAWN BOOTH, ETAL 9370 HUNT RD CORONA CA 92883 ASMT: 283271014, APN: 283271014

CINDY TAYLOR

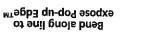
23316 CANYON PINES PL CORONA, CA. 92883

ASMT: 283250021, APN: 283250021

DYANA BLEDSOE, ETAL

9300 HUNT RD CORONA, CA. 92883 ASMT: 283272028, APN: 283272028

MARIAM TADROS, ETAL 7838 BELLFLOWER DR BUENA PARK CA 90620





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ASMT: 283272029, APN: 283272029

TERESA GOLDSMITH, ETAL 9246 STONE CANYON RD CORONA, CA. 92883

ASMT: 283273006, APN: 283273006 THERESE MACKENDRICK, ETAL 9207 STONE CANYON RD CORONA, CA. 92883

ASMT: 283272030, APN: 283272030

MELINDA PALACIOS, ETAL 9254 STONE CANYON RD CORONA, CA. 92883

ASMT: 283273007, APN: 283273007

CHERYL KENDALL PO BOX 20411 RIVERSIDE CA 92516

ASMT: 283273001, APN: 283273001

KIMBERLY DENAPLE, ETAL 9271 STONE CANYON RD CORONA, CA. 92883

ASMT: 283273008, APN: 283273008

JANICE GALLA RINI, ETAL 9185 STONE CANYON RD CORONA CA 91719

ASMT: 283273002, APN: 283273002

SUSAN TOLBERT, ETAL 9247 STONE CANYON RD CORONA, CA. 92883

ASMT: 283273009, APN: 283273009

LAURA CERVANTES 9169 STONE CANYON RD CORONA, CA. 92883

ASMT: 283273003, APN: 283273003

BARBARA WATTERS, ETAL 16189 QUARTER HORSE RD RIVERSIDE CA 92504

ASMT: 283281001, APN: 283281001

PEDRO VARGAS, ETAL 9129 STONE CANYON RD CORONA, CA. 92883

ASMT: 283273004, APN: 283273004

JAYMIE COREY 9229 STONE CANYON RD **CORONA, CA. 92883** 

ASMT: 283281002, APN: 283281002

JENNY TIEU, ETAL 10939 CARAWAY LN CORONA CA 92883

ASMT: 283273005, APN: 283273005

STEPHEN SCHWARTZ 9217 STONE CANYON RD CORONA, CA. 92883

ASMT: 283281003, APN: 283281003

MARILYN KUBACAK, ETAL 9107 STONE CANYON RD CORONA, CA. 92883







ASMT: 283281004, APN: 283281004

MICHAEL MILLER, ETAL 1450 N TUSTIN AVE NO 231 SANTA ANA CA 92705 ASMT: 283281014, APN: 283281014

ANNETTE YOUNG, ETAL 9130 FALLBROOK CANYON DR

CORONA, CA. 92883

ASMT: 283281008, APN: 283281008

ERIKA ESQUEDA, ETAL

9064 FALLBROOK CANYON DR

CORONA, CA. 92883

ASMT: 283282001, APN: 283282001

TYSON COOMBS

9115 FALLBROOK CANYON DR

CORONA, CA. 92883

ASMT: 283281009, APN: 283281009

BERNIE ASTIER, ETAL

9074 FALLBROOK CANYON DR

CORONA, CA. 92883

ASMT: 283282002, APN: 283282002

CORY O BRYAN

9105 FALLBROOK CANYON DR

CORONA, CA. 92883

ASMT: 283281010, APN: 283281010

ADRIANA MORLA, ETAL

9086 FALLBROOK CANYON DR

CORONA, CA. 92883

ASMT: 283282003, APN: 283282003

ROASA VILLASENOR, ETAL

9095 FALLBROOK CANYON DR

CORONA, CA. 92883

ASMT: 283281011, APN: 283281011

DONIA ISMAIL, ETAL 643 COTTONWOOD DR BREA CA 92821 ASMT: 283282004, APN: 283282004

LETICIA ONTIVEROS, ETAL 9085 FALLBROOK CANYON DR

CORONA, CA. 92883

ASMT: 283281012, APN: 283281012

GRANT ROBERS

9108 FALLBROOK CANYON DR

CORONA, CA. 92883

ASMT: 283282005, APN: 283282005

DARLENE MONTANEZ, ETAL 9075 FALLBROOK CANYON DR

CORONA, CA. 92883

ASMT: 283281013, APN: 283281013

MAI CHE, ETAL

9118 FALLBROOK CANYON DR

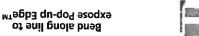
CORONA, CA. 92883

ASMT: 283282006, APN: 283282006

ROLANDO MENDOZA

9065 FALLBROOK CANYON DR

CORONA, CA. 92883







ASMT: 283282007, APN: 283282007

LAURA CORTEZ, ETAL

9055 FALLBROOK CANYON DR

CORONA, CA. 92883

ASMT: 283301006, APN: 283301006 MICHAEL PFUTZENREUTER 9290 HOT SPRINGS RD CORONA, CA. 92883

ASMT: 283282008, APN: 283282008

WADE FISHER

23369 SAND CANYON CIR CORONA, CA. 92883

ASMT: 283302003, APN: 283302003

CYNTHIA RANGEL, ETAL 20050 GREELEY RD PERRIS CA 92570

ASMT: 283282009, APN: 283282009

ROBERT FINE

23361 SAND CANYON CIR CORONA, CA. 92883

ASMT: 283302004, APN: 283302004

**BECKY TSANG** 18328 SENTENO ST

ROWLAND HEIGHTS CA 91748

ASMT: 283282010, APN: 283282010

**ROSI ZULOAGA** 

23355 SAND CANYON CIR CORONA, CA. 92883

ASMT: 283302005, APN: 283302005

WILLIAM ALPERT 505 YERBA BUENA ST MORRO BAY CA 93442

ASMT: 283282011, APN: 283282011

CYNTHIA GOODWIN 23347 SAND CANYON CIR CORONA, CA. 92883

ASMT: 283302006, APN: 283302006

MOHAMMED FAROQUI 9371 HOT SPRINGS RD CORONA, CA. 92883

ASMT: 283301004, APN: 283301004

RALPH RANGEL, ETAL 9278 STONE CANYON RD CORONA, CA. 92883

ASMT: 283302007, APN: 283302007 ANTOINETTE BOHANNON, ETAL

9363 HOT SPRINGS RD CORONA, CA. 92883

ASMT: 283301005, APN: 283301005

IRENE NARDONI, ETAL 9286 STONE CANYON RD CORONA, CA. 92883

ASMT: 283302008, APN: 283302008

CYNTHIA SALDIVAR 1625 E CUBBON ST SANTA ANA CA 92703





ASMT: 283302009, APN: 283302009

YUSUF FAQUIR 9347 HOT SPRINGS RD CORONA, CA. 92883 ASMT: 283302016, APN: 283302016

DONNA ALCALA

9334 STONE CANYON RD CORONA, CA. 92883

ASMT: 283302010, APN: 283302010

SANDRA TRENT, ETAL 9339 HOT SPRINGS RD CORONA, CA. 92883 ASMT: 283302017, APN: 283302017

NANCY DAVIS

9344 STONE CANYON RD CORONA, CA. 92883

ASMT: 283302011, APN: 283302011

XU YUN 731 GARTEL DR WALNUT CA 91789 ASMT: 283302018, APN: 283302018

DARLENE MURRAY, ETAL 9358 STONE CANYON RD CORONA, CA. 92883

ASMT: 283302012, APN: 283302012

VALERIE GUDINO, ETAL 9323 HOT SPRINGS RD CORONA, CA. 92883 ASMT: 283302019, APN: 283302019

GRACE REYES, ETAL 9366 STONE CANYON RD CORONA, CA. 92883

ASMT: 283302013, APN: 283302013

ANTHONY TUCCI, ETAL C/O ANTHONY R TUCCI JR 9525 SMOKE TREE FOUNTAIN VALLEY CA 92708 ASMT: 283302020, APN: 283302020

ROBYN GEARHART 9374 STONE CANYON RD CORONA, CA. 92883

ASMT: 283302014, APN: 283302014

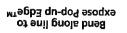
CATHY WICKERSHAM, ETAL 9312 STONE CANYON RD CORONA, CA. 92883 ASMT: 283302021, APN: 283302021

DEBORAH TREBBIEN, ETAL 9384 STONE CANYON RD CORONA, CA. 92883

ASMT: 283302015, APN: 283302015

JORGE QUINTERO, ETAL C/O JORGE QUINTERO 9322 STONE CANYON RD CORONA, CA. 92883 ASMT: 283302022, APN: 283302022

ADS MONOPOLY 1739 COOLCREST AVE UPLAND CA 91784





ASMT: 283302023, APN: 283302023

JENNY ROMERO, ETAL 9398 STONE CANYON RD CORONA CA 92880 ASMT: 283304006, APN: 283304006 JEFFREY JONKEY

JEFFREY JONKEY 9375 STONE CANYON RD CORONA, CA. 92883

ASMT: 283302024, APN: 283302024

LINA BONG, ETAL 950 RUSTLERS WAY CORONA CA 92882 ASMT: 283304007, APN: 283304007

PATRICK BALL, ETAL 9367 STONE CANYON RD CORONA, CA. 92883

ASMT: 283304001, APN: 283304001

CHRISTINA PINNEY, ETAL 9415 STONE CANYON RD CORONA, CA. 92883 ASMT: 283304008, APN: 283304008

ERLINDA TUPAS, ETAL 1557 K E AMAR RD WEST COVINA CA 91792

ASMT: 283304002, APN: 283304002

DENISE WASHINGTON, ETAL 9407 STONE CANYON RD CORONA, CA. 92883 ASMT: 283304009, APN: 283304009

MICHAEL COUCH

9351 STONE CANYON RD CORONA CA 92883

ASMT: 283304003, APN: 283304003

ROSA RAMOS, ETAL 9399 STONE CANYON RD CORONA, CA. 92883 ASMT: 283304010, APN: 283304010

VICKI ELEFANTE, ETAL 9343 STONE CANYON RD CORONA, CA. 92883

ASMT: 283304004, APN: 283304004 SUSANA T FAMILY TRUST, ETAL

23496 BENDING OAK CT MURRIETA CA 92562 ASMT: 283304011, APN: 283304011

TANYA APPLEBY, ETAL 9335 STONE CANYON RD CORONA, CA. 92883

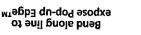
ASMT: 283304005, APN: 283304005

CAROL EGLI, ETAL 9383 STONE CANYON RD CORONA, CA. 92883 ASMT: 283304012, APN: 283304012

GENA OSBORNE

9327 STONE CANYON RD CORONA, CA. 92883







ASMT: 283304013, APN: 283304013 TERRY MOLLENBRINK, ETAL 9319 STONE CANYON RD CORONA, CA. 92883

ASMT: 283320024, APN: 283320024 PAOLA AVILA, ETAL 9433 STONE CANYON RD CORONA, CA. 92883

ASMT: 283304014, APN: 283304014 FLORESMILA GONZALEZ 9311 STONE CANYON RD CORONA, CA. 92883

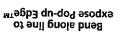
ASMT: 283304015, APN: 283304015 ROBYN HATFIELD, ETAL 9303 STONE CANYON RD CORONA, CA. 92883

ASMT: 283304016, APN: 283304016 BLANCA AGAMI 9295 STONE CANYON RD CORONA, CA. 92883

ASMT: 283304017, APN: 283304017 DON CALLOWAY 9287 STONE CANYON RD CORONA, CA. 92883

ASMT: 283304018, APN: 283304018 TRAVIS KNUTSON 9279 STONE CANYON RD CORONA, CA. 92883

ASMT: 283320023, APN: 283320023 DEBORAH COLE 9457 STONE CANYON RD CORONA, CA. 92883





### TR33688R1

### Applicant:

James Rapp/Ron Walecki 255 Via Linda Vista Redondo Beach, CA 90277

### **Applicant:**

James Rapp/Ron Walecki 255 Via Linda Vista Redondo Beach, CA 90277

### Applicant:

James Rapp/Ron Walecki 255 Via Linda Vista Redondo Beach, CA 90277

### **Engineer:**

Dave Jeffers 19 Spectrum Pointe Drive, Suite 609 Lake Forest, CA 92630

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### Engineer:

Dave Jeffers 19 Spectrum Pointe Drive, Suite 609 Lake Forest, CA 92630 ммм. амегу. согл 1-800-GO-AVERY

Mail Stop# 1450 Riv. Co. Sheriff's Dept.

ATTN: Planning Manager Community Development Dept. City of Corona 400 S. Vicentia Ave Corona, CA 92882

Southern California Gas Company Engineering Department P.O Box 3003 Redlands, CA 92373-0316 Attn: Teresa Roblero ML: 8031

Temescal Valley Water District 22646 Temescal Canyon Road Temescal Valley, CA 92883 Repliez à la hachure afin de révéler le rebord Pop-up<sup>MC</sup> charaement

ap suas

Mail Stop# 5950 Riverside County Waste

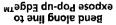
Mail Stop # 1040 County Service Area 152c/o EDA ATTN: Bill Brown

Pechanga Cultural Resources Department Ebru Ozdil, Cultural Analyst P.O. Box 2183 Temecula, CA 92593 Etiquettes faciles à peler Utilisez le gabarit AVERY® 5160®

Corona/Norco Unified School District 2820 Clark Ave Norco, CA 92860

Southern California Edison 2244 Walnut Grove Ave., Room 312 PO Box 800 Rosemead, CA 91770-0800

Soboba Band of Luiseño Indians Joseph Ontiveros, Cultural Resource Director P.O. BOX 487 San Jacinto, CA 92581





# PLANNING DEPARTMENT

Charissa Leach, P.E. Assistant TLMA Director

TO:	☐ Office of Planning and Research (OPR)	FROM:	Riverside County Planning Departmen	nt	
	P.O. Box 3044 Sacramento, CA 95812-3044  County of Riverside County Clerk		4080 Lemon Street, 12th Floor P. O. Box 1409 Riverside, CA 92502-1409		38686 El Cerrito Road Palm Desert, California 92211
	ECT: Filing of Notice of Determination in compliance	with Section	·	ces Code.	
	ive Tract Map No. 33688 Revision No. 1 (EA42722)				
,	Title/Case Numbers				
	Il Brady Contact Person	951-95 Phone N	55-3025 lumber		
State Cle	earinghouse Number (if submitted to the State Clearinghouse)				
	Rapp/Ron Walecki	255 Vi	ia Linda Vista, Redondo Beach, CA 90	277	
	Applicant	Address			
The pr Project L	oject site is located northerly of Hunt Road, easterly o	f Trilogy Parl	kway, southerly of Stone Canyon Drive	e, and west	terly of Lawson Road
Tentati lots wit single	ive Tract Map No. 33688 Revised Map No. 1 propose th a minimum lot size of 12,000 square feet, previously family residential lots for a total of 54 residential lote to Hunt Road.	y approved c	on September 1, 2009, by adding an a	dditional 5.	.8-acre area to the south, adding five (5
	Description				· ·
	to advise that the Riverside County <u>Planning Comm</u> the following determinations regarding that project:	<u>ission</u> , as th	he lead agency, has approved the ab	ove-referer	nced project on <u>April 19, 2017,</u> and ha
2. A (\$ 3. M 4 A	he project WILL NOT have a significant effect on the en Initial Study and Negative Declaration was prepared \$2,216.25+\$50.00) and reflect the independent judgme litigation measures WERE made conditions of the approximation Monitoring and Reporting Plan/Program Windings were made pursuant to the provisions of CEQ.	lfor the proje ent of the Lea proval of the p AS NOT add	ect pursuant to the provisions of the Ca ad Agency. project.	ilifornia Env	vironmental Quality Act
	to certify that the Negative Declaration, with commen ng Department, 4080 Lemon Street, 12th Floor, Rivers			vailable to	the general public at: Riverside Count
		Dania at	Discour		
	Signature	Project	Planner Title		
Date R	Received for Filing and Posting at OPR:		<u></u> :		
Ple	ease charge deposit fee case#: ZEA42722 ZCFG 06110		NTY CLERK'S USE ONLY		

#### COUNTY OF RIVERSIDE M\* REPRINTED \* R1409145 SPECIALIZED DEPARTMENT RECEIPT

Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road Second Floor Suite A Riverside, CA 92502 Murrieta, CA 92563

Indio, CA 92211 (760) 863-8271

38686 El Cerrito Rd

(951) 955~3200 (951) 694-5242

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

Received from: JAMES RAPP / RON WALEKI \$50.00

paid by: CK 1023

EA42722

paid towards: CFG06110 CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

Aug 20, 2014 16:19 posting date Aug 20, 2014 MGARDNER \* \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

Account Code 658353120100208100

Description CF&G TRUST: RECORD FEES Amount \$50.00

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

Agenda Item No.:

Area Plan: Temescal Canyon Zoning Area: Temescal

Supervisorial District: First

Project Planner: Deborah Bradford Planning Commission: April 19, 2017 **TENTATIVE TRACT MAP NO. 36825** 

ADDENDUM NO. 3 to EIR 439 Applicant: Forestar Toscana, LLC

Engineer/Representative: Adkan Engineers

Charissa Leach

Assistant TLMA Director

### COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

Tentative Tract Map No. 36825 proposes a schedule "A" tentative tract map that will subdivide 153.25 acres into 38 lots. Tentative Tract Map No. 36825 will create eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/ fuel management/ water quality basin lots, and approximately 9.4 acres of private roads. This Tentative Tract Map is the implementation of Phase 2 of the former Toscana Specific Plan now known as Terramor.

The Project area is located northerly of Temescal Canyon, southerly of Spanish Hills Drive, easterly of Park Canyon Road, and westerly of Indian Truck Trail.

### PROJECT BACKGROUND:

The Terramor Specific Plan No. 327 ("SP No. 327") and EIR 439 were originally adopted in December 2006. The total area of the specific plan is comprised of approximately 961.2 acres of land. The Specific Plan includes 1,443 residential units on approximately 300 acres. A range of housing types are proposed and will be complemented by natural open space areas, parks, paseos, and trails. Over half of the site (544.3 acres) is preserved as natural open space.

On December 9, 2014 the applicant received approval for an amendment to the Specific Plan ("SP No. 327A1"), a Change of Zone, and Tentative Tract Map No. 36643 for Phase I of the three-phase project. Tentative Tract Map No. 36643 created 29 lots and enabled mass grading of the subject property, as well as installation of backbone circulation/access and on-site utility infrastructure. A few months later Tentative Tract Map No. 36593 was approved and resulted in the subdivision of 201.94 acres of the project site into 602 residential lots and an additional 31 lettered lots which allowed for areas dedicated for parks, open space, water quality/detention basins, and for infrastructure improvements. Presently, Phase I is actively under construction. (See attached Lotting Map)

### **SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium Density

Residential (CD:MDR) (2-5 Acre Minimum) and

Open Space: Conservation (OS-C).

2. Surrounding General Plan Land Use (Ex. #5): Community Development: Medium Density

Residential (CD:MDR) (2-5 Acre Minimum), Rural: Rural Residential (R:RR) and Open Space: Water (OS: W) to the north, Open Space: Conservation (OS: C) to the west, Open Space: Conservation Habitat to the east and Open Space: Conservation (OS:C) and Community Development: Medium Density Residential (CD:MDR) (2-5 Acre

Minimum) to the south.

3. Existing Zoning (Ex. #3): Specific Plan - (Terramor SP No. 327)

4. Surrounding Zoning (Ex. #2): Residential Agricultural 5-Acre Minimum (R-A-5)

and Watercourse, Watershed and Conservation Areas (W-1) to the north, Serrano Specific Plan to the west. Natural Assets (N-A) to the east and

Terramor Specific Plan (SP) to the south.

5. Existing Land Use (Ex. #1): Vacant

6. Surrounding Land Use (Ex. #1): Primarily Vacant land. South and west of

Interstate 15 are developed residential

subdivisions.

7. Project Data: Total Acreage: 153.25

Total Proposed Lots: 38 lots, ranging in size from

19.60 acres to 0.02 acres

Schedule: A

8. Environmental Concerns: See attached EIR 439 Addendum #3

### **RECOMMENDATIONS:**

### STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

**CONSIDER ADDENDUM No. 3 to Environmental Impact Report No. 439**, based on the finding that all impacts were adequately analyzed pursuant to applicable legal standards, and while some changes and/or additions are necessary, none of the conditions described in CEQA Guidelines Section 15162 exist; and,

<u>APPROVE</u> TENTATIVE TRACT MAP NO. 36825, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**FINDINGS:** The following findings are in addition to those incorporated in the summary of findings and in the attached Addendum #3 which is incorporated herein by reference.

- 1. The project site is designated Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR) Open Space: Parks (OS-R), Open Space: Conservation Habitat (OS: CH) as reflected on the Specific Plan Land Use Plan of SP327A1.
- 2. The proposed Project would facilitate future development of the Project site with land uses that would be consistent with approved SP No. 327 and EIR No. 439 and therefore, would also be consistent with the General Plan.
- 3. The design of Tentative Tract Map No. 36825 is consistent with the County's General Plan and applicable Specific Plan. As stated in General Plan Principle IV.A.1, the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principal IV.B.2 addresses unique communities stating that aspects of community character and identity is the natural topography and unique landforms that must be respected in the pattern of development. Tentative Parcel Map No. 36825 is located within the East Temescal Hillside, Serrano and Temescal Wash Policy Areas. These policy areas encourage that the area be design and development as one Specific Plan, grading limited to ensure preservation of the hillside, cluster development be encourage to conserve open space, the protection of the diverse plant and wildlife and encourage the maintenance of Temescal Wash in its natural state to be utilized for recreational and open space purposes. The proposed subdivision and ultimate development of the overall project site known as the Terramor Specific Plan No. 327 has been found to be consistent with these goals and policies through the adoption of Specific Plan No. 327 and Environmental Impact Report No. 439. Tentative Tract Map No. 36825 is a part of the total area incorporating the approved Specific Plan. The Conditions of Approval that have been applied to the Specific Plan are also applied to Tentative Tract No. 36825 conditions of approval to ensure that consistency with the General Plan and adopted Specific Plan remain.
- 4. The proposed project, Tentative Tract No. 36825, is to subdivide an approximately 153.3-acre portion of the Terramor property into a variety of sized lots. Some of these lots will be for conveyance purposes for future residential development and some for open space, roadways and water quality basins. Although this Map is not for the physical development of residential units, mass grading throughout the Project area, installation of backbone circulation/access and on-site utility infrastructure will be provided. This portion of the Specific Plan area has been found to be physically suitable for the future residential development and density because it consists of design clusters of residential neighborhoods which are the design pattern for the approved Specific Plan.
- 5. The Initial Study and Addendum prepared for this project analyzed if any new impacts will occur that were not addressed in the previously approved Environmental Impact Report No. 439 which was certified in 2006. The Addendum determined that no new significant impacts would occur as a result of the proposed subdivision and no new impacts would result in terms of substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
- 6. The design of Tentative Tract Map No. 36825 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Within the

Tentative Map there are no apparent existing recorded easements for public access roads. However, backbone circulation and access roads will be provided on-site to enable construction and utility vehicles to access the site during construction activities.

- 7. The proposed Schedule "A" Map will subdivide 153.25 acres into 38 lots. This Map is for the purpose of conveying parcels and to install backbone infrastructure improvements that is in compliance with the requirements of County standards and the adopted SP No. 327.
- 8. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) (2-5 Acre Minimum), Rural: Rural Residential (R:RR) and Open Space: Water (OS: W) to the north, Open Space: Conservation (OS: C) to the west, Open Space: Conservation Habitat to the east and Open Space: Conservation (OS:C) and Community Development: Medium Density Residential (CD:MDR) (2-5 Acre Minimum) to the south.
- 9. Staff reviewed the proposed map through Ordinance No. 460 and found the project to be consistent with all provisions of the Ordinance.
- 10. The zoning of the subject site is Specific Plan No. 327 Amendment 1 (SP327A1) as established by Ordinance No. 348. Tentative Tract No. 36825 is comprised of Planning Areas, 6, 7, 8, 9, 10, 13, 16, 20, 21, 22, 24, 25B, 26G, 26H, 27A, 27D, 27E, 27F, and 27G. Zoning Ordinance No. 348 was amended to include Section 17.107 of Article XVIIa of Ordinance No. 348 providing specific development standards.
- 11. The project site is surrounded by properties which are zoned Residential Agricultural 5-Acre Minimum (R-A-5) and Watercourse, Watershed and Conservation Areas (W-1) to the north, Serrano Specific Plan to the west, Natural Assets (N-A) to the east and Terramor Specific Plan (SP) to the south.
- 12. The project area is surrounded primarily by vacant land with some scattered residential uses. To the south and west of Interstate 15 are developed residential subdivisions.
- 13. The overall Specific Plan area is located within Criteria Cell Nos. 3245, 3246, 3248 and 3249 of the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP), and has gone through the Habitat Assessment and Negotiation Strategy (HANS) which required the applicant to conserve/preserve 544 acres of open space. Tentative Tract Map 36825 project fulfills the requirements of the (WRMSHCP) and has illustrated on the Map, Lots F, J and O as MSHCP conservation areas.
- 14. Based on review by staff and added Conditions of Approval the proposed Tentative Tract Map No. 36825 is consistent with the minimum improvements as outlined in Section 10.5 (Schedule "A" Subdivision) of Ordinance No. 460 as stated below:
  - Streets Condition of Approval 10. TRANS. 1 states that 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 No. 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, ant 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. With this condition the requirements of Ordinance 460 – Section 10.5 A. as it pertains to streets has been met.

- Domestic Water Condition of Approval 10. E. HEALTH. 4. states that the land divider is proposing potable water and sanitary sewer service from Temescal Valley Water District, and shall be 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. With this condition the requirements of Ordinance No. 460 Section 10.5 B. and D. as it pertains to domestic water and sewage has been met.
- Fire Protection Condition of Approval 10. FIRE. 2 states, all water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance No. 460 and Ordinance No. 787 (Fire Code Standards), subject to the approval by the Riverside County Fire Department. Lastly, Condition of Approval 10. FIRE. 12 states Schedule "A" fire protection: approved standard fire hydrants shall be located at each street intersection and space no more than 330 feet apart in any direction and minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI. With these conditions of approval the requirements of Ordinance 460 Section 10.5 C. has been met.

In regards to Section 10.5 E. and F. of Ordinance No. 460 no fencing around a canal, drain, expressway or other hazardous feature is being proposed nor are any electrical or communication facilities proposed. Therefore, the proposed project is consistent with the requirements of Ordinance 460 in regards to Schedule "A" subdivisions.

- 15. The proposed subdivision is located within a Moderate/Very High Fire Hazard Severity Zone and is within a State Responsibility Area (SRA). For this reason, under Government Code section 66474.02, the County must make the following three findings before the tentative map can be approved:
  - a. A finding supported by substantial evidence in the record that the design and location of each lot in the subdivision, and the subdivision as a whole, is consistent with any applicable regulations adopted by the state Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code for which there are not local regulations that equal or exceed these minimum regulations;
  - b. A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available through an acceptable entity, including a county; and
  - c. A finding that, to the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable ordinance.
- 16. Regarding Finding 11.a above, California Code of Regulations, title 14, section 1270 et seq. applies to State Responsibility Areas (SRA). The proposed project is in moderate/very high fire hazard severity zone that is a (SRA), for which regulations found in the California Code of Regulations, title 14, section 1270 et seq. apply. In a phone conversation with Assistant Fire Marshal Steven Swarthout of the Riverside County Fire Department on November 16, 2016 he stated that when a project is located within a high fire hazard area, all projects are reviewed and conditioned based on compliance with California Code of Regulations, title 14, section 1270 et seq. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee

shall be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRA's. Riverside County Code Section 8.32,050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Assistant Fire Marshall Swarthout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. Title 14 regulations require complying with specific standards in terms of; emergency access and egress, signing and building numbering; emergency water standards and fuel modification standards. The Fire Department's Conditions of Approval for this tract map included blue dot reflectors within streets, fire hydrant spacing requirements, and standards relating to driveways, turnarounds, gates, fire sprinkler systems, and vegetation management requirements. This land division has also been designed so that each lot, and the subdivision as a whole, will provide fuel modification to reduce fire loading, provide appropriate fire breaks, and provide nonflammable walls along common boundaries and between rear yards and open space areas and emergency vehicle access into open space areas at intervals not to exceed 1500 feet. These conditions of approval ensure that compliance with California Code of Regulations, title 14, section 1270 et seg, have been met...

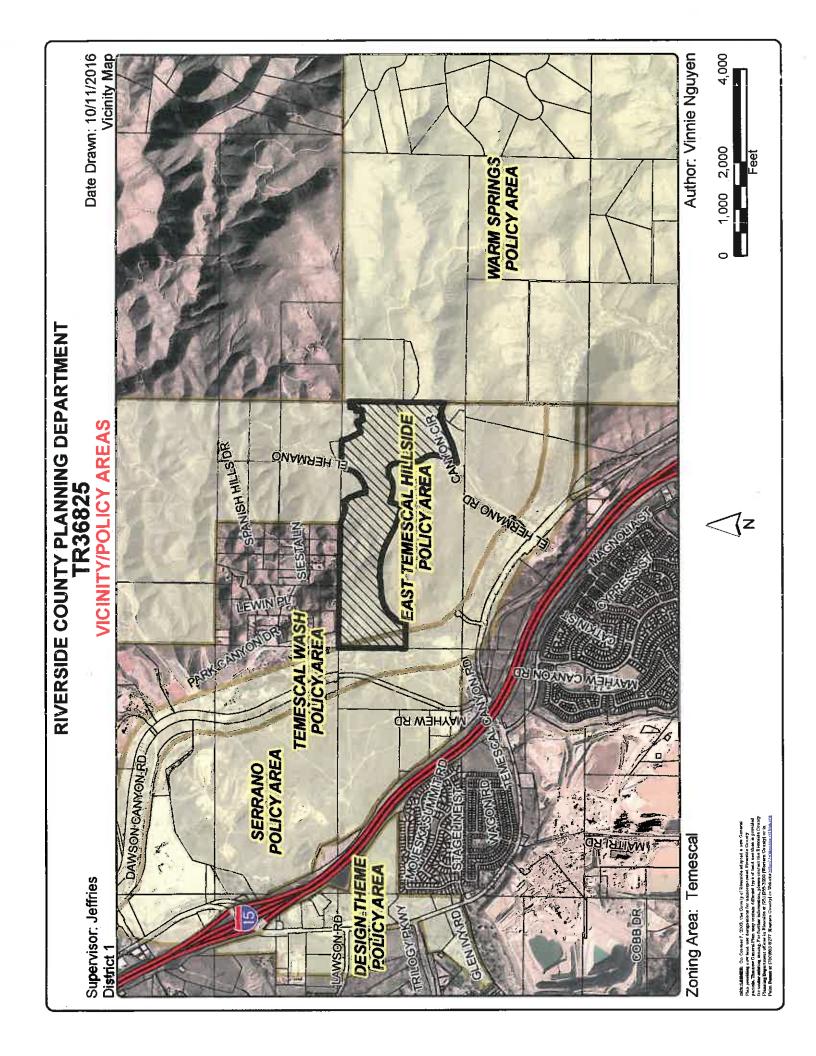
- 17. Regarding Finding 11.b. above, Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department. Therefore, this requirement has been met.
- 18. Regarding Finding 11.c The Fire Department's conditions of approval requires that prior to recordation of the Map the Tract Map shall be stamped by the Riverside County Surveyor with the following notes:
  - The note "High Fire Area" shall be added to Map
  - All building shall be constructed with class C material as per the California Building Code.
  - Specifications regarding driveways lengths, turnouts, turnarounds, access areas, gate entrances, gate access, fuel modification, water plans, and secondary access and address number size.
- 19. Pursuant to Ordinance No. 460 section 3.2.I., whenever lots of a proposed land division are located more than 1,320 feet, or 660 feet in a high fire hazard area, from a publicly maintained circulatory road, alternative or secondary access shall be provided. As proposed Tentative Tract Map 36825 is to subdivide an approximately 153.3-acre portion of the Terramor property within the development area of SP No. 327. A condition of approval for SP No. 327 which is currently in effect requires that an alternative or secondary access be provided. Although this Tract Map will not be for the subdivision of lots for actual development backbone circulation and access will be provided to facilitate the future development. A condition of approval for this Map also requires that alternative or secondary access be provided. Therefore, compliance with Section 3.2.I of Ordinance 460 has been met.
- 20. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, which include maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

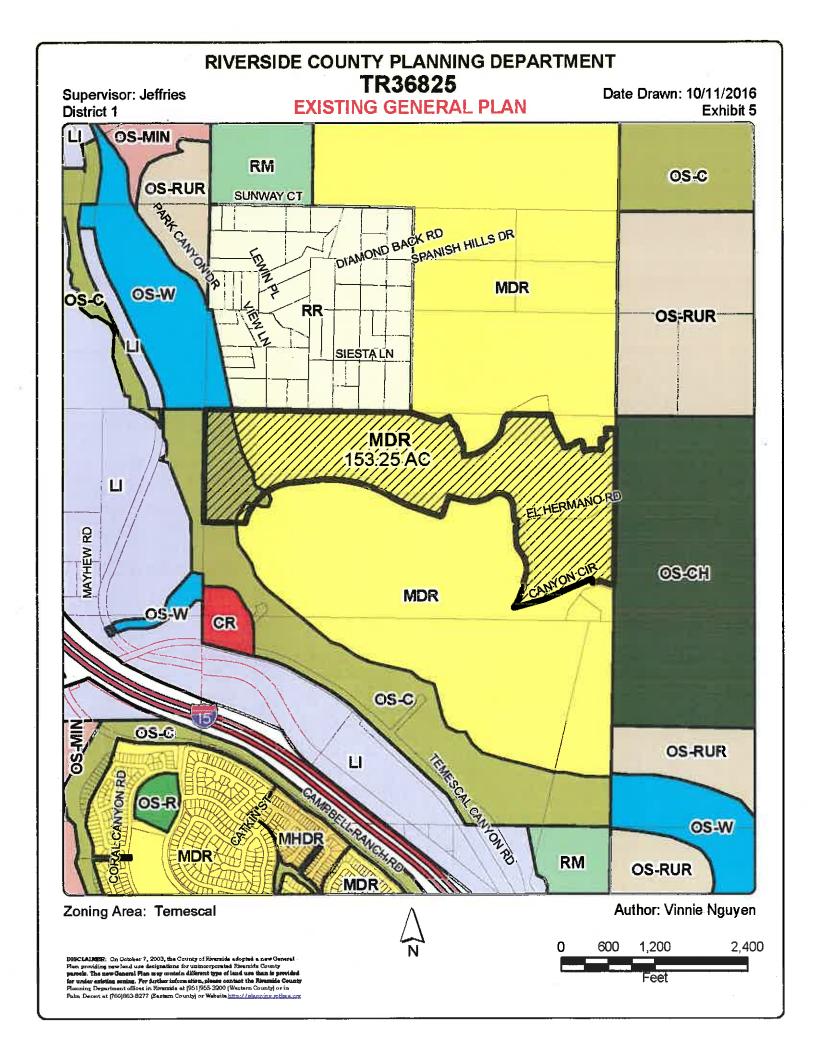
- 21. The project site is located within the City of Corona's sphere of influence area and was submitted to the City for review. Currently, the City has no plans for annexation of the project site, nor its immediate surroundings. County staff received no comments from the City of Corona regarding this project.
- 22. As defined in CEQA Guidelines section 15164, the guidelines allow for the updating and use of a previously certified EIR for projects that that meet the following criteria:
  - a) Substantial changes are not being proposed which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
  - b) No substantial changes have occurred with respect to the circumstances under which the project is being undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
  - c) No new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as completed shows any of the following: (A) that the project will have one or more significant effects not discussed in the previous EIR, (B) that any significant effects previously examined will be substantially more severe than shown in the previous EIR, (C) that any 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, (D) there are no mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR that would substantially reduce one or more significant effects of the environment.

As provided in the attached Environmental Assessment (EA) 42818, the proposed project will not result in any new or substantially increased significant environmental impacts not identified in the previously certified EIR 439 or in Addendums 1 and 2; therefore Addendum #3 to EIR 439 has been prepared.

### **CONCLUSIONS:**

- 1. The proposed project is in conformance with the Land Use Plan for SP No. 327, the applicable Specific Plan Land Use Designations, the SP No. 327, and with all applicable elements of the Riverside County General Plan.
- The proposed project is consistent with the Specific Plan zoning classification of Ordinance No. 348 as amended and, Section 17.107 which adds specific plan zoning requirements and standards. This section references the planning areas of the Specific Plan No. 327 and the following zoning classifications they are to adhere to: One-Family Residential (R-1), General Residential (R-3), and Open Area Combining Zone-Residential Development (R-5). The uses and development standards are subject to these zone classifications; however, some exceptions have been made as stated in Ordinance No. 348.4797.
- 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.





### RIVERSIDE COUNTY PLANNING DEPARTMENT TR36825

Supervisor: Jeffries

LAND USE

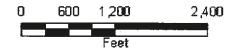
Date Drawn: 10/11/2016

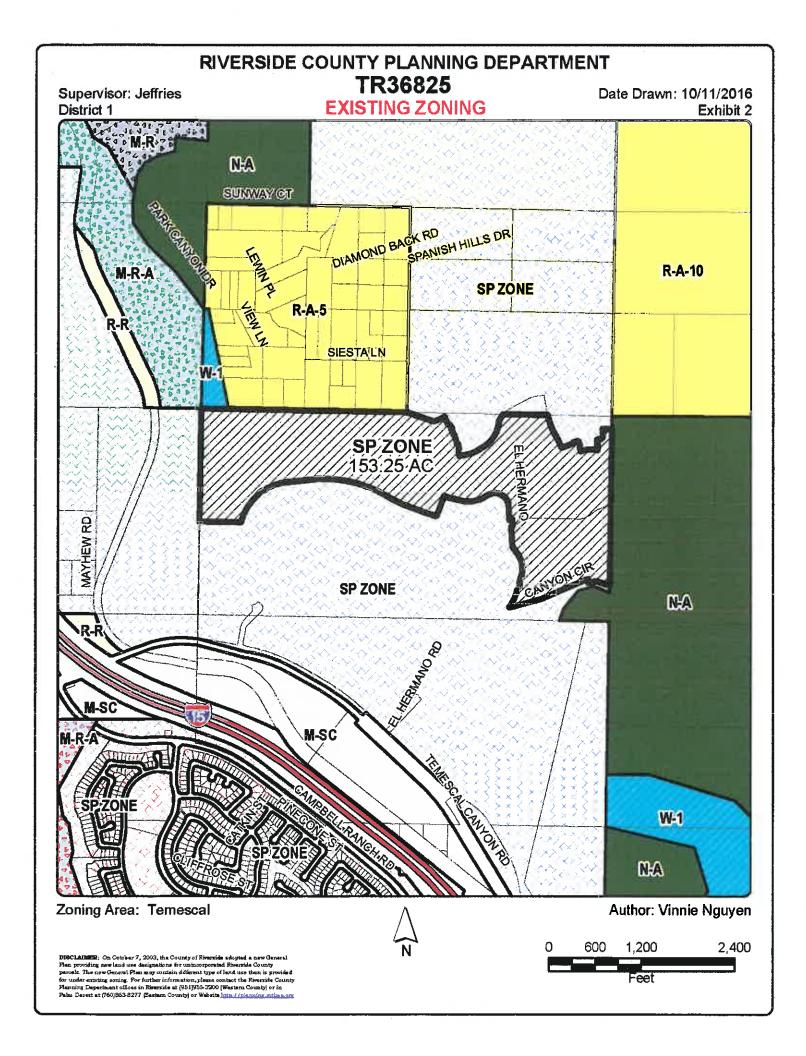
District 1 Exhibit 1 VAC SUNWAY CT SF, RES VAC OND BACKED VAC SF RES **SFIRES** VAC SF RES VAC GANLONGIE VAC VAC

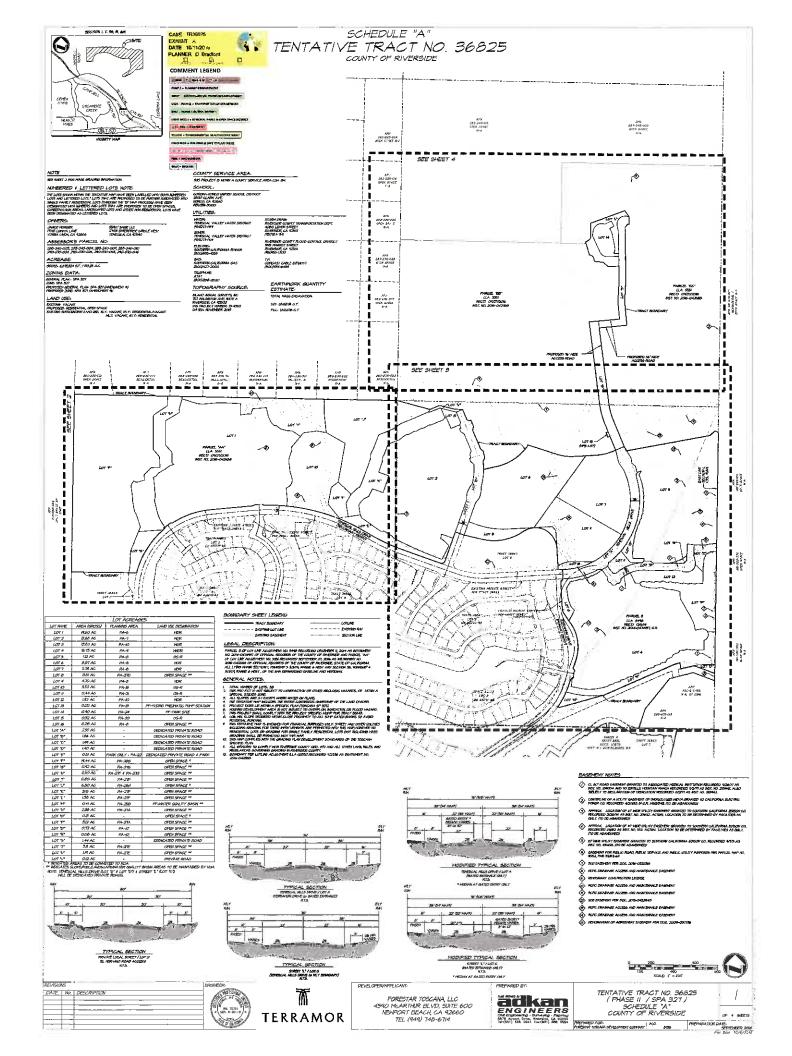
Zoning Area: Temescal

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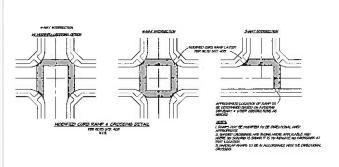
Author: Vinnie Nguyen







# SCHEDULE "A" TENTATIVE TRACT NO. 36825 COUNTY OF RIVERSIDE Triange and TRACT 26443 107.0 NR 45979-83 0 100 300 50 SOLE: 1'=100



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REVISIONS

DATE No. DESCRIPTION

COMMENT LEGEND



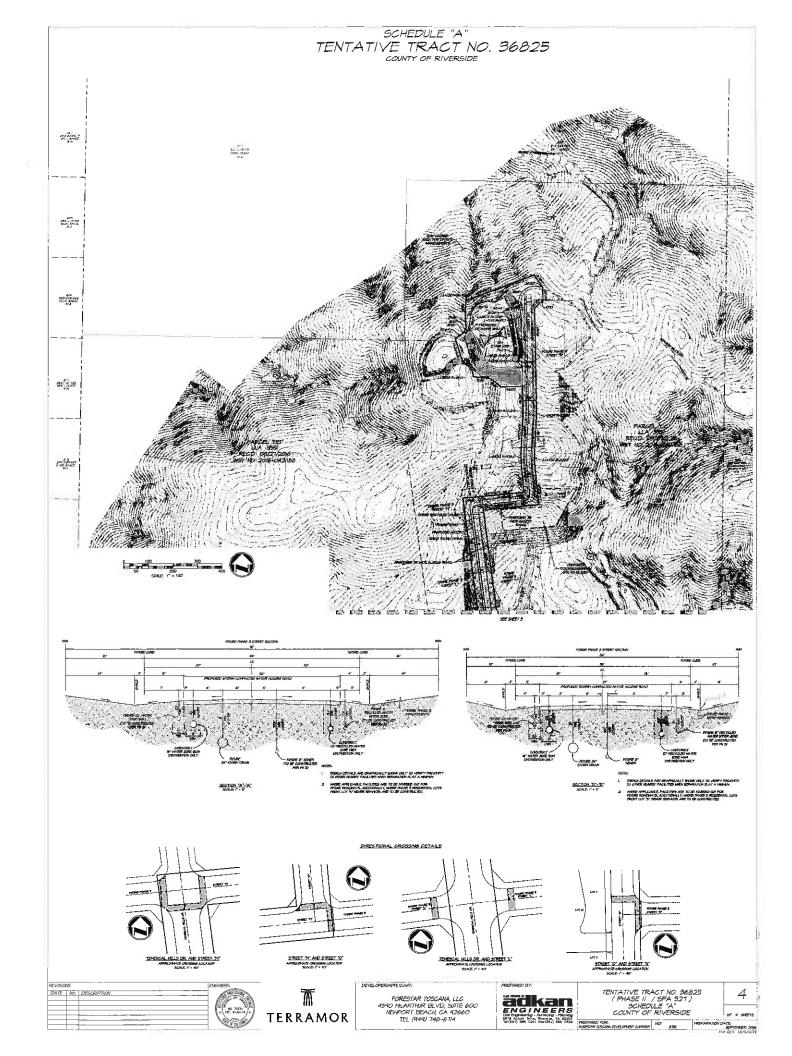


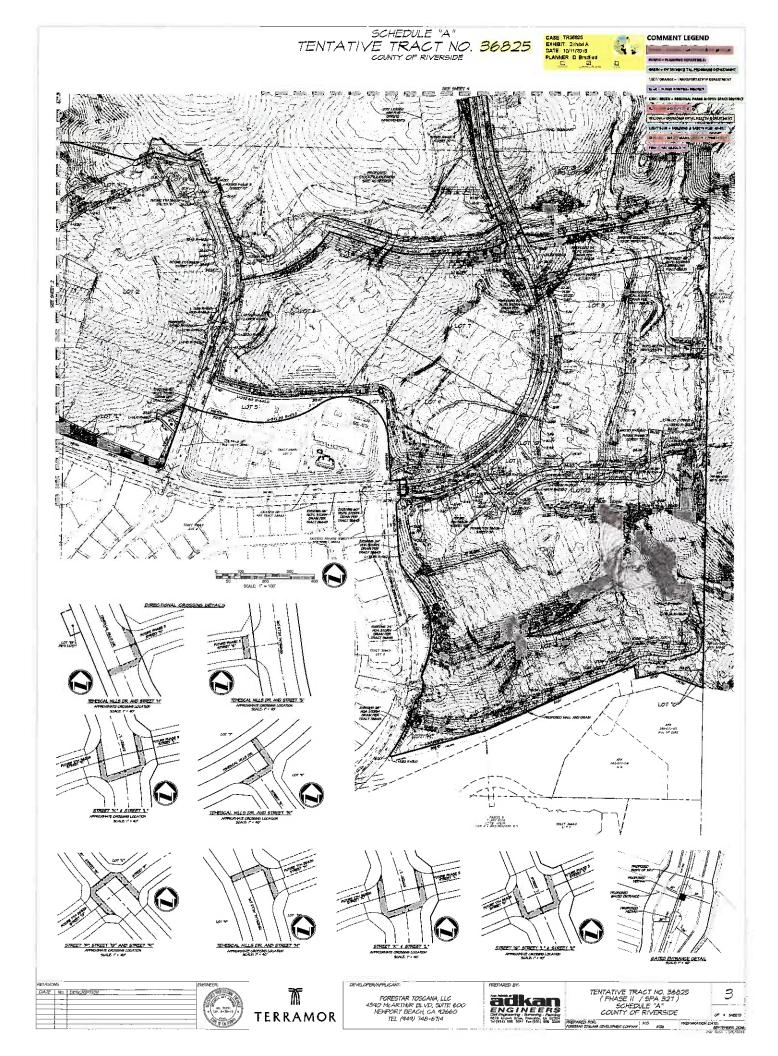
FORESTAR TOSCANA, LLC 4590 McARTHUR BLVD, SUITE 600 NEMPORT BEACH, CA 92660 TEL (949) 748-6114

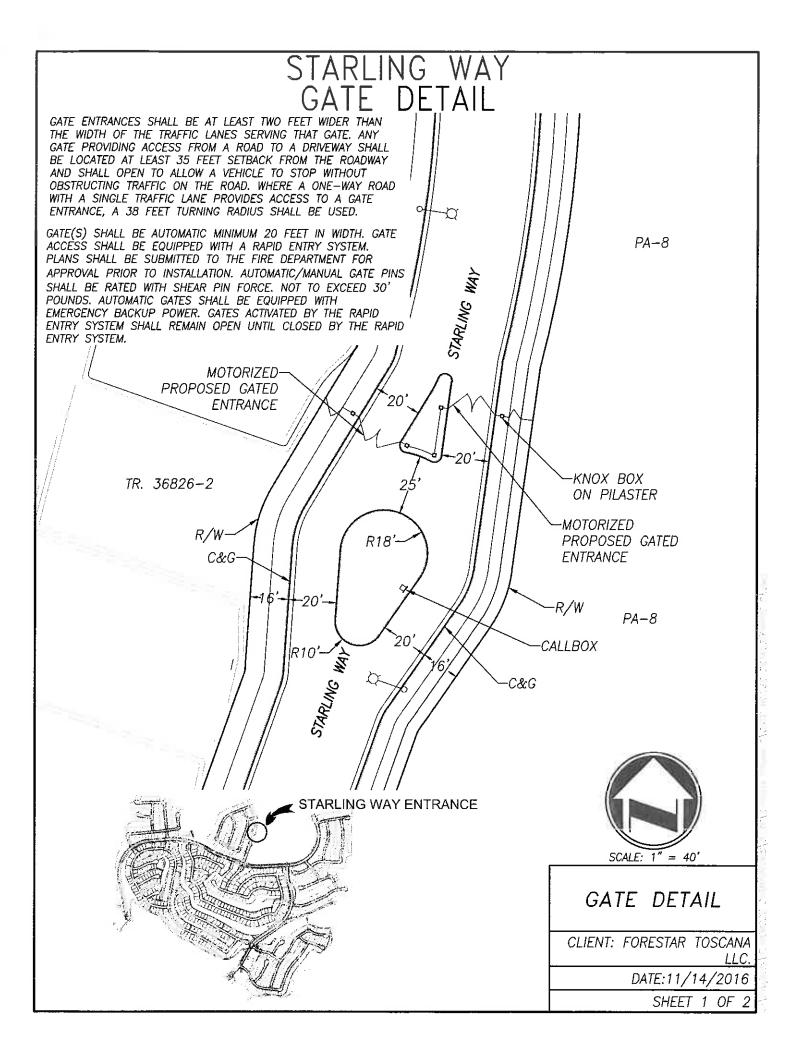
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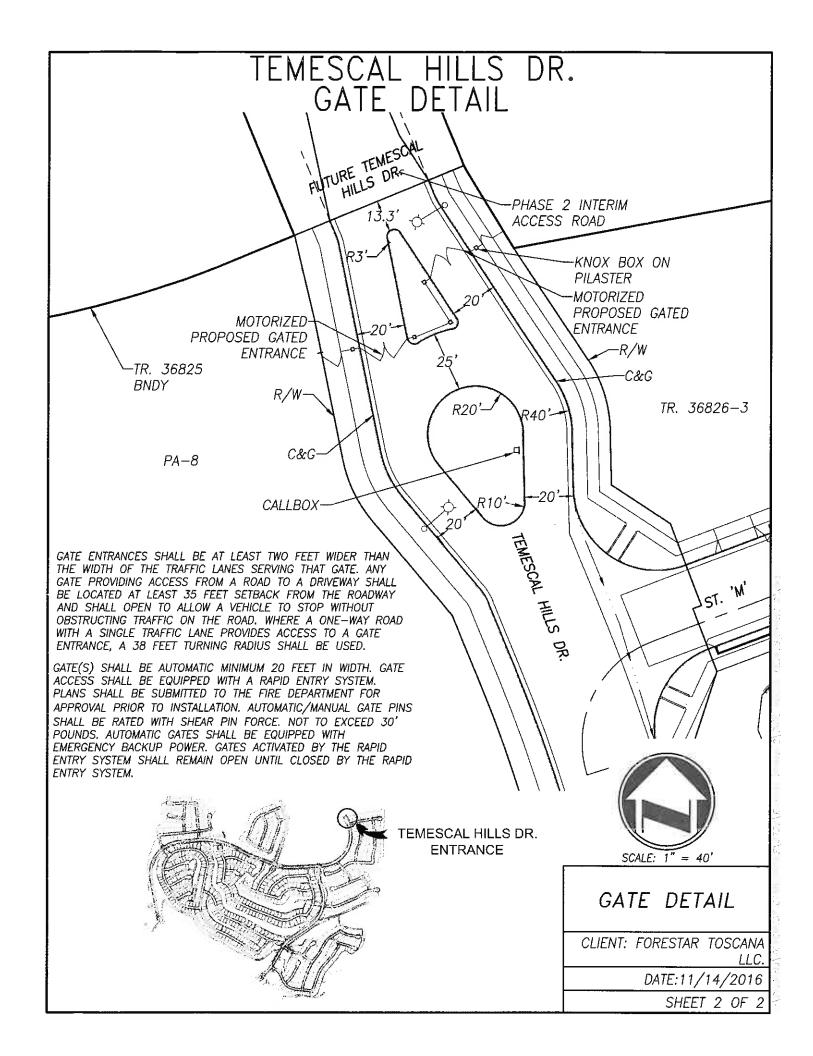
TENTATIVE TRACT NO. 36825 (PHASE II / SPA 327) SCHEDULE "A" COUNTY OF RIVERSIDE

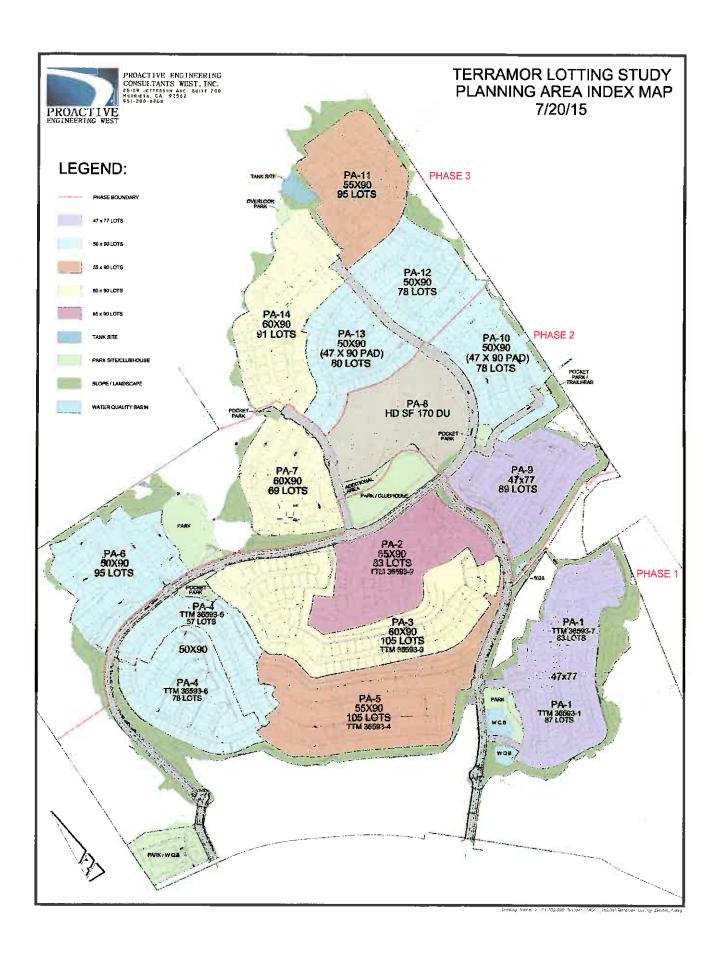
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# Addendum No. 3 to Environmental Impact Report No. 439

for:

Tentative Tract Map No. 36825

#### Prepared by:

County of Riverside 4080 Lemon Street, 12th Floor Riverside, CA 92501

#### Applicant:

Forestar Toscana, LLC 4950 MacArthur Blvd., Suite 600 Newport Beach, CA 92660 Contact: Andy Petitjean

#### CEQA Consultant:

T&B Planning, Inc. 17542 East 17th Street, Suite 100 Tustin, CA 92780 Contact: Tracy Zinn

January 12, 2017

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I. Introduction

## I. INTRODUCTION

#### A. Purpose of this Document

This document is an Addendum to Environmental Impact Report (EIR) No. 439 (SCH No. 2001121105), prepared in accordance with the California Environmental Quality Act (CEQA). This EIR Addendum was compiled by the Riverside County Planning Department serving as the Lead Agency for the proposed Project. See CEQA Guidelines §§ 15050–15051. The Lead Agency is defined as the agency with primary responsibility for approving and carrying out the proposed project.

The following information is provided in this Introduction: 1) the history of Specific Plan No. 327 (SP 327), EIR No. 439 (EIR 439), and associated approvals; 2) a summary of the proposed Project; 3) the principal requirements of CEQA; 4) the purpose of an EIR Addendum; 5) the standards for adequacy of an EIR Addendum pursuant to the State CEQA Guidelines; 6) a description of the format and content of this EIR Addendum; and 7) Riverside County's processing requirements to consider the proposed Project for approval. Following this introductory information is Riverside County's Environmental Assessment Form, which serves as the CEQA Initial Study for the proposed Project and that provides conclusive evidence that all potentially significant environmental effects of the proposed Project were previously and adequately analyzed in EIR 439.

#### B. Project History

On December 19, 2006, the Riverside County Board of Supervisors approved the Toscana project (since renamed and referred to hereafter as "Terramor"). Actions taken by the County associated with the Terramor project included approval of General Plan Amendment (GPA) No. 825, approval of Change of Zone (CZ) No. 6651, adoption of SP 327, and certification of EIR 439 (SCH No. 2001121105). As originally approved, the Terramor project provided for the development of a 960-acre property in the Temescal Canyon area of unincorporated Riverside County as a master-planned mixed use community with residential, commercial retail, and recreational land uses. Specifically, the original approval allowed for development of the property with up to 1,443 single-family and multi-family residential homes, an approximately 4.4-acre commercial retail center, 22.3 acres of recreational amenities (including a recreation center, community park, pocket parks, and paseo system), 70.0 acres of fuel modification areas, and 510.0 acres of natural open space areas. The 510.0 acres of natural open space were proposed to be dedicated to the Western Riverside Regional Conservation Authority (RCA) to contribute toward the formation of the Western Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) conservation area.

On December 9, 2014, the Riverside County Board of Supervisors adopted Amendment No. 1 to SP 327 (SP 327A1), adopted CZ 7807, approved Tentative Tract Map (TR) No. 36643, and approved Addendum No. 1 to EIR 439. SP 327A1 retained the 1,443 residential units allowed by the original approval, but modified the Land Use Plan for SP 327 as follows:

- Created a private, gate-guarded community;
- Increased the acreage of Open Space-Conservation Habitat from 510.0 acres to 544.3 acres;
- Decreased the acreage of Medium Density Residential (MDR) land uses from 237.5 acres to 220.6 acres and increased the target number of homes in MDR neighborhoods from 694 to 895;
- Decreased the acreage of Medium-High Density Residential (MHDR) land uses from 87.0 acres to 58.6 acres and decreased the target number of homes in MHDR neighborhoods from 519 to 338;
- Decreased the acreage of High Density Residential (HDR) land uses from 28.8 acres to 21.3
  acres and decreased the target number of homes in HDR neighborhoods from 230 to 210;
- Converted the 4.4-acre commercial retail site to an active public park of 5.3 acres;
- Increased and reprogrammed park land from 18.7 acres to 21.4 acres;
- Added 1.2 acres of stormwater water quality features to meet current best management practices;
- Created a 1.2-acre planning area for public facility land uses (potable and recycled water storage tanks); and
- Refined the internal circulation system to accommodate the modified land use plan.

Other actions that were adopted and approved by the Riverside County Board of Supervisors on December 9, 2014, and evaluated in Addendum No. 1 to EIR 439 included CZ 7807, and TR 36643. CZ 7807 amended the Specific Plan Zoning Ordinance for SP 327 (Ordinance No. 348.4449) to reflect the land use and development standards established by Amendment No. 1 to SP 327. TR 36643 subdivided the approximately 327.7-acre, Phase 1 portion of the Terramor property to establish parcels in conformance with the Planning Areas provided by the amended SP 327. TR 36643 created 29 lots and enabled mass grading of the subject property, as well as installation of backbone circulation/access and on-site utility infrastructure.

On March 18, 2015, the Riverside County Board of Supervisors approved TR 36593 and Addendum No. 2 to EIR 439. TR 36593 was a Schedule "A" subdivision that further subdivided an approximately 201.9-acre portion of property previously included within TR 36643 into individual, conveyable lots. Specifically, TR 36593 subdivided the subject property into 602 residential lots and 31 lettered lots that accommodated neighborhood park, pocket park, open space, water quality/detention basin land uses, and private roads. TR 36593 also provided for the installation of

permanent and temporary utility infrastructure necessary to serve TR 36593 and as planned by SP 327 (e.g., water lines, sewer lines, storm water drainage facilities).

#### C. <u>Project Summary</u>

Tentative Tract Map No. 36825 (TR 36825, hereafter referred to as the "Project") is a Schedule "A" tentative tract map that would subdivide an approximately 153.3-acre portion of the Terramor property to establish parcels in conformance with the Planning Area boundaries established by SP 327. The geographic area included within TR 36825 comprises SP 327's Phase 2 development area, as defined within SP 327. TR 36825 would enable mass grading throughout the Project area, installation of backbone circulation/access, and on-site utility infrastructure in order to facilitate the future development of the Phase 2 area as contemplated by the land use plan and design guidelines within SP 327. Specifically, TR 36825 subdivides a portion of the SP 327 property into eight (8) residential lots comprising approximately 86.5 acres, four (4) park lots comprising approximately 6.8 acres, three (3) public facility lots comprising approximately 1.3 acres, three (3) open space (conservation habitat) lots comprising approximately 26.4 acres, 14 manufactured slope / fuel management / water quality basin lots comprising approximately 23.1 acres, and approximately 9.4 acres of private roads.

Because the proposed TR 36825 requires the discretionary approval of Riverside County, environmental review is required pursuant to CEQA with Riverside County serving as the CEQA Lead Agency.

### D. The California Environmental Quality Act

CEQA, a statewide environmental law contained in Public Resources Code §§ 21000-21177, applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the environment. The overarching goal of CEQA is to protect the physical environment. To achieve that goal, CEQA requires that public agencies inform themselves of the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse effects when avoidance or reduction is feasible. It also gives other public agencies and the general public an opportunity to comment on the information.

In instances where a CEQA compliance document was previously prepared for a project, the CEQA Guidelines allow for the updating and re-use of a previously approved/certified CEQA document when a subsequent project has changed or differs from the previous project or conditions analyzed in the original CEQA document. Where changes or additions to the subsequent project occur with no new significant environmental impacts, an Addendum to the previously approved/certified CEQA document may be prepared. See CEQA Guidelines § 15164.

The following describes the requirements of an Addendum, as defined by CEQA Guidelines § 15164:

- a. The lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in § 15162 calling for preparation of a Subsequent EIR have occurred.
- b. An Addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in § 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c. An Addendum need not be circulated for public review but can be included in or attached to the EIR.
- d. The decision-making body shall consider the Addendum with the EIR prior to making a decision on the project.
- e. A brief explanation of the decision not to prepare a Subsequent EIR pursuant to § 15162 should be included in an Addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

As noted above, CEQA Guidelines § 15164(a) allows for the preparation of an Addendum if none of the conditions described in § 15162 are met. CEQA Guidelines § 15162 describe the conditions under which a Subsequent EIR must be prepared, as follows:

- Substantial changes are proposed in the project which will require major revisions of the
  previous EIR due to the involvement of environmental effects or a substantial increase in
  the severity of previously identified significant effects;
- b. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- c. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
  - 1. The project will have one or more significant effects not discussed in the previous EIR:
  - 2. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - Mitigation measures or alternatives previously found not to be feasible would in fact
    be feasible, and would substantially reduce one or more significant effects of the
    project, but the project proponents decline to adopt the mitigation measure or
    alternatives; or

4. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

If none of the circumstances listed above are present, and only minor technical changes or additions are necessary to update the previously approved/certified CEQA document, an Addendum may be prepared (See CEQA Guidelines § 15164).

#### E. Type of CEQA Compliance Document and Level of Analysis

This document is Addendum No. 3 to the previously-certified EIR 439 (SCH No. 2001121105). As such, this EIR Addendum serves as the evidentiary basis for the County to determine whether the revised project requires the preparation of a new EIR because (i) substantial changes are proposed in the project which involve new significant environmental effects; (ii) substantial changes have occurred with respect to the circumstances under which the project will be carried out due to the involvement of new significant environmental effects; or (iii) new information of substantial importance, which was not known and could not have been know with the exercise of reasonable diligence shows the existence of more significant environmental effects than analyzed previously. As set forth in further detail below, the evidence demonstrates that none of these circumstances have occurred or have been triggered and therefore the County is precluded from requiring a subsequent EIR pursuant to CEQA Guidelines § 15162.

This EIR Addendum provides the environmental information necessary for Riverside County (the CEQA Lead Agency, see CEQA Guidelines § 15050) and any CEQA Responsible and Trustee Agencies to make informed decisions about the environmental effects of the proposed Project, which consists of the actions summarized above in Subsection I.D and more fully described in the associated Project application materials on file with the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501), which are herein incorporated by reference (see CEQA Guidelines § 15150).

Serving as the CEQA Lead Agency, the County of Riverside determined that an Addendum to the previously-certified EIR 439 should be prepared, rather than a Supplemental or Subsequent EIR, based on the following facts:

a. As demonstrated in the accompanying Environmental Assessment No. 42818 (EA 42818) and its associated analyses, the proposed Project would not substantially increase the severity of impacts to the physical environment nor would it create substantial increases in the severity of the environmental impacts previously disclosed in EIR 439 or the addenda thereto (i.e., Addenda Nos. 1 and 2 to EIR 439). In summary, the proposed Project would facilitate development of the second phase of SP 327 by subdividing the Phase 2 development area into residential, recreation, open space, and private road lots as contemplated by the land use plan for SP 327. The Project also would enable mass grading of the Phase 2 development area and provide for the construction of utility infrastructure as planned by SP 327. Because

the Project is consistent with the SP 327 land use plan, infrastructure plans, design guidelines, and construction/operational characteristics that were evaluated in EIR 439 and Addenda Nos. 1 and 2 to EIR 439, there would be no new environmental effects no new environmental effects or a substantial increase in the severity of previously identified significant effects as a result of the proposed Project. Thus, the proposed Project would not require major revisions to the previously-certified EIR 439.

- b. Subsequent to the certification of EIR 439, no new information of substantial importance has become available which was not known or could not have been known with the exercise of reasonable diligence at the time EIR 439 was prepared.
- c. Subsequent to the certification of EIR 439, no substantial changes in the circumstances under which the Project is undertaken have occurred.
- d. Technical reports that evaluate the proposed Project were prepared for the subject areas of biological resources, geology, hazards and hazardous materials, hydrology, and water quality. Copies of these reports are contained within the appendix of this document and are available for review at the Riverside County Planning Department (4080 Lemon Street, 12th Floor, Riverside, CA 92501). These technical reports do not identify any new impacts or substantial increases in impacts to the environment beyond those disclosed in EIR 439. Further, there is no evidence in the public record that demonstrates that the conditions set forth in CEQA Guideline § 15162(a) have been met. Specifically, the technical reports conclude as follows:
  - 1. The *Biological Resources Impact Analysis* (Technical Appendix A), prepared by Helix Environmental Planning, concludes that the proposed Project would not result in any new impacts or more severe impacts associated with biological resources than previously disclosed in EIR 439 or Addenda Nos. 1 and 2 to EIR 439;
  - 2. The *Preliminary Geotechnical Investigation* (Technical Appendix B) and *Supplemental Geotechnical Analysis* (Technical Appendix C), prepared by Advanced Geosolutions, do not identify any new or more severe geology and/or soils impacts as compared to the level of impact previously disclosed in EIR 439 or Addenda Nos. 1 and 2 to EIR 439;
  - The Rock Blasting Analysis (Technical Appendix D), prepared by Revey Associates, Inc., confirmed that the rock blasting activities disclosed in Final EIR 439 would result in lessthan-significant impacts to people, structures, utilities, and environmental resources with implementation of industry standard best practices;
  - 4. The *Hydrology and Hydraulic Study* (Technical Appendix E), prepared by Adkan Engineers analyzed the proposed Project and does not identify any new hydrology impacts or an increase to the severity of impacts that were previously disclosed in in EIR 439 or Addenda Nos. 1 and 2 to EIR 439; and
  - 5. The Water Quality Management Plan (Appendix F), prepared by Adkan Engineers, identifies site-specific best management practices (BMPs) to be implemented as part of the Project to minimize the release to water-borne pollutants from the subject property. The Project would not result in new or more severe water quality impacts than previously disclosed in EIR 439 or Addenda Nos. 1 and 2 to EIR 439.

e. Mitigation measures identified in EIR 439 and Addenda Nos. 1 and 2 to EIR 439, other than those that have been updated as a result of this EIR Addendum to reflect currently applicable County ordinances, building codes, and proposed TR 36825, remain appropriate and feasible for the proposed Project.

Based on these facts, the Riverside County Planning Department determined that an Addendum to previously certified EIR 439 is the appropriate type of CEQA document for the proposed Project. The purpose of this Addendum is to evaluate the proposed Project's level of impact on the environment in comparison to SP 327 and its accompanying certified EIR 439 (including Addenda Nos. 1 and 2 to EIR 439).

#### F. Format and Content of this EIR Addendum

The following components comprise the EIR Addendum in its totality:

- A. This Introduction (Section 1.0);
- B. The completed EA 42818 and its associated analyses which conclude that the proposed Project would not result in any new significant environmental impacts or substantially increase the severity environmental impacts beyond the levels disclosed in EIR 439 or Addenda Nos. 1 and 2 to EIR 439;
- C. The Mitigation Monitoring and Reporting Program that accompanies EA 42818;
- D. Six (6) technical documents that evaluate the proposed Project, which are attached as EIR Addendum Technical Appendices A F:
  - 1. Biological Resources Impact Analysis (Technical Appendix A), prepared by Helix Environmental Planning;
  - 2. Preliminary Geotechnical Investigation (Technical Appendix B), prepared by Advanced Geotechnical Solutions;
  - 3. Supplemental Geotechnical Analysis (Technical Appendix C), prepared by Advanced Geotechnical Solutions;
  - 4. Rock Blasting Analysis (Technical Appendix D), prepared by Revey Associates, Inc.;
  - 5. Hydrology and Hydraulic Study (Technical E), prepared by Adkan Engineers; and
  - 6. Water Quality Management Plan (Appendix F), prepared by Adkan Engineers.
- E. SP 327, EIR 439 and its accompanying Mitigation Monitoring and Reporting Program (MMRP), Technical Appendices to EIR 439, Findings and Statement of Facts, Statement of Overriding Considerations, and County Resolution No. 2006-463, which are all herein incorporated by reference pursuant to CEQA Guidelines § 15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501;

- F. SP 327A1, Addendum No. 1 to EIR 439 and its accompanying MMRP, Technical Appendices to Addendum No. 1 to EIR 439, and County Resolution No. 2014-232, which are all herein incorporated by reference pursuant to CEQA Guidelines § 15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501; and
- G. Addendum No. 2 to EIR 439 and its accompanying MMRP, and Technical Appendices to Addendum No. 2 to EIR 439, which are all herein incorporated by reference pursuant to CEQA Guidelines § 15150 and are available for review at the Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

### G. Preparation and Processing of this EIR Addendum

The Riverside County Planning Department directed and supervised the preparation of this EIR Addendum. Although prepared with assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this EIR Addendum reflect the sole independent judgment of Riverside County.

EIR Addendum No. 3 to EIR 439 will be forwarded, along with EIR 439, to the Riverside County Planning Commission. A public hearing will be held before the Riverside County Planning Commission. The Planning Commission will consider the proposed Project and the adequacy of this EIR Addendum, at which time public comments will be heard. At the conclusion of the public hearing process, the Planning Commission will take action within their authority to approve, conditionally approve, or deny approval of the proposed Project.

The decision of the Planning Commission is considered final and no action by the Board of Supervisors is required unless, within ten (10) days after the notice of decision appears on the Board's agenda, the Project Applicant or an interested person files an appeal. Additionally, TR 36825 would be sent to the Board of Supervisors as a "Receive and File" action; the Board of Supervisors has the option to pull TR 36825 from the "Receive and File" docket and assume approval authority. If an appeal is filed, or if the Board of Supervisors opts to assume approval authority, then the Board of Supervisors would consider the proposed action and the adequacy of this EIR Addendum. In such cases, the Board of Supervisors would conduct a public hearing to evaluate the proposal and would take final action to approve, conditionally approve, or deny approval of the proposed Project.

II. Environmental Assessment Form/ Initial Study Checklist

# COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 42818 Project Case Type (s) and Number(s): TR 36825

Lead Agency Name: County of Riverside (Planning Department)

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

Contact Person: Deborah Bradford Telephone Number: (951) 955-3200 Applicant's Name: Forestar Toscana, LLC

Applicant's Address: 4950 MacArthur Blvd., Suite 600, Newport Beach, CA 92660

#### I. PROJECT INFORMATION

#### A. Project Description:

Actions requested of the County of Riverside involve the following (collectively hereafter called "the Project"):

Tentative Tract Map No. 36825 (TR 36825) is a Schedule "A" tentative tract map that would subdivide an approximately 153.3-acre portion of the SP 327 property to create legal parcels that correspond with Planning Areas 6, 7, 8, 9, 10, 13, 16, 20, 21, 22, 24, 25B, 26G, 26H, 27A, 27D, 27E, 27F, 27G established by SP 327. TR 36825 would create eight (8) residential lots ranging in size from approximately 1.3 acres to 19.6 acres, four (4) park lots comprising approximately 6.8 acres, three (3) public facility lots comprising approximately 1.3 acres, three (3) open space (conservation habitat) lots comprising approximately 26.4 acres, 14 manufactured slope / fuel management / water quality basin lots comprising approximately 23.1 acres, and approximately 9.4 acres of private roads. TR 36825 would enable mass grading of the subject property and would require approximately 1,821,676 cubic yards of cut and fill; no import/export of earthwork is required. TR 36825 also would provide for the installation of infrastructure improvements on the subject property (i.e., storm drain facilities). TR 36825 is illustrated on Figure 1, *Tentative Tract Map No. 36825*.

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

C. Total Project Area: 153.11

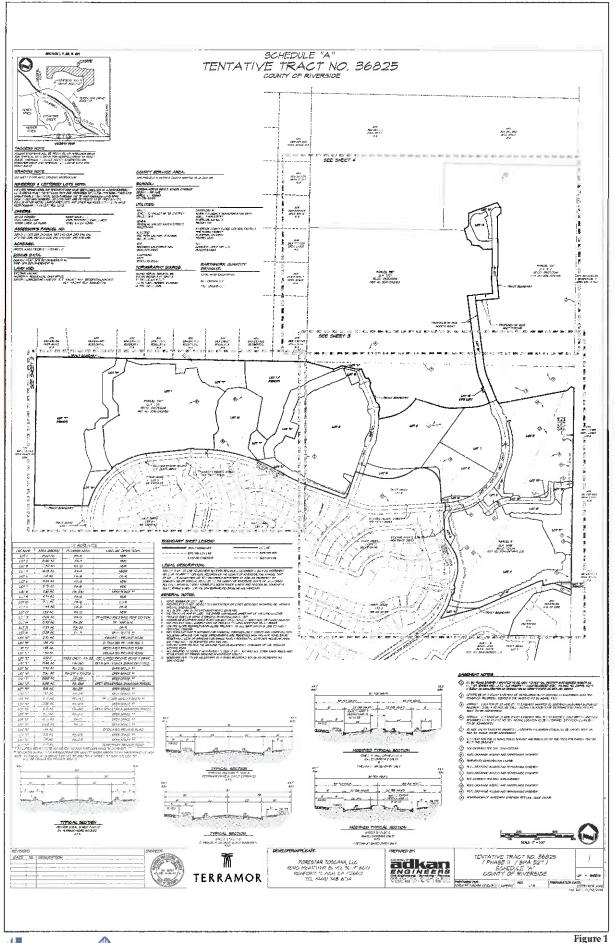
Residential Acres: 86.5 Lots: 8 Units: N/A Projected No. of Residents: N/A Commercial Acres: N/A Lots: N/A Sq. Ft. of Bldg. Area: N/A Est. No. of Employees: N/A Industrial Acres: N/A Lots: N/A Sq. Ft. of Bldg. Area: N/A Est. No. of Employees: N/A

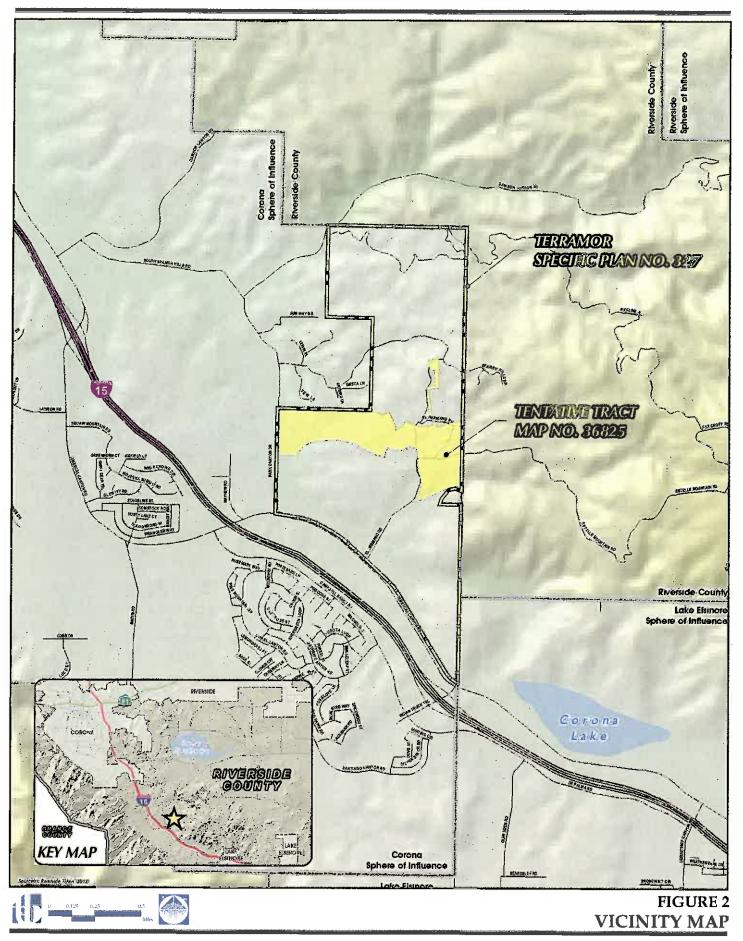
Other: Parks: 6.8 acres (4 lots); Public Facility: 1.3 acres (3 lots); Open Space (Conservation Habitat): 26.4 acres (3 lots); Open Space (Manufactured Slopes / Fuel Management / Water Quality Basins): 23.1 acres (14 lots); Private Roads: 9.4 acres

#### D. Assessor's Parcel No(s):

283-240-003, -004, -009, -010 290-070-024, -026, -045, -046

**E. Street References:** Generally north of Temescal Canyon Road, south of Spanish Hills Drive, east of Park Canyon Road, west of Indian Truck Trail. Refer to Figure 2, *Vicinity Map*.





- F. Section, Township & Range Description or reference/attach a Legal Description: Portions of Section 1 (Northwest and Northeast), Township 5 South, Range 6 West and a portion of Section 36 Southeast, Township 4 South, Range 6 West, San Bernardino Meridian.
- G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site consists of an irregularly shaped collection of contiguous parcels in the Temescal Canyon area of unincorporated Riverside County, California. The Project site is vacant and undeveloped. The physical condition of the property is characterized by generally rugged terrain.

To the west and south of the Project site are areas under construction as part of Phase 1 of SP 327. Farther to the west (outside of the SP 327 area) are commercial land uses and vacant land. Farther to the south (outside of the SP 327 area) are vacant land – planned for residential development – Interstate 15, residential land uses and commercial retail land uses. To the north and east of the Project site are rural residential land uses and vacant land.

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

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

- 1. Land Use: The Project would facilitate future development of the Project site with land uses that would be consistent approved SP 327 and, therefore, would also be consistent with the General Plan Land Use Map (pursuant to Riverside County General Plan Land Use Element Policy LU 1.10). The proposed Project is consistent with all other applicable land use policies of the Riverside County General Plan and Temescal Canyon and Elsinore Area Plans.
- 2. Circulation: The proposed Project was reviewed by the Riverside County Transportation Department and was found to be in conformance the applicable circulation policies of the Riverside County General Plan Circulation Element and Temescal Canyon and Elsinore Area Plans, as well as County Ordinance No. 461 (Road Improvement Standards and Specifications).
- 3. Multipurpose Open Space: The Project site is located within the Western Riverside Regional County Multiple Species Habitat Conservation Program (MSHCP) criteria area, and a portion of the Project site is planned to be conveyed to the Western Riverside County Regional Conservation Authority (RCA) to contribute toward the formation of the Western Riverside County MSHCP conservation area. The Project site does not contain any areas designated by the Riverside County General Plan or the Temescal Canyon and/or Elsinore Area Plans as important farmland, forest land, or mineral resource land. The proposed Project adheres to all applicable Multipurpose Open Space Element policies of the Riverside County General Plan and the Temescal Canyon and Elsinore Area Plan.
- 4. Safety: The Project site is located within an area that is subject to seismic ground shaking, but the site is not located within an Alquist-Priolo Fault Zone or a County-designated Fault Hazard Zone. The Project site contains steep slopes and may be subject to rockfalls during seismic events. The Project site is located in a high fire hazard area. A portion of the Project site is located within a 100-year flood hazard zone, and a portion of the site is located in an area with a high dam inundation risk. Future development of the Project site would satisfactorily address seismic safety, and minimize the risk of rockfalls via standard compliance with applicable provision of the California Building Standards Code (CBSC). The Project is designed to minimize hazards associated with wildfires, flooding, and dam inundation. In addition, the Project is designed to accommodate the

- sufficient provision of emergency response services and was reviewed by the Riverside County Fire Department for compliance with all applicable fire protection requirements. The proposed Project adheres to all other applicable policies of the Riverside County General Plan Safety Element and the Temescal Canyon and Elsinore Area Plans.
- **5. Noise:** The proposed Project adheres to all applicable policies within the Riverside County General Plan Noise Element.
- 6. Housing: The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The Project would facilitate future development of the site with residential units in a manner consistent with approved SP 327; however, the Project would not directly result in the construction of any housing on the Project site. Thus, the Project would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
- 7. Air Quality: The proposed Project is conditioned to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent. The proposed Project is consistent with all other applicable Riverside County General Plan Air Quality Element.
- **8. Healthy Communities:** The proposed Project complies with policies aimed at achieving the General Plan vision for a healthy Riverside County, because the Project provides for the future development of trails and parks.
- B. General Plan Area Plan(s)/Neighborhood Plan(s): Temescal Canyon
- C. Foundation Component(s): Community Development
- **D. Land Use Designation(s):** MDR, MHDR, HDR, OS-R, OS-CH, OS-W and PF, as reflected on the Land Use Plan for SP 327.
- E. Overlay(s), if any: None
- F. Policy Area(s), if any: East Temescal Hillside Policy Area, Temescal Wash Policy Area
- G. Adjacent and Surrounding Area Plan(s)/Neighborhood(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:
  - 1. Area Plan(s)/Neighborhood(s): Temescal Canyon & Lake Mathews/Woodcrest to the North; Temescal Canyon & Elsinore to the south; Temescal Canyon to the west; Lake Mathews/Woodcrest & Elsinore to the east.
  - 2. Foundation Component(s): Community Development & Rural to the North; Community Development to the South; Community Development, Rural & Open Space to the west; Open Space to the east.
  - 3. Land Use Designation(s): Medium Density Residential, Medium High Density Residential, Open Space-Recreation, Open Space-Conservation Habitat, and Open Space-Water as reflected on the Land Use Plan for SP 327 to the west and south; Light Industrial to the west; Rural Residential to the north; Open Space-Rural, Open Space-Conservation Habitat & Open Space-Water to the east.

4.	Ov	er	lav	S	<b>:</b>	None

- **5. Policy Area(s):** El Sobrante Landfill Policy Area to the Northwest, Serrano Policy Area to the West, Warm Springs Policy Area to the East
- H. Adopted Specific Plan Information
  - 1. Name and Number of Specific Plan, if any: Specific Plan No. 327 (Terramor)
  - 2. Specific Plan Planning Area, and Policies, if any: The proposed Project would affect Planning Areas 6, 7, 8, 9, 10, 13, 16, 20, 21, 22, 24, 25B, 26G, 26H, 27A, 27D, 27E, 27F, 27G of SP 327.
- I. Existing Zoning: Specific Plan (SP)

Aesthetics

- J. Proposed Zoning, if any: Same as existing
- K. Adjacent and Surrounding Zoning: Residential Agriculture (R-A-5) to the north; Specific Plan (SP 327) to the west and south; Specific Plan (SP 353, Serrano Commerce Center) to the west; Natural Assets (N-A) & Watercourse, Watershed & Conservation Areas (W-1) to the East

#### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☐ Hazards & Hazardous Materials ☐ Recreation

☐ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☐ Transportation / Traffic					
☐ Air Quality	☐ Land Use / Planning	Utilities / Service Systems					
☐ Biological Resources	☐ Mineral Resources	Other:					
Cultural Resources	□ Noise	Other:					
☐ Geology / Soils	☐ Population / Housing	☐ Mandatory Findings of					
Greenhouse Gas Emissions	☐ Public Services	Significance					
IV. DETERMINATION							
On the basis of this initial evaluation	n:						
		VE DECLARATION MAG MOT					
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED							
I find that the proposed project	t COULD NOT have a significan	t effect on the environment, and a					
<b>NEGATIVE DECLARATION</b> will be	prepared.	,					
I find that although the propos	ed project could have a significar	nt effect on the environment, there					
will not be a significant effect in thi	s case because revisions in the p	roject, 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 pro	ject MAY have a significant ef	fect on the environment, and an					
ENVIRONMENTAL IMPACT REP	ORT is required.	·					

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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

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effects of the proposed project have been adequately analyzed in an ear Declaration pursuant to applicable legal standards, (b) all potentially significant project have been avoided or mitigated pursuant to that earlier EIR or Negative proposed project will not require the proposed project to the proposed project will not require the proposed project to the proposed project have been adequately analyzed in an earlier to the proposed project have been adequately analyzed in an earlier to the project have been adequately analyzed in an earlier to the project have been adequately analyzed in an earlier to the project have been avoided or mitigated pursuant to that earlier EIR or Negative project have been avoided or mitigated pursuant to the project have been avoided or mitigated pursuant to the project have been avoided or mitigated pursuant to the project have been avoided or mitigated pursuant to the project have been avoided or mitigated pursuant to the project have been avoided by the project have been avoided by the project have been avoided or mitigated pursuant to the project have been avoided by the project have	effects of the proposed ve Declaration, (c) the
proposed project will not result in any new significant environmental effects not EIR or Negative Declaration, (d) the proposed project will not substantially incre environmental effects identified in the earlier EIR or Negative Declaration, (e) no mitigation measures have been identified and (f) no mitigation measures to	ase the severity of the considerably different
become feasible.	outing intensible trave
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 channecessary but none of the conditions described in California Code of Regula	inges or additions are
exist. An <b>ADDENDUM</b> to a previously-certified EIR or Negative Declaration has	
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 SU ENVIRONMENTAL IMPACT REPORT is required that need only contain the inf	Ormation necessary to
make the previous EIR adequate for the project as revised.	ormation necessary to
I find that at least one of the following conditions described in California	Code of Regulations,
Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT RE	
Substantial changes are proposed in the project which will require major revision	
or negative declaration due to the involvement of new significant environmental of provinces in the severity of provinces identified significant effects: (2) Substitute of the control of	
increase in the severity of previously identified significant effects; (2) Subsoccurred with respect to the circumstances under which the project is underta	
major revisions of the previous EIR or negative declaration due to the involvem	
environmental effects or a substantial increase in the severity of previously	/ identified significant
effects; or (3) New information of substantial importance, which was not know	n 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 ne	
Significant effects previously examined will be substantially more severe than sell or negative declaration; (C) Mitigation measures or alternatives previously for	
would in fact be feasible, and would substantially reduce one or more significant	
but the project proponents decline to adopt the mitigation measures or alternati	
measures or alternatives which are considerably different from those analyzed in	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	s or alternatives.
Neponh Graffed January	-12, 2017
Signature	•
Deboreh Predford	unimas Dimaaks :
Deborah Bradford For Steve Weiss, Plan Printed Name	ining Director
I Milled Hame	

#### 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 inform the decision-makers, affected agencies, and the public of potential new or more severe significant environmental impacts that associated with the implementation of the proposed Project were not previously disclosed in EIR 439. To facilitate the analysis, the conclusions of EIR 439 and previous EIR Addenda (Addendum Nos. 1 and 2 to EIR 439) are summarized under each issue area, where applicable, followed by an evaluation of the Project's potential impact. Except where specifically addressed by this Initial Study, Addendum No. 2 to EIR 439 is not applicable to the Project because Addendum No. 2 evaluated a proposal to develop an abutting, but separate, portion of the SP 327 property.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
AESTHETICS Would the project				
Scenic Resources     a) Have a substantial effect upon a scenic highway corridor within which it is located?				$\boxtimes$
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?				

Source: EIR 439, Section VI.L "Aesthetic Resources;" SP 327; Addendum No. 1, Temescal Canyon Area Plan Figure 9, "Scenic Highways;" Elsinore Area Plan Figure 9, "Scenic Highways;" California Scenic Highway Program (Caltrans); Google Earth (accessed October 13, 2016); Project Application Materials

#### Findings of Fact:

a) The Project site is located approximately 0.2 miles north of Interstate 15 (I-15), which is designated as a State Eligible Scenic Highway by the California Department of Transportation (Caltrans) and the Riverside County General Plan.

Potential aesthetic impacts to scenic highways were evaluated in EIR 439, Section VI.L "Aesthetic Resources," which found that impacts would be less than significant because development planned by SP 327 would be clustered in the central portion of the Project site and surrounded by extensive open space areas, thereby reducing the perceived scope and scale of the planned development as viewed from I-15. EIR 439 further concluded that aesthetic impacts to the I-15 corridor would be less than significant because of the presence of suburban, industrial, and mining development that exist in the corridor and the fact that landscaping would be provided throughout the project site, including along manufactured slope areas, to soften the appearance of planned development from I-15. Addendum No. 1 to EIR 439 (Addendum No. 1) concluded that the aesthetic character of SP 327, as amended by SP 327A1, would be similar to what was disclosed in EIR 439 and would not adversely affect public views within the I-15 corridor.

The proposed Project would facilitate development of the Project site as contemplated by SP 327 and would be required to comply with applicable development standards and design guidelines contained

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substa tial Change from Analysi in EIR 439
therein to ensure that development on the Pro- implementation of the proposed Project would not re- scenic highway corridor than was previously disclosed.  b) Potential impacts to scenic resources resulting 439, Section VI.L "Aesthetic Resources" and Adden SP 327 would result in less-than-significant im- development would be clustered in the central por- extensive landscaped areas. These design features public viewing areas and reduce the perceived sco- concluded that SP 327 (as amended) would not re- resources than disclosed in EIR 439 because the am- resources and would preserve substantial open spac- (as amended) would incorporate development sta- development is visually attractive.	esult in any new ed in EIR 439 or the from buildout or dum No. 1. EIR pacts to scenic rtion of the SP 3 s would buffer played and scale of sult in greater or lended SP would be to provide a na	or more seven ne Addenda t f SP 327 wer 439 conclud resources 327 property anned develo development. more severe not substanti	ere impacts hereto.  e evaluated ed that build because and would pment from Addendure impacts to ally damagance. Also,	d in Elf id out o planned include in off-site m No. o scenie scenie SP 32
The proposed Project would further development of		s contemplate	. Site prep	

<u>Mitigation:</u> No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1 and 2) to mitigate aesthetic impacts continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1 and 2).

2. Mt. Palomar Observatory			г	$\boxtimes$
a) Interfere with the nighttime use of the Mt.	Ш	L_1		
Palomar Observatory, as protected through Riverside				
County Ordinance No. 655?				
Source: EIR 439, Section VI.L "Aesthetic Resources;" SF	327; A	ddendum No	. 1; Ord. I	No. 655
(Regulating Light Pollution); Temescal Canyon Area Pla	n Figure	6, "Mount	Palomar N	ighttime
Lighting Policy;" Elsinore Area Plan Figure 6, "Mount Paloma	r Nighttir	ne Lighting Po	olicy"	•
	•	0 0	•	
Findings of Fook				

#### Findings of Fact:

a) The Project site is located within Zone B of the Mt. Palomar Observatory Nighttime Lighting Policy Area (County Ordinance No. 655). (Note: EIR 439 erroneously stated that the entire Project site was located more than 45 miles from the Mt. Palomar Observatory and, therefore, was not subject to the nighttime lighting restrictions established by Ordinance No. 655. This discrepancy was corrected in Addendum No. 1.) All activities on the Project site would be regulated by Ordinance No. 655, which identifies requirements for outdoor lighting that minimize potential adverse effects on observations at the Mt. Palomar observatory. In addition, the proposed Project would be required to

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantia Change from Analysis in EIR 439
comply with the applicable design standards contained wi glow (refer to SP 327, Section IV.C.2, Lighting). Mandate implementation of the design measures within SP 327 related that the proposed Project would not contribute substantic which could interfere with nighttime use of the Mt. Paloma significant.  Mitigation: Mitigation is not required.	ory compliar ited to outdo al amounts	ice with Ordin or lighting fix of light pollut	nance No. 6 tures would tion (i.e., sk	355 and ensure y glow)
Monitoring: Monitoring is not required.				
<ul> <li>Other Lighting Issues</li> <li>a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in</li> </ul>				$\boxtimes$
the area?				

<u>Source:</u> EIR 439, Section VI.L "Aesthetic Resources;" SP 327A1; Addendum No. 1; Ord. No. 915 (Regulating Outdoor Lighting); Project Application Materials

#### Findings of Fact:

a & b) The Project site is undeveloped under existing conditions and is located south of existing rural residential properties. The Project would facilitate development of the Project site as a residential community, which would feature sources of outdoor, artificial light – primarily consisting of street lights. Although the Project would introduce new sources of artificial light on the Project site, the lighting would be no more intense than disclosed in EIR 439 or Addendum No. 1. Furthermore, the Project would be required to comply with the lighting standards contained within SP 327 as well as County Ordinance No. 915. Mandatory compliance with these standards would: 1) ensure that the Project would be compatible with the low-light, rural setting of the surrounding area; 2) prevent substantial light or glare from falling on public streets or property adjoining the Project site; and 3) prevent "spillover" effects from the Project site that could interfere with day or nighttime views in the area. Implementation of the Project would not result in any new or more severe impacts to lighting than was previously disclosed in EIR 439 or Addendum No. 1.

<u>Mitigation:</u> No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1 and 2) to mitigate aesthetic impacts would continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1 and 2).

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
AGRICULTURE & FOREST RESOURCES Would the pro	ject			
4. Agriculture  a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?				
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?				$\boxtimes$
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?				

<u>Source</u>: EIR 439, Section VI.I "Agricultural Resources;" County General Plan Figure OS-2 "Agricultural Resources;" Riverside County Information Technology (RCIT); Farmland Mapping and Monitoring Program; Google Earth (accessed October 13, 2016); Project Application Materials.

#### Findings of Fact:

- a) The Project site does not contain any lands designated as "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance" as mapped by the State Department of Conservation Farmland Mapping and Monitoring Program (FMMP). As such, the Project has no potential to convert such lands to a non-agricultural use and no impact would occur. This conclusion is consistent with the information disclosed in EIR 439.
- b & c) As disclosed in EIR 439, Section VI.I "Agricultural Resources," the Project site is not zoned for agricultural use and is not under active agricultural production. These circumstances have not changed since EIR 439 was certified in 2006. Also, as disclosed in EIR 439, the Project site is not subject to a Williamson Act contract, nor is the site located within a Riverside County Agricultural Preserve. As such, no direct impact to agricultural zoning, agricultural use, or Williamson Act contract status would occur with implementation of the Project. This conclusion is consistent with the finding of EIR 439.

The Project site is not located within 300-feet of agriculturally zoned properties. Furthermore, there are no properties in the vicinity of the Project site subject to a Williamson Act contract or Riverside County Agricultural Preserve. As such, the Project would not conflict with off-site agricultural lands. The Project's impact would be less than significant, which is consistent with the conclusion of EIR 439.

d) "Farmland" is defined in Section II (a) of Appendix G of the State CEQA Guidelines to mean "Prime Farmland," "Unique Farmland" or "Farmland of Statewide Importance." As described above in the response to Item 4(a), implementation of the Project would not result in the conversion of

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
Farmland to non-agricultural use. No impact would occinformation disclosed in EIR 439.	cur. This co	onclusion is	consistent v	with the
Mitigation: Mitigation is not required.				
Monitoring: Monitoring is not required.				
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))?		D		
b) Result in the loss of forest land or conversion of forest land to non-forest use?				
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?				
Findings of Fact:  a, b & c) The Project site does not contain any forest land identified as containing forest resources by the Rivers components of the proposed Project that could result in forest use, either directly or indirectly. No impact would o was not evaluated in EIR 439, the EIR disclosed extensi conditions and surrounding environment, including vegeta property and immediately surrounding area do not contain SP would have no adverse effects on forests.	ide County the convers ccur. Althouve information tion types, t	General Plation of forest igh the specion about the to reasonably	n. There resources fic topic of ' property's / conclude	are no to non- 'Forest" existing that the
<u>Mitigation:</u> Mitigation is not required. <u>Monitoring:</u> Monitoring is not required.				
AIR QUALITY Would the project			· · · · · · · · · · · · · · · · · · ·	
6. Air Quality Impacts  a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				
<ul> <li>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or</li> </ul>				
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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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?	1 1			$\boxtimes$
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?				
f) Create objectionable odors affecting a substantial number of people?				$\boxtimes$

Source: EIR 439, Section VI.E, "Air Quality;" Appendix E to EIR 439 "Air Quality Impact Analysis" (Urban Crossroads, 2004); Addendum No. 1; SCAQMD Air Quality Management Plan; 1997 SCAQMD Air Quality Management Plan; SCAQMD CEQA Air Quality Handbook; SCAQMD Rule 1113; California Building Standards Code; Google Earth (accessed October 13, 2016)

#### Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB). The SCAB encompasses approximately 6,745 square miles and includes Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino counties. The SCAB is bound by the Pacific Ocean to the west; the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, respectively; and the San Diego County line to the south. The South Coast Air Quality Management District (SCAQMD) is principally responsible for air pollution control in the SCAB. The SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, and state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

The SCAQMD has adopted a series of *Air Quality Management Plans* (AQMPs) to reduce air emissions in the Basin. When the CEQA Notice of Preparation (NOP) for EIR 439 was advertised for public review (thereby establishing the environmental baseline for EIR 439), the SCAQMD's 1997 *AQMP* was applicable. Since that time, the SCAQMD adopted three (3) updates to the AQMP, including the 2012 AQMP on December 7, 2012, which is in effect at this time and is applicable to the Project for determining consistency with the AQMP. A draft of the SCAQMD's 2016 AQMP is under development but was not approved at the time that this EIR Addendum was prepared. Thus, the 2012 AQMP is the relevant document for evaluation herein, which relies upon SCAG's 2012 Regional Transportation Plan/Sustainable Communities Strategy. For purposes of evaluation and to determine whether the proposed Project would result in any new or more severe air quality impacts than disclosed in EIR 439, consistency with both the 1997 AQMP, which was applicable at the time EIR 439 was written, and the 2012 AQMP are discussed below.

EIR 439 concluded that because SP 327 would be consistent with the regional growth projections documented by Riverside County and SCAG, SP 327 would also be consistent with the 1997 AQMP. This rationale was applied because the 1997 AQMP relied on the County's General Plan and SCAG's Regional Comprehensive Plan (RCP) as the basis for its growth assumptions. Applying the same rationale, Addendum No. 1 concluded that the amendments to SP 327 would not conflict with the 1997 AQMP because the land plan for the amended SP 327 would be consistent with the regional

Poten	ntially	Less than	Less Than	No
Signif	ficant	Significant	Significant	Substantial
New In	mpact	New Impact	New	Change
		with	Impact	from
		Mitigation		Analysis in
		Incorporated		EIR 439

growth projections contained within the 1997 AQMP. The amendments to SP 327 did not change the number of dwelling units allowed by the original SP 327 approval (i.e., 1,443 units) and reduced the overall development intensity of the project by eliminating an on-site commercial retail center originally planned by SP 327. The Project would provide for development of the Project site as contemplated by SP 327 (as amended) and would not alter the location, distribution, or intensity of development on the subject property beyond what is shown on the approved land use plan for SP 327, as amended by SP 327A1. SP 327A1 did not increase the intensity of development as originally approved by SP 327. Accordingly, the Project would not result in a new or more severe conflict with the regional growth projections contained within the 1997 AQMP. This conclusion is consistent with the findings of EIR 439 and Addendum No. 1.

Under existing conditions, the 2012 AQMP is the applicable air quality plan for the Project area. This AQMP is based on the assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The proposed Project's consistency with the 2012 AQMP is discussed below. Criteria for determining consistency with the 2012 AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993).

☐ 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.

Consistency Criterion No. 1 refers to violations of the California Ambient Air Quality Standards (CAAQS) and National Ambient Air Quality Standards (NAAQS). EIR 439 included an analysis of impacts to air quality and found that short-term construction and long-term mobile source emissions associated with SP 327 would result in direct and cumulative impacts to regional air quality and that operational impacts would remain significant and unavoidable, even following the incorporation of identified mitigation measures. Addendum No. 1 determined that the modifications provided by SP 327A1 would not increase SP 327's daily construction-related air quality impacts above the levels disclosed in EIR 439. Addendum No. 1 also determined that the modifications provided by SP 327A1 would substantially reduce long-term operational mobile source emissions, as compared to the levels disclosed in EIR 439, because the amended SP would generate 3,434 fewer vehicle trip ends per day under long-term operational conditions than the original SP 327 approval. Accordingly, Addendum No. 1 concluded that the amendments to SP 327 would not increase the frequency or severity of existing air quality violations or cause or contribute to new violations beyond what was already identified and disclosed as part of EIR 439.

The Project would facilitate development of the land plan contemplated by SP 327 (as amended by SP 327A1) in the phase 2 development area. The construction activities proposed by the Project would not be more severe than the construction activities disclosed in EIR 439 or Addendum No. 1. Accordingly, implementation of the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations beyond what was already identified and disclosed as part of EIR 439 or Addendum No. 1. On the basis of the preceding discussion, the proposed Project would be consistent with Consistency Criterion No. 1.

Potentially	Less than	Less Than	No
Significant		Significant	Substantial
New Impac		New	Change
	with	Impact	from
	Mitigation		Analysis in
	Incorporated		EIR 439

☐ Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP or increments based on the years of project build-out phase.

Assumptions used in the 2012 AQMP for projecting future emissions levels are based in part on land use data provided by lead agency general plan documentation. Projects that propose general plan amendments and changes of zone may increase the intensity of use and may result in increased stationary area source or mobile source emissions that exceed projections contained within the AQMP. As concluded in Addendum No. 1, the amendments to the SP 327 land plan would not substantially exceed assumptions in the AQMP and would be consistent with Consistency Criterion No. 2. The Project would implement the land plan for SP 327 (as amended by SP 327A1) in the phase 2 development area; no changes to the approved Specific Plan would occur as a result of the Project. As such, the Project would not exceed assumptions in the AQMP and the Project would be consistent with Consistency Criterion No. 2.

For the reasons stated above, the proposed Project would not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP, or exceed the growth assumptions in the AQMP. Accordingly, implementation of the proposed Project would not conflict with or obstruct implementation of the AQMP to a greater degree than SP 327, and would not result in new or substantially increased impacts that were not previously disclosed in EIR 439 or Addendum No. 1.

b & c) EIR 439 concluded SP 327 would result in significant direct and cumulatively considerable regional air quality impacts from short-term construction and long-term operational activities. EIR 439 identified mitigation measures to reduce SP 327's air quality effect; however, EIR 439 concluded SP 327's long-term direct and cumulative air quality impacts would be significant and unavoidable even after the incorporation of specified mitigation measures.

Addendum No. 1 concluded that SP 327 (as amended by SP 327A1) would not create any additional air quality violations beyond those previously identified in EIR 439 and would, in fact, reduce the severity of air quality impacts as compared to the original SP 327 approval due a reduction in planned development intensity on-site and the application of more stringent, mandatory building and air quality regulations (although long-term direct and cumulative impacts would remain significant and unavoidable as disclosed in EIR 439 and in the Statement of Overriding Considerations that supported certification of EIR 439).

The proposed Project would implement the land plan for SP 327 in the phase 2 development area. No component of the Project is more intense than contemplated by SP 327 or disclosed in EIR 439 or Addendum No. 1. The mitigation measures identified in EIR 439 (as modified by Addendum No. 1) would apply to the proposed Project, and would be enforced by Riverside County as part of the Project's conditions of approval. Accordingly, the Project would not cause or cumulatively contribute to any new air quality violation or an increase in the severity of any existing or projected air quality violation beyond what was previously disclosed in EIR 439. Future development on the Project site would result in a significant and unavoidable direct and cumulative air quality impact during long-term operation as disclosed in EIR 439 and in the Statement of Overriding Considerations that supported certification of EIR 439.

Potentially Significant New Impact	Less than Significant New Impact with	Less Than Significant New Impact	No Substantia Change from
	Mitigation Incorporated		Analysis in EIR 439

- d) The Project would not involve the construction of point source air pollutant emitters. Accordingly, the Project would not expose sensitive receptors located within one mile of the Project site to substantial point source emissions. No impact would occur. This conclusion is consistent with the findings of EIR 439.
- e) EIR 439 did not disclose the existence of any sources of substantial point source emissions within one (1) mile of the Project site. No such emission sources have been established within one (1) mile of the Project site since EIR 439 was certified. Therefore, implementation of the Project would not result in the construction of a sensitive receptor within one (1) mile of an emitter of substantial point source air pollution, which is consistent with the conclusion of EIR 439.
- f) The Project would prepare the Project site for future development with residential land uses, parks, infrastructure facilities, and private roads. These land uses are not associated with the generation of objectionable odors. Although odor emissions could occur during short-term construction activities from construction equipment exhaust, application of asphalt, and the application of architectural coatings such odors would be no greater than disclosed in EIR 439 and mandatory compliance with SCAQMD Rule 1113 (Architectural Coatings) would minimize odors associated with Project construction activities. Short-term odor impacts associated with Project construction would be less than significant. This conclusion is consistent with the information disclosed in EIR 439.

<u>Mitigation</u>: No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1 and 2) to mitigate air quality impacts would continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1 and 2).

BIOLOGICAL RESOURCES Would the project		
7. Wildlife & Vegetation a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?		
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?		
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?		Ø

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				

Source: EIR 439, Section VI.J, "Biological Resources;" EIR 439 Appendices G-1 through G-22; Addendum No. 1; Addendum No. 1 Appendix A1 "Biological Resources Assessment" (Helix Environmental Planning, 2014); Addendum No. 1 Appendix A2 "MSHCP Consistency Analysis" (Helix Environmental Planning, 2014); Addendum No. 1 Appendix A3 "Oak Tree Impacts and Mitigation for the Toscana Project" (Helix Environmental Planning, 2014); "Phase 2 Updated Impact Comparison Analysis for the Terramor (Toscana) Project (Helix, 2016); Western Riverside County MSHCP

#### Findings of Fact:

a) The Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) is the regional habitat conservation plan (HCP) that applies to all properties in Western Riverside County, including the proposed Project site. The MSHCP identifies conservation criteria for portions of the County that are identified for conservation as part of the MSHCP. To ensure consistency with the (then-pending) MSHCP during the planning of SP 327, the property was the subject of a Memorandum of Understanding (MOU) executed between the County and the SP 327 property owner, which was signed on June 10, 2003. The MOU cites commitments of the SP 327 property owner and the County and includes a map showing 510.0 acres of open space conservation on the Project site. The MOU is appended to certified EIR 439 as Appendix G-10. Section 3.3.1 of the MSHCP and approved Joint Project Review 06 03 27 01 for SP 327 determined that the original SP 327 was consistent with the MSHCP criteria and its guidelines so long as development is consistent with the MOU.

A MSHCP Consistency Report was prepared by Helix Environmental Planning to evaluate SP 327 (pursuant to SP 327A1) for consistency with the conservation requirements of the MSHCP (Addendum No. 1 Appendix A2). The MSHCP Consistency Report was reviewed and approved by the County Environmental Programs Department and the Western Riverside County RCA. The Report, the findings of which were disclosed in Addendum No. 1, determined that the amendment to SP 327 was consistent with, and exceeded, the conservation criteria specified in the MOU because the amended SP reduced direct effects to sensitive biological resources (by approximately 32 acres), minimized potential edge effects to the MSHCP Conservation Area, and improved the overall MSHCP

Potentially Significant New Impact	Less than Significant New Impact with	Less Than Significant New Impact	No Substantial Change from
	Mitigation		Analysis in
	Incorporated		EIR 439

Conservation Area design by providing better connected open space areas, as compared to the original SP 327 project that was evaluated in EIR 439. Addendum No. 1 concluded that the amendments to SP 327 were consistent with the MSHCP, and would not result in any new or more severe impact that was not disclosed in EIR 439.

The proposed Project would prepare the Project site for development as contemplated by SP 327 (as amended by SP 327A1); however, the Project's grading plan would result in physical impacts to 0.3 additional acres than disclosed in Addendum No. 1. Although the Project's physical impacts would be slightly greater than disclosed in Addendum No. 1, the Project would still contribute to an overall decrease in physical impacts – by over 31 acres – as compared to the level of impact disclosed in EIR 439. Furthermore, the Project would continue to be required to comply with the SP 327 property's MOU. According to Helix Environmental Planning, the Project's impacts would not adversely affect the conservation goals of the MSHCP or result in impacts that were not already addressed for Joint Project Review 06 03 27 01 (refer to Technical Appendix A to this EIR Addendum). Accordingly, the proposed Project would not result in a new or more severe conflict with the MSHCP that was not previously disclosed in EIR 439.

b & c) As disclosed in EIR 439, two sensitive plant species, Coulter's matilija poppy and many stemmed dudleya, are present on the SP 327 property. EIR 439 further disclosed that implementation of SP 327 would impact both of these species, but that impacts would be less than significant because the impacts would be consistent with the MSHCP's conservation requirements and would not threaten the regional viability of the species. Addendum No. 1 determined that, pursuant to SP 327A1, impacts would occur to the Coulter's matilija poppy and many stemmed dudleya; but, that impacts to both species would be less than what was previously reported in EIR 439. The Project would reduce impacts to the many stemmed dudleya by an additional 0.1-acre beyond the level of impact disclosed in Addendum No. 1; the Project's impacts to the Coulter's matilija poppy would be unchanged from Addendum No. 1 (refer to Technical Appendix A to this EIR Addendum). Accordingly, the Project would not result in new or more severe impacts to the Coulter's matilija poppy or many stemmed dudleya that were not previously disclosed in EIR 439.

EIR 439 disclosed that the SP 327 would result in the loss of habitat for a number of special-status wildlife species, including listed and non-listed species, but impacts to many of these species and their habitat are Covered Species identified in the MSHCP and, as such, any impacts would be fully mitigated through mandatory compliance with the MSHCP and the property's MOU. EIR 439 also disclosed that SP 327 had the potential to impact one special-status species not covered by the MSHCP (least Bell's vireo) but that impacts would be less than significant as a result of mandatory compliance with the MSHCP and the property's MOU. Addendum No. 1 determined that, pursuant to SP 327A1, SP 327 would not result in any new or more severe impacts to special-status wildlife species than disclosed in EIR 439 than disclosed in EIR 439 because the amended SP would have a smaller physical disturbance area than the original SP approval and would be required to comply with the MSHCP and the property's MOU.

The proposed Project would prepare the Project site for development as contemplated by SP 327 (as amended by SP 327A1); however, the Project's grading plan would result in slightly greater physical impacts than disclosed in Addendum No. 1 (a net increase of 0.3-acre). Specifically, as compared to Addendum No. 1, the Project would increase impacts to Riversidean sage scrub by 0.6-acre and non-native grassland by 0.2-acre, and would decrease impacts to chamise chapparal by 0.5-acre. Although the Project's net physical impacts would be 0.3-acre greater than disclosed in Addendum No. 1, the Project would still contribute to an overall decrease in physical impacts – by over 31 acres –

	Potentially	Less than	Less Than	No
· · · · · · · · · · · · · · · · · · ·	Significant	Significant	Significant	Substantial
N	New Impact	New Impact	New	Change
	•	with	Impact	from
		Mitigation		Analysis in
		Incorporated		EIR 439

as compared to the level of impact disclosed in EIR 439. Furthermore, the Project would continue to be required to comply with the SP 327 property's MOU. According to Helix Environmental Planning, the Project's impacts would not adversely affect the conservation goals of the MSHCP or result in impacts that were not already addressed for Joint Project Review 06 03 27 01 (refer to Technical Appendix A to this EIR Addendum). Accordingly, the proposed Project would not result in a new or more severe impacts to sensitive wildlife species that was not previously disclosed in EIR 439.

- d) EIR 439 concluded that the original SP 327 proposal would result in a less-than-significant impact to regional wildlife movement because development would be concentrated in the center of the property. Addendum No. 1 concluded that SP 327, pursuant to SPA 327A1, would actually improve wildlife movement and better facilitate open space connectivity as compared to the original SP 327 approval because the amendments to the SP would reduce the SP's overall development footprint. The Project would result in slightly greater physical impacts than disclosed in Addendum No. 1 (a net increase of 0.3-acre); however, total impacts would remain below the levels disclosed in EIR 439 (refer to Technical Appendix A to this EIR Addendum). Therefore, there is no potential for the Project to adversely affect wildlife movement to a greater degree than previously disclosed in EIR 439.
- e & f) EIR 439 and Addendum No. 1 concluded that SP 327 would result in less-than-significant impacts after mitigation to natural biological habitats under the jurisdiction of the USACE, CDFW, and RWQCB. Notwithstanding, Addendum No. 1 disclosed that impacts to natural biological habitats under the jurisdiction of the USACE, CDFW, and RWQCB would be lower under SP 327A1 than disclosed in EIR 439. The Project's impacts to natural biological habitats under the jurisdiction of the USACE, CDFW, and RWQCB would be identical to the impacts disclosed in Addendum No. 1, and the mitigation measures identified in EIR 439 and Addendum No.1 would continue to apply to the Project. As such, implementation of the Project would not result in any new or more severe impacts to natural biological habitats, including areas under the jurisdiction of the USACE, CDFW, and RWQCB, than previously disclosed in EIR 439
- g) As disclosed in EIR 439, the original SP 327 approval would impact 65 oak trees. As disclosed in Addendum No. 1, SP 327A1 would only impact 35 oak trees (a 54 percent reduction from the level of impact disclosed in EIR 439). The proposed Project site contains oak trees that are regulated by the County; however, the Project's impacts to oak trees would be consistent with the information disclosed in Addendum No. 1. Accordingly, the Project would not result in more severe impacts to oak trees than previously discussed in EIR 439.

The County does not have any other biological protection ordinance applicable to the proposed Project.

<u>Mitigation:</u> No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1 and 2) to mitigate biological resources impacts continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1 and 2).

Cl	JLTU	IRAL RESOURCES Would the project			
8.	a)	listoric Resources Alter or destroy an historic site?			$\boxtimes$
	b)	Cause a substantial adverse change in the			$\boxtimes$
		Page 19 of 68		EA No	o. 42818

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantia Change from Analysis in EIR 439
significance of a historical resource as defined California Code of Regulations, Section 15064.5?	in			

Source: EIR 439, Section VI.K, "Cultural Resources;" EIR 439 Appendix H-1, "An Archaeology Assessment of the Temescal Hills" (Christopher Drover, 2001); EIR 439 Appendix H-2, "An Archaeological Assessment of the Temescal Valley Project" (Christopher Drover, 1990); Addendum No. 1; Addendum No. 1 Appendix B "Phase 1 Cultural Resources Assessment" (Christopher Drover, 2012); Addendum No. 1 Appendix L1 "Historic Structure Assessment 11950 EI Hermano Road" (Brian F. Smith and Associates, 2014); Addendum No. 1 Appendix L2 "A Phase II Cultural Resource Evaluation Report for RIV-8137 at the Toscana Project" (Brian F. Smith and Associates, 2014); On-Site Inspection; Project Application Materials

#### Findings of Fact:

a & b) EIR 439 concluded that the Specific Plan area did not contain any historic resource sites. As disclosed in Addendum No. 1, subsequent to certification of EIR 439, two (2) previously unrecorded historical sites were discovered within the Specific Plan area during a cultural resources assessment not related to SP 327 (Valley-Ivy Glen Transmission Line project). One site was recorded in the southwestern portion of the Specific Plan area and comprised a small scatter of historic refuse (CA-RIV-8118H), and one site was recorded in the south-central portion of the Specific Plan area and comprised the remnants of a concrete standpipe (CA-RIV-8137H). Addendum No.1 concluded that although two historical resource sites were identified during field work within the Specific Plan area that were not disclosed in EIR 439, the conclusions of EIR 439 remained accurate because neither CA-RIV-8118H nor CA-RIV-8137H qualified as a significant resource. Addendum No. 1 also evaluated the significance of a ranch complex located within the SP 327 site that was not addressed in EIR 439. As disclosed in Addendum No. 1, the ranch complex does not qualify as a significant historic resource based on a lack of association with any historic events, architects, or architects; the lack of any architectural importance; and the reduction of architectural integrity due to extensive modifications over time. Accordingly, EIR 439 and Addendum No. 1 concluded that implementation of SP 327 would result in less-than-significant impacts to a historic site and would not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

The Project would implement the land plan for SP 327 in the phase 2 development area (as amended by SP 327A1) and would not result in physical impacts that were not previously disclosed in EIR 439 or Addendum No. 1. Therefore, the Project would not result in any new or more severe impacts to historical resources beyond what was previously disclosed in EIR 439 and Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

Archaeological Resources     a) Alter or destroy an archaeological site.			$\boxtimes$
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?			$\boxtimes$
c) Disturb any human remains, including those			$\boxtimes$
Page 20 of 68		EA No	o. 42818

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
interred outside of formal cemeteries?				
d) Restrict existing religious or sacred uses within the potential impact area?				
<ul> <li>e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?</li> </ul>				

<u>Source</u>: EIR 439, Section VI.K, "Cultural Resources;" EIR 439 Appendix H-1, "An Archaeology Assessment of the Temescal Hills" (Christopher Drover, 2001); EIR 439 Appendix H-2, "An Archaeological Assessment of the Temescal Valley Project" (Christopher Drover, 1990); Addendum No. 1 Appendix B "Phase I Cultural Resources Assessment" (Drover Consulting Archaeology, 2012); Project Application Materials

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

a & b) EIR 439 disclosed that one (1) prehistoric archaeological site (CA-RIV-1089) is located within the SP 327 area; this site comprises a bedrock mortar milling station and associated lithic scatter. No testing was conducted to determine the significance of CA-RIV-1089; therefore, EIR 439 assumed the site to be unique and significant. However, because CA-RIV-1089 is located in an area that will not be disturbed by SP 327 (i.e., natural open space), EIR 439 concluded that direct impacts to this prehistoric archaeological resource would be less than significant. Although direct impacts to CA-RIV-1089 were determined to be less than significant, EIR 439 included mitigation to ensure that no substantial adverse effects to CA-RIV-1089 would occur.

Addendum No. 1 concluded that the modifications to SP 327 provided by SP 327A1 would not result in any new or more severe impact to archaeological resources beyond what was previously disclosed in EIR 439 because the amended SP 327 would preserve CA-RIV-1089 within an undisturbed open space area, similar to the originally-approved SP land plan. Additionally, SP 327 (as amended by SP 327A1) would be required to comply with the mitigation requirements of EIR 439 to provide archaeological monitoring during grading activities to ensure that any previously undiscovered archaeological resources that may be unearthed during grading activities on the SP 327 site would be properly identified and treated.

The Project would prepare the SP 327 phase 2 development area for development as contemplated by SP 327 (as amended by SP 327A1). The Project would not impact CA-RIV-1089. As disclosed in EIR 439 and Addendum No. 1, no known prehistoric archaeological resources are located within the Project site. The Project would be required to comply with the mitigation requirements of EIR 439 to avoid potential adverse impacts to previously undiscovered/unknown archaeological resources. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified impact as previously analyzed in EIR 439.

c) Neither EIR 439 or Addendum No. 1 disclosed the presence of human remains on the Project site and no human remains have been identified on the Project site during past archaeological investigations and other field work. Nonetheless, EIR 439 provided mitigation to avoid adverse impacts to human remains, in the event that previously undiscovered human remains are uncovered during construction activities within the SP area. The Project would be required to comply with mitigation from EIR 439 related to the potential discovery of human remains and also would be required to adhere to applicable State laws related to the discovery of human remains. With

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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mandatory compliance with State law and mitigation from EIR 439, the Project would avoid any adverse impacts to human remains, if discovered during construction. Therefore, the Project would not result in any new or more severe impacts to human remains beyond what was previously disclosed in EIR 439.

- d) The SP 327 property does not contain any known existing religious or sacred uses; therefore, neither EIR 439 nor Addendum No. 1 disclosed any impacts associated with restriction and/or destruction of religious or sacred uses. As discussed above in the response to Item 9(b), EIR 439 included mitigation to provide archaeological monitoring during grading activities to ensure that any archaeological resources (including religious or sacred uses) that may be unearthed during grading activities within the SP area would be properly identified and treated. This requirement would apply to the proposed Project and would be incorporated as part of the County's conditions of approval for the Project. Accordingly, impacts would be less than significant and the proposed Project would not result in the potential for any new or more severe impacts to archaeological resources beyond what was previously disclosed in EIR 439.
- e) EIR 439 did not specifically evaluate potential impacts to tribal cultural resources because EIR 439 was certified in 2006 and tribal cultural resources were not formally defined until 2015 when Section 21074 was added to the Public Resources Code. Although EIR 439 did not specifically evaluate potential impacts to tribal cultural resources, the issue of tribal cultural resources does not represent new information of substantial importance that was not known or could not have been known at the time EIR 439 was certified.

Public Resources Code Section 21074 defines a "tribal cultural resource" as:

- (1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe <u>and</u> that are either included or determined to be eligible for inclusion in the California Register of Historical Resources, or included in a local register of historical resources (<u>emphasis added</u>); or
- (2) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant. When determining significance, the lead agency shall consider the significance of the resource to a California Native American tribe.

Regarding Item 1, above, EIR 439 disclosed that no resources included or eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources were present on the SP 327 property.

Regarding Item 2, above, EIR 439 disclosed that the SP 327 property contained a bedrock mortar milling station and associated lithic scatter (which would be preserved in open space) and, other than the aforementioned milling station, no other prehistoric (i.e., tribal) resources were observed on the SP 327 property during archaeological field surveys or recorded on the property in archaeological archival databases. EIR 439 also disclosed that the SP 327 property was located within the traditional use area of the Luiseño. The Pechanga Band of Luiseño Indians (Pechanga) submitted a comment letter to the County of Riverside regarding the Draft EIR 439; however, none of Pechanga's comments assert that the SP 327 property contained important tribal resources or that the SP 327 property was part of an important cultural landscape. In their comment letter to the County regarding Draft EIR 439, Pechanga acknowledge that the Tribe has lived in the geographic area surrounding the SP 327 property for thousands of years and that place-names of important cultural sites have survived

Potentially	Less than	Less Than	No	
Significant	Significant	Significant	Substantial	
New Impact	New Impact	New	Change	
	with	Impact	from	
	Mitigation		Analysis in	
	Incorporated		EIR 439	

through the present-day oral tradition; therefore, had the SP 327 property contained important tribal resources, reason holds that they would have been known by the Tribe at the time Pechanga reviewed and commented on Draft EIR 439 in 2006. (No other public agencies or interested parties submitted comments to the County of Riverside asserting the SP 327 property contained important tribal resources, either.) As such, information regarding tribal cultural resources, and SP 327's potential impacts thereto, was available with the exercise of reasonable diligence at the time EIR 439 was certified in 2006. During the public hearings associated with EIR 439, no objections or concerns were raised regarding the EIR's analysis of cultural resources, no tribal cultural resources were identified, and no legal challenge was filed within the statute of limitations period established by Public Resources Code Section 21167(c). Pursuant to CEQA case law and CEQA Guidelines Section 15162(a)(3), the issue of tribal cultural resources does not provide new information of substantial importance or substantial evidence of a new impact to the environment that was not or could not have been known at the time EIR 439.

The Project site would be prepared for development as contemplated by SP 327 (as amended by SP 327A1). The Project would not impact any known cultural resources, as discussed under Issues 9(a) – (d), above. Furthermore, the Project would be required to comply with the mitigation requirements of EIR 439 to avoid potential adverse impacts to previously undiscovered/unknown archaeological resources. Therefore, implementation of the Project would not result in any new impacts or increase the severity of a previously identified impact as previously analyzed in EIR 439.

The Project is exempt from Assembly Bill (AB 52) 52's requirements to consult with culturally-affiliated Native American tribes regarding potential impacts to tribal cultural resources. Pursuant to Section 11(c) of AB 52, only projects with a Notice of Preparation (NOP) for an EIR or Notice of Intent (NOI) to adopt a MND filed on or after July 1, 2015, are subject to the tribal consultation requirements established by AB 52. The NOP for EIR 439, which is relevant to the Project and its associated EIR Addendum, was filed on January 10, 2002.

Mitigation: No new mitigation measures beyond those identified in EIR 439 are required.

Monitoring: Monitoring shall occur as specified in EIR 439.

10. Paleontological Resources			$\square$
a) Directly or indirectly destroy a unique paleonto-	<u> </u>	ليبا	
logical resource, or site, or unique geologic feature?	 		

<u>Source:</u> EIR 439, Section VI.K, "Cultural Resources;" EIR 439 Appendix H-3, "A Paleontological Survey and Assessment of the Temescal Valley Property near Alberhill" (Heritage Resources, 1990); Addendum No. 1; Addendum No. 1 Appendix J, "Paleontological Resource and Monitoring Assessment, Toscana Specific Plan project area" (Brian F. Smith and Associates, 2014); Project Application Materials

## Findings of Fact:

a) Potential impacts to paleontological resources were evaluated and disclosed in EIR 439, which determined that based on the Specific Plan property's geologic setting, there was the potential to uncover paleontological resources during excavations within portions of the Specific Plan area.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
Mitigation included in EIR 439 required SP 327 to implensure that potential impacts to paleontological resources.				gram to
Subsequent to certification of EIR 439, a Paleontolo report was prepared for the SP 327 property by Brian Addendum No. 1, Brian F. Smith and Associates of materials within the SP area during excavation and/or lack of known fossil deposits in the local area and the (which are rocky and lack the sedimentary accumulation Addendum No. 1 concluded that implementation of SI unique paleontological resource, and that the mitigation Based on the findings of Addendum No.1, there is no destroy a unique paleontological resource because the	n F. Smith and oncluded the limass grading ne composition on necessary for 327 would not imposed by E potential for the geologic prop	Associates. Ikelihood of activities is of the soils or fossil depot directly or IR 439 was use Project to election of the	As documentinding fostowery low du within the sosits). According directly defined for its SP area, in	ented in silferous e to the SP area ordingly, estroy a
the Project site, are not conducive to the creation of fi implementation of the Project would not result in a r resources than disclosed in EIR 439.	ossils. No miti	gation is req	uired. Acco	ordingly,
Mitigation: Mitigation is not required.				
Monitoring: Monitoring is not required.				
GEOLOGY AND SOILS Would the project				
11. Alquist-Priolo Earthquake Fault Zone or Cou Fault Hazard Zones			i-status	$\boxtimes$
a) Expose people or structures to poten	ıtıaı			

evidence of a known fault?

Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Addendum No. 1; Addendum No. 1 Appendix C1, "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions); RCIT

substantial adverse effects, including the risk of loss,

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

Be subject to rupture of a known earthquake

#### Findings of Fact:

injury, or death?

a & b) As disclosed in EIR 439, the SP 327 property is not located in an Alquist-Priolo Earthquake Fault Zone or a County-designated Fault Hazard Zone. The Specific Plan area does contain two (2) conjectured fault segments; however, as concluded in EIR 439 and affirmed in a fault hazard letter prepared in support of Addendum No. 1, these faults are not active. Therefore, both EIR 439 and Addendum No. 1 concluded that implementation of SP 327 would have no potential to expose people

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Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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or structures to potential adverse effects resulting from a fault hazard zone, and there is no potential for fault rupture within the SP area.

The Project site was evaluated for geologic hazards, including hazards related to seismic faulting, by Advanced Geotechnical Systems (Technical Appendix B to this EIR Addendum). Based on literature research and the observations gathered in the field, Advanced Geotechnical Systems concluded that the Project would not expose future development within the SP 327 area to substantial adverse effects resulting from a fault hazard zone. The Project would not result in new or increased impacts associated with seismic faulting hazards beyond what was previously disclosed in EIR 439 and Addendum No. 1.

<u>Mitigation:</u> No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

12. Liquefaction Potential Zone	П	П	$\square$
a) Be subject to seismic-related ground failure,	لبا		
including liquefaction?			

<u>Source:</u> EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); Addendum No. 1; Addendum No. 1 Appendix C1, "Geotechnical Feasibility Letter" (Advanced Geotechnical Solutions, 2013) and "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); Temescal Canyon Area Plan Figure 12 "Seismic Hazards;" Elsinore Area Plan Figure 12 "Seismic Hazards;" Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions)

### **Findings of Fact:**

a) EIR 439 evaluated the potential of seismic-related ground failure, including liquefaction, on the Project site, and concluded that the likelihood of such ground failure on the site is low due to the geologic characteristics of underlying bedrock and soils, with the exception of areas within the Temescal Wash. To preclude potential impacts associated with seismic ground failure, SP 327 was conditioned to follow the earthwork and grading recommendations contained in the Geotechnical Feasibility Investigation prepared by T.H.E. Soils Co. (EIR 439 Appendix B-1) to ensure manufactured slopes supporting the bridge crossings over the Temescal Wash could withstand seismic-related ground shaking.

As disclosed in Addendum No. 1, Advanced Geotechnical Solutions reviewed the geotechnical reports and materials prepared in support on EIR 439 and affirmed the findings and recommendations contained therein as adequate and appropriate for SP 327 (as amended). Accordingly, Addendum No. 1 concluded that implementation of SP 327, as amended by SP 327A1, would not result in new or increased impacts associated with seismic-related ground failure beyond what was previously disclosed in EIR 439.

Advanced Geotechnical Solutions performed a detailed evaluation of the Project site's underlying soils in support of proposed TR 36825 (refer to Technical Appendix B to this EIR Addendum). The analysis

Potentially Significant New Impact	Less than Significant New Impact with	Less Than Significant New Impact	No Substantial Change from
	Mitigation		Analysis in
	Incorporated		EIR 439

performed by Advanced Geotechnical Solutions confirmed the information previously disclosed in EIR 439. The Project is required to be designed and constructed in accordance with the latest applicable seismic safety standards, including the standard requirements of the California Building Code and the County Building Code. Furthermore, the site-specific grading and construction recommendations contained in the Project's geotechnical report have been incorporated into the Project's grading plan design to reduce the risk of seismic-related ground failure due to liquefaction. The County also has made the site-specific grading and construction recommendations conditions of Project approval to assure their implementation. Accordingly, with mandatory compliance to applicable building codes and the Project's conditions of approval, potential impacts associated with seismic-related ground failure would be less than significant. The Project would not result in new or more severe seismic-related ground failure impacts beyond what was previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

13.	Ground-shaking Zone	П		<u> </u>
a)	Be subject to strong seismic ground shaking?	L.J		

Source: EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Addendum No. 1; Addendum No. 1 Appendix C1 "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" California Building Standards Code; Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions)

#### Findings of Fact:

a) As disclosed in EIR 439, the Southern California region is seismically active and development within the SP 327 area likely would be exposed to strong seismic ground shaking over the life of the SP. The nearest active fault to the Specific Plan area is the located approximately 1.0 mile to the south (Glen Ivy Fault within the Elsinore Fault zone). EIR 439 indicated that proposed development within the SP area would be required to comply with the recommendations within the geotechnical report prepared for SP 327, the Uniform Building Code (which has since been superseded by the California Building Code, which is based on the International Building Code), and applicable County Ordinances to reduce potential ground-shaking impacts to less-than-significant levels.

Addendum No. 1 concluded that implementation of SP 327 (as amended) would be subject to similar ground-shaking effects as disclosed in EIR 439 because the design, earthwork and grading requirements assumed in EIR 439 would continue to apply and would be adequate and appropriate for development provided by SP 327 (as amended).

Because the Southern California region is seismically active, the Project site is expected to experience moderate to severe ground shaking during the lifetime of the Project. This risk is not considered substantially different than that of other similar properties in the Southern California area or different than what was assumed and disclosed in EIR 439. As a mandatory condition of Project approval, the Project would be required to construct proposed structures in accordance with the

	Potentially	Less than	Less Than	No
	Significant New Impact	Significant	Significant New	Substantia
	Mew impact	New Impact with	Impact	Change from
		Mitigation	,	Analysis ii
		Incorporated	<u></u>	EIR 439
california Building Code and applicable County Ordinance building Code is designed to ensure that buildings and oth dverse effects associated with strong seismic groun compliance to the California Building Code and applicant applicant would be less than significant and no mitigation is ne finding of EIR 439.  Stitigation: No new mitigation measures beyond those neasures identified in EIR 439 to mitigate SP 327's impact approposed Project.	er structure d shaking. able Count required. T identified	s resist colla Accordingly y Ordinance his conclusion	pse and sul y, with ma es, ground on is consist are require	bstantial andatory shaking tent with ed. All
<u>fonitoring:</u> Monitoring shall occur as specified in EIR 439.				
4. Landslide Risk		<u> </u>		$\square$
a) Be located on a geologic unit or soil that is	<u>i</u> i	ы	L	
stable, or that would become unstable as a result of the				
oject, and potentially result in on- or off-site landslide,				
ateral spreading, collanse, or rockfall hazards?				

<u>Source:</u> EIR 439, Section VI.A, "Geology and Seismicity;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR 439 Appendix B-3 "Seismic Survey" (E.R. Browne & Associates, 1989); EIR 439 Appendix B-5, "Fault Hazard Investigation" (T.H.E. Soils Co., 2004); Addendum No. 1; Addendum No. 1 Appendix C1 "Geotechnical Feasibility Letter" (Advanced Geotechnical Solutions, 2013) and "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); County General Plan Figure S-2 "Earthquake Fault Study Zones;" California Building Standards Code; Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions)

#### Findings of Fact:

a) EIR 439 concluded that with the incorporation of the design recommendations of the geotechnical investigation prepared for SP 327, the SP 327 area would not contain unstable geologic units or soils and also would not be subject to landslides, lateral spreading, collapse, or rockfall hazards.

As disclosed in Addendum No. 1, the amendments to SP 327 would not result in landslide or soil instability hazards that are greater than what was disclosed in EIR 439. Further, as disclosed in Addendum No. 1, the site-specific earthwork and grading recommendations for SP 327 (as described in EIR 439) would continue to apply to ensure that substantial adverse effects associated with unstable soils do not occur.

The Project would prepare SP 327's Phase 2 development area for development in accordance with the SP 327 land plan. Advanced Geotechnical Solutions performed a detailed evaluation of the Project site's underlying soils in support of proposed TR 36825 (refer to Technical Appendix B of this EIR Addendum). The analysis performed by Advanced Geotechnical Solutions confirmed the information previously disclosed in EIR 439 and Addendum No. 1, that soils underlying the Project site would be stable and not subject to landslides, lateral spreading, collapse, or rockfall hazards with compliance with the site-specific grading and construction recommendations contained in the Project's geotechnical report, which have been incorporated into the Project design and made County conditions of Project approval. Accordingly, with mandatory compliance to the Project's conditions of

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantia Change from Analysis in EIR 439
approval, potential impacts associated with unstable so rockfall hazards would not occur. The Project would not ground failure impacts beyond what was previously disclarate.	result in new	or more sev	eading, coll vere seismid	apse, or c-related
Mitigation: Mitigation is not required.				
Monitoring: Monitoring is not required.				
a) Be located on a geologic unit or soil that i unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	s 🗆			
Source: EIR 439, Section VI.A, "Geology and Seismi Feasibility Investigation" (T.H.E. Soils Co., 2001); EIR Browne & Associates, 1989); EIR 439 Appendix B-5, "F 2004); Addendum No. 1 Appendix C1, "Geotechnical Solutions, 2013) and "Fault Hazard Letter" (Advanced Geotechnical Investigation (Advanced Geotechnical Solutions)	439 Append fault Hazard I Feasibility L eotechnical S fornia Buildin	dix B-3 "Seis Investigation .etter" (Adva olutions, 201	smic Surve " (T.H.E. So nced Geoto 3); County	y" (E.R. oils Co., echnical General
Findings of Fact:				
a) As disclosed in EIR 439 and Addendum No. 1, the li 327 area is low, with the exception of the areas within the geotechnical recommendations prepared for SP 327, as as well as mandatory compliance of applicable building ground subsidence.	Temescal W discussed in	/ash. Applica EIR 439 and	ation of site- d Addendun	-specific n No. 1,
Based on the results of a geotechnical investigation Solutions determined that the likelihood of ground subdense geologic materials underlying the subject property site-specific grading and construction recommendations — which the County has made conditions of Project a further reduce the potential for ground settlement on the not be located on a geologic unit or soil that is unstable, the Project, and impacts would be less than significant. severe ground-subsidence-related impacts beyond what	sidence is very contained in to proval to as Project site. The Project value or that would the Project very contained to the p	ery low due Project's designed The Project's Soure their in Accordingly become uns Would not res	to the presign incorporageotechnical plementation, the Project able as a solution new	ence of ates the al report on — to to would result of
Mitigation: Mitigation is not required.				
Monitoring: Monitoring is not required.				
Other Geologic Hazards     a) Be subject to geologic hazards, such as seiche mudflow, or volcanic hazard?	, 🗆			

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantia Change from Analysis ir EIR 439
<u>Source</u> : EIR 439, Section VI.A, "Geology and Seism August 24, 2015); Preliminary Geotechnical Investiga	nicity;" Addendum	No. 1; Goog	le Earth (a	ccessed

a) The Project site is not located in close proximity to any known active volcanoes. Additionally, as disclosed in EIR 439 and Addendum No. 1, there are no conditions in the vicinity of the Project site that could subject the site to hazards associated with seiches or mudflows. Consistent with the information disclosed in EIR 439, no impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

17. Siopes <ul> <li>a) Change topography or ground surface relief features?</li> </ul>		$\boxtimes$
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?		$\boxtimes$
c) Result in grading that affects or negates subsurface sewage disposal systems?		$\boxtimes$

<u>Source:</u> EIR 439, Section VI.B, "Soils, Slopes, and Erosion;" EIR 439 Appendix B-1 "Geotechnical Feasibility Investigation" (T.H.E. Soils Co., 2001); Addendum No. 1; Addendum No. 1 Appendix C1, "Geotechnical Feasibility Letter" (Advanced Geotechnical Solutions, 2013) and "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions); Supplemental Geotechnical Analysis (Advanced Geotechnical Solutions); Project Application Materials

#### Findings of Fact:

a) EIR 439 disclosed that grading activities associated with SP 327 would alter the Project site's natural topography, but would preserve the overall topographic character of the site to the extent feasible by clustering development in the central portion of the subject property and engineering manufactured slopes to blend with the natural topographic contours. As disclosed in Addendum No. 1, the amendments to SP 327 would reduce the SP's development footprint by 32 acres as compared to the original SP approval and would, therefore, reduce changes to the SP area's topography and ground surface relief features.

The Project site, which comprises the second development phase of SP 327, would be prepared for development as contemplated by SP 327 (pursuant to the modifications provided by SP 327A1). The Project's grading plan would be consistent with the overall grading plan provided by SP 327. The Project does not contain any component that is more intense or impactful on topography than previously disclosed in EIR 439 or Addendum No.1. Therefore, implementation of the Project would not result in any new or more severe impacts to the subject property's natural topography or ground surface relief features, as compared to the level of impact previously disclosed in EIR 439.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
b) As evaluated in EIR 439, SP 327 planned to const and/or heights higher than 10 feet. SP 327 was condition the geotechnical report for SP 327 (T.H.E. Soils Co., 200 County ordinances during the engineering design and contain 2:1 or heights higher than 10 feet. In addition, SF County with a slope stability report prior to the issuance of manufactured slopes with gradients steeper than 2:1 or safety regulations.	ned to comp 11), applicab construction of 2 327 was configurating periods.	oly with the re le building co of slopes wit conditioned to ermits that de	ecommend odes, and F h gradients o provide F emonstrate	ations of Riverside greater Riverside s that all
The proposed Project would include manufactured slop slopes approximately 60 feet in height) and gradients step be constructed at a gradient of 1.5:1). The stability of proby Advanced Geotechnical Solutions (Technical Appenditionallyses, Advanced Geotechnical Solutions concluded the Project would be stable with implementation of recommendations, including recommendations on slope of and construction materials, which are similar in character and originally disclosed in EIR 439. These site-specific incorporated into the Project design and have been made their implementation. With manufactured slopes would not be more severe impacts related to manufactured slopes be 439.	eeper than 2 poposed man x C to this E at the manural site-specification, mining to the record geotechnication de condition e Project's coccur. The P	t:1 (the steep ufactured slop factured slop ic grading num soil con mmendations al recommen s of Project conditions of roject would	pest gradient opes was every my. As pares propose and consumpaction states applied to approval to approval, prot result in	nt would valuated rt of this d by the struction andards, SP 327 ve been o assure potential in new or
c) As disclosed in EIR 439, two (2) septic systems a However, these septic systems are connected to existing removed from the site when the development of the Project would not result in grading that affects or negal Implementation of the Project would not result in any im EIR 439, nor would the Project increase the severity of implementation.	structures lect begins. lates subsurf pacts that w	that are abar Therefore, of ace sewage vere not prev	ndoned and developmen disposal s viously disc	d will be nt of the systems. losed in
Mitigation: Mitigation is not required.				
Monitoring: Monitoring is not required.				
18. Soils  a) Result in substantial soil erosion or the loss of topsoil?				
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?				$\boxtimes$
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?				
Source: EIR 439, Section VI.B, "Soils, Slopes, and Eros Feasibility Investigation" (T.H.E. Soils Co., 2001); Addended	ion;" EIR 43 dum No. 1;	39 Appendix Addendum N	B-1 "Geoto lo. 1 Apper	echnical ndix C1,
Page 30 of 68			EA No	. 42818

Potentially	Less than	Less Than	No
Significant	Significant	Significant	Substantial
New Impact	New Impact	New	Change
	with Mitigation Incorporated	Impact	

"Geotechnical Feasibility Letter" (Advanced Geotechnical Solutions, 2013) and "Fault Hazard Letter" (Advanced Geotechnical Solutions, 2013); Preliminary Geotechnical Investigation (Advanced Geotechnical Solutions); Project Application Materials

### Findings of Fact:

a) EIR 439 disclosed that temporary soil erosion would occur during development of SP 327, but that impacts associated with soil erosion and/or the loss of top soil would be less than significant with mandatory compliance with State and local regulations concerning water quality. Addendum No. 1 concluded that the amendments to SP 327 would not increase the severity of erosion-related impacts disclosed in EIR 439 because SP 327 (as amended) would have a similar grading footprint and earthwork quantities as the original SP 327 approval.

The proposed Project would facilitate second phase of development of the SP 327 land plan; therefore, the Project's grading plan (including earthwork quantities) represents an approximately 126.9-acre portion of the grading plan identified for SP 327. Furthermore, the proposed Project would be subject to the National Pollutant Discharge Elimination System (NPDES) permit required by the Regional Water Quality Control Board, which would require the implementation of a site-specific Stormwater Pollution Prevention Program during construction to minimize the potential for temporary soil erosion. Accordingly, there are no components of the Project that would result in new erosion-related impacts or increase the severity of erosion-related impacts above the levels disclosed in EIR 439.

- b) EIR 439 disclosed that the SP 327 site does not contain soils with the potential for expansion. EIR 439 concluded that impacts would be less than significant, and the incorporation of required conditions of approval (i.e., compliance with State and local building codes) would further minimize on-site risks associated with expansive soils. A site-specific geotechnical investigation prepared for the Project confirmed the findings of EIR 439 (see Technical Appendix B to this EIR Addendum). The Project's mandatory compliance with the site-specific geotechnical recommendations, which have been incorporated into the Project's design and made conditions of Project approval to assure their implementation, would ensure that significant impacts associated with expansive soils would not occur. The Project would not result in any new or more severe impacts related to expansive soils beyond what was disclosed in EIR 439.
- c) Septic systems were not discussed in EIR 439 because SP 327 did not plan for the use of such systems. Similarly, the proposed Project would facilitate the installation of domestic sewer service facilities and does not propose the use of septic systems. As such, and consistent with the information disclosed in EIR 439, no impact associated with septic systems would occur because the Project does not propose the use of septic systems.

<u>Mitigation:</u> No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

	Potentially Significant New Impact	Less than Significant New Impact with Mitlgation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
19. Erosion <ul> <li>a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?</li> </ul>				
b) Result in any increase in water erosion either on or off site?				
Source: EIR 439, Section VI.B, "Soils, Slopes, and Er Flooding & Drainage;" Addendum No. 1; Project Specific Engineers, 2015); Project Application Materials  Findings of Fact:	osion;" EIR c Water Qu	439, Sectior ality Manage	ı Vł.C, "Hyo ement Plan	drology, (Adkan
compliance with NPDES program (including the condition Water Quality Control Board to further reduce the potential site) and applicable Riverside County ordinances. There is increase short- and/or long-term erosion impacts beyon proposed Project would be conditioned — similar to Siminimize water-borne erosion and siltation. A Preliminary was prepared for the proposed Project (see Technical describes that first flush runoff from developed portion infiltration basins. The infiltration basins are designed purposes, including through the removal of silt and sedim other Best Management Practices (BMPs) for the Project the erosion. Compliance with the Preliminary WQMP is resulted the Through mandatory compliance with condition NPDES program (including the conditions issued by the Project would result in less than significant erosion-related the findings of EIR 439 and Addendum No. 1.	tial for subsete no compand those of 327 – to water Qua Appendix For the Property of the Property of approperty of	tantial erosice onents of the isclosed in incorporate lity Manager to this EIF oject site was mwater flow eliminary World and condition of oval and conties conclusions conclusions.	on from the Project that EIR 439, a design feat ment Plan (No Addendur rould be rost for water QMP also in cts associated Project as mpliance with the Control Boarn is consisted.	Project at would and the cures to WQMP) m), and uted to quality dentifies ted with oproval. with the and with
measures identified in EIR 439 to mitigate SP 327's impathe proposed Project.  Monitoring: Monitoring shall occur as specified in EIR 439	ct to geolog	y and soils c	ontinue to a	apply to
<ul> <li>20. Wind Erosion and Blowsand from project either on or off site.</li> <li>a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?</li> </ul>				
Source: EIR 439, Section VI.B, "Soils, Slopes, and Eros S-8 "Wind Erosion Susceptibility Map;" Project Application	ion;" Riversi Materials	de County G	eneral Plan	Figure

Potentially Significant New Impact	Less than Significant New Impact with Mitigation	Less Than Significant New Impact	No Substantial Change from Analysis in
	Incorporated		EIR 439

## Findings of Fact:

a) EIR 439 concluded that although the Project site is located within an area designated by the County as having "Moderate" wind erosion potential, wind erosion impacts associated with development on the property would be less than significant because on-site soils are not prone to blowsand hazards and the site is not subjected to unusually strong winds. EIR 439 did disclose that temporary short-term construction activities could increase the potential for wind erosion; however, mandatory compliance with County and SCAQMD requirements would ensure that areas disturbed by grading are re-vegetated to preclude wind erosion. The Project would be required to comply with applicable County and SCAQMD requirements to preclude wind erosion impacts on the Project site, including but not limited to SCAQMD Rule 403. Accordingly, implementation of the proposed Project would result in no new or more severe wind erosion or blowsand impacts beyond what was disclosed as part of EIR 439.

<u>Mitigation:</u> No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to geology and soils continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

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

Source: EIR 439, Section VI.E "Air Quality" and Section VII.A "Circulation and Traffic;" EIR 439, Appendix E "Air Quality Analysis" (Urban Crossroads); EIR 439 Appendix I "Temescal Hills Specific Plan Traffic Impact Analysis" (Urban Crossroads, 2004); Addendum No. 1; Addendum No. 1 Appendix D, "Toscana Specific Plan Amendment No. 1 Greenhouse Gas Analysis" (Urban Crossroads, 2014); Addendum No. 2; Addendum No. 2 Appendix G "Toscana Specific Plan. 327 Supplemental Greenhouse Gas Assessment" (Urban Crossroads, 2014); CREED v. City of San Diego (2011)

### Findings of Fact:

a & b) Although climate change impacts due to greenhouse gas (GHG) emissions were not specifically evaluated in EIR 439, the EIR analyzed air quality impacts associated with buildout of the approved project, inclusive of carbon dioxide (CO2) and other GHG emissions. EIR 439 also addressed vehicle emissions (both construction and operational) and operational emissions from energy consumption, which are the most common sources of greenhouse gas emissions.

As such, GHG emissions and the issue of global climate change (GCC) do not represent new information of substantial importance which was not known and could not have been known at the time that the EIR 439 was certified. Information regarding the effect of GHG emissions on climate was known long before the Riverside County certified EIR 439. GCC and GHG emissions were

New Impact New Impact with Mitigation Incorporated	New Impact	Change from Analysis in EIR 439
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identified as environmental issues since as early as 1978 when the U.S. Congress enacted the National Climate Program Act (Pub L 95-367, 92 Stat 601). In 1979, the National Research Council published "Carbon Dioxide and Climate: A Scientific Assessment," which concluded that climate change was an accelerating phenomenon partly due to human activity. Numerous studies conducted before and after the National Research Council report reached similar conclusions. Information also was widely published in a series of reports by the Intergovernmental Panel on Climate Change (IPCC) dating back to the 1990s, including IPCC's "2001 Third Assessment Report." California adopted legislation in 2002 requiring the California Air Resources Board to develop regulations limiting greenhouse gas emissions from automobiles. As such, information about GCC and GHG emissions was available with the exercise of reasonable diligence at the time EIR 439 was certified in 2006. During the public review period and public hearings associated with EIR 439, no objections or concerns were raised regarding the EIR's analysis of GHG emissions, and no legal challenge was filed within the statute of limitations period established by Public Resources Code §21167(c). Pursuant to CEQA case law and CEQA Guidelines Section 15162(a)(3), the issue of project-related GHG emissions does not provide new information of substantial importance or substantial evidence of a new impact to the environment that was not or could not have been known at the time EIR 439 was certified.

Addendum No. 1 made minor revisions to EIR 439 to adequately address GHG emissions associated with SP 327. As disclosed in Addendum No. 1, SP 327 (as amended by SP 327A1) would generate approximately 25,703.08 metric tons of CO2 equivalent (MTCO2e) per year, or approximately 24.6% less annual GHG emissions than the original SP 327 approval. Because SP 327 would not achieve the County's reduction target of 25% below BAU (based on the County's Draft Standard Operating Procedure, SOP), Addendum No. 1 added a new mitigation measure to EIR 439 (MM AQ-13) to require SP 327's implementing projects to reduce annual GHG emissions on a project-wide basis to no more than 25,577 MTCO2e per year, which equates to a 126 MTCO2e reduction compared to the GHG emissions estimated for SP 327.

In support of Addendum No. 2, a memorandum was prepared by Urban Crossroads to demonstrate compliance with MM AQ-13 and was included as Technical Appendix G to Addendum No. 2 to EIR 439 (Addendum No. 2). As disclosed in Addendum No. 2, by incorporating specific water-efficient design features into project-level development proposals, SP 327 would meet and exceed the GHG reduction target established by Addendum No. 1. (The specific water-efficient design features described in Addendum No. 2 were imposed as a new mitigation measure to EIR 439 – MM AQ-14.) Addendum No. 2 also concluded that the SP 327 would directly or indirectly comply with a number of mandatory government regulations that would further reduce GHG emissions, including the regulations listed below, that would assist in the reduction of GHG emissions:

- Regional GHG Emissions Reduction Targets/Sustainable Communities Strategies (SB 375);
- Pavley Fuel Efficiency Standards (AB1493);
- Title 24 California Code of Regulations (California Building Code);
- Title 20 California Code of Regulations (Appliance Energy Efficiency Standards);
- Title 17 California Code of Regulations (Low Carbon Fuel Standard);
- California Water Conservation in Landscaping Act of 2006 (AB1881);
- Statewide Retail Provider Emissions Performance Standards (SB 1368); and

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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Renewable Portfolio Standards (SB 1078).

The Project entails preparing the phase 2 development area of SP 327 for development as contemplated by the SP land plan (as modified by SP 327A1). No component of the Project is more intense than contemplated by SP 327 or disclosed in EIR 439 or Addenda Nos. 1 or 2. The Project would be required to comply with all applicable mitigation measures from EIR 439 (as updated by Addenda Nos. 1 and 2) and applicable regulatory measures that have been adopted for the purpose of reducing emissions of GHGs. This would ensure that the Project would not conflict with the State's ability to achieve the GHG emissions reduction targets defined in AB 32 or SB 32. Accordingly, the Project would not generate GHG emissions that may have a significant impact on the environment and would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. The Project would, therefore, not result in any new or more severe impacts related to GHG emissions beyond those previously disclosed in EIR 439 or Addenda Nos. 1 or 2.

<u>Mitigation</u>: No new or updated mitigation measures are required. All applicable measures identified in EIR 439 (as updated by Addenda Nos. 1 and 2) to mitigate impacts related to GHG emissions continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439 (as updated by Addenda Nos. 1 and 2).

HAZARDS AND HAZARDOUS MATERIALS Would the pre	oject		
22. Hazards and Hazardous Materials <ul> <li>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</li> </ul>			
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?			
<ul> <li>c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?</li> </ul>			
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			

<u>Source</u>: EIR 439, Section VI.G, "Toxic Substances;" EIR 439 Appendix F "Hazardous Materials/Environmental Database Report" (EDR, 2003); Addendum No. 1; Addendum No. 1 Appendix E, "Phase I Environmental Assessment Report, Toscana" (McAlister GeoScience, 2013); Google Earth (accessed October 14, 2016); EnviroStor Database (accessed October 14, 2016); GeoTracker Database (accessed October 14, 2016); California Water Resources Control Board List of Solid Waste Disposal Sites (accessed October 14, 2016), California Water Resources Control

Potentially Significant New Impact	Less than Significant New Impact with Mitigation	Less Than Significant New Impact	No Substantial Change from Analysis in
	Incorporated		EIR 439

Board List of Active Cease and Desist Orders and Cleanup Abatement Orders (accessed October 14, 2016); "Assessment of Rock Blasting Impacts and Recommended Practices" (Revey Associates, 2015); Project Application Materials

### Findings of Fact:

a & b) As concluded in EIR 439, SP 327 would not develop land uses within the SP area that would permit hazardous materials storage. EIR 439 documented man-made features on the SP 327 property that had the potential to pose a health and safety hazard to the public or contain hazardous materials, including: a ranch house, a storage building, barn, three mobile homes, the foundations for two buildings, a septic system, and several wells and above-ground storage tanks. EIR 439 concluded that removal of these man-made features, as required to implement SP 327, would result in a less-than-significant impact related to hazards and hazardous materials because the construction contractor would be required to ensure mediation of the site in accordance with applicable federal, State, and local standards. EIR 439 also disclosed that blasting would occur on the property during construction activities, but that mandatory compliance with applicable federal, State, and local standards would preclude a significant impact. As such, EIR 439 did not include mitigation measures for toxic substances, as mandatory regulatory requirements would adequately address all potential hazards and hazardous materials concerns.

EIR 439 did not include a site-specific Environmental Site Assessment of existing property conditions. so a site assessment was conducted by McAlister GeoScience in 2013 in support of Addendum No. 1. During the site assessment in 2013, McAlister GeoScience observed all of the man-made features previously described in EIR 439. Based on the estimated age of the man-made features within the Specific Plan area, McAlister GeoScience concluded it was likely that Asbestos Containing Materials (ACM), lead-based paint (LBP), and/or polychlorinated biphenyls (PCB)-containing were present on the SP 327 property. However, Addendum No. 1 concluded the removal and disposal of these hazardous materials, if present, would not represent a significant impact because all remediation activities would be required to comply with applicable federal. State, and local regulations, which would ensure that construction-related demolition activities would not expose construction workers or nearby sensitive receptors to significant health risks. Addendum No. 1 also concluded that blasting activities during construction would not pose a substantial hazardous materials impact because all blasting activities would be required to adhere to the recommended practices contained in the projectspecific Blasting Analysis (Addendum No. 1, Appendix C2) as well as applicable federal, State, and local regulations. This finding was consistent with EIR 439. Lastly, Addendum No. 1 concluded that the modifications to SP 327 would not include land uses that would store, transport, or dispose of hazardous materials. Accordingly, Addendum No. 1 concluded that SP 327 (as amended by SP 327A1) would not result in any new or more severe impacts associated with hazards or hazardous materials beyond what was associated with the previously approved project as disclosed in EIR 439.

The Project entails preparing the phase 2 development area of SP 327 for development as contemplated by the SP land plan (as modified by SP 327A1). The Project does not include any land uses that would store, transport, or dispose of hazardous materials. The Project's grading plan would utilize rock blasting (as disclosed in EIR 439 and Addendum No. 1); however, proposed blasting activities would not introduce any gases or materials into the environment that would be known to cause harm to humans or impact the surrounding environment (refer to the rock blasting assessment prepared for the Project by Revey Associates, attached hereto as Technical Appendix D). Accordingly, the Project would not increase the potential for reasonably foreseeable upset and

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
accident conditions involving the release of hazardous r was previously disclosed in EIR 439 and Addendum No.	materials into		ment beyo	
c) EIR 439 did not identify the Project site as an emergency evacuation plans. No evenear the Project site since EIR 439 was certified in 200 circumstance. Accordingly, the Project would not imperency response plan or emergency evacuation planting of EIR 439.	racuation rou 06; therefore air or physic	ites have be , there has l cally interfere	en identifie been no ch e with an	ed on or ange in adopted
d) As disclosed in EIR 439, the Project site is not local proposed school. The nearest school site is located a (Todd Elementary School). Therefore, there is no potentic hazardous substances within 1/4-mile of an existing or pleaxist. No impact would occur. This conclusion is consistent.	pproximately al for the pro anned schoo	0.5-mile fro posed Project, because n	om the Pro ct to emit o o such sch	ject site r handle
e) As originally disclosed in EIR 439 and confirmed I California Department of Toxic Substances Control, the Board, and the California Environmental Protection Agen on a list of hazardous materials sites compiled pursua Accordingly, the Project would not be located on a haza significant hazard to the public or the environment. No Project would not result in a new or more severe impact the Mitigation: Mitigation is not required.	California S cy, the propo ant to Gover rdous materi impact would	State Water osed Project onment Code als site and d occur. Imp	Resources site is not in Section 6 would not oblementation	Control ncluded 55962.5. create a
Monitoring: Monitoring is not required.				
23. Airports  a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?				$\boxtimes$
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?	LJ			
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?	)			
Source: EIR 439, Section V, "General Plan Consis "Circulation and Traffic;" Addendum No. 1; Riverside Cocations;" RCIT; Google Earth (accessed October 17, 20	County Gen	rsis;" EIR 43 eral Plan Fig	39, Section gure S-19	n VII.A, "Airport
Findings of Fact:				

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantia Change from Analysis in EIR 439
a, b, c & d) Potential impacts to public airports were a such impacts would not occur because the Project site public or private airports and is not under the purview of a private airstrips have been constructed in the vicinity of t 2006. Accordingly, the Project has no potential to crea plan; would not require review by an Airport Land Use safety hazards associated with the routine operation of This conclusion is consistent with the information disclose	is not locate any airport m he Project sit ite an incons Commission public or priv	ed within close aster plan. Ne since EIR sistency with n; and would eate airports	se proximity No public air 439 was ce any airport I not be su	to any rports or rtified in master
Mitigation: Mitigation is not required.				
Monitoring: Monitoring is not required.				
24. Hazardous Fire Area  a) Expose people or structures to a significant rish of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas o where residences are intermixed with wildlands?	j			
Conceptual Fire Protection Plan (Firewise 2000, 2014); "Wildfire Susceptibility;" Temescal Canyon Area Plan Figure 11 "Wildfire Susceptibility;" RCIT; Project Apprendings of Fact:	ure 11 "Wildf	ire Susceptib	il Plan Figu illity;" Elsino	re S-11 pre Area
a) As reported in EIR 439, the Project site is located modification program consistent with County requirement Code) is required by implementing development to prote hazards. SP 327 provides area of fuel modification in a defensible space planning at locations where residential vegetation). The fuel modification areas programmed by protection plan(s) that would be required to accompany SP327 Condition of Approval 10.Fire 006). The requirequirements for allowable, fire-resistant plant materials (i.e., thinning) at locations where development would Mandatory compliance with the fuel modification plan affecting the SP 327 area would be less than significant would not result in any new or more severe significant previously disclosed in EIR 439.	s, including Control future on- ccordance wareas would SP 327 words future residence fire pro- plant spacifinterface with would ensure. Implement	Ordinance No site residents ith County si Interface will be furthed dential tract tection plan(ng, irrigation hareas of re that wild itation of the	<ul> <li>787 (Uniform From Wildle tandards (in the Internation of /li></ul>	and fire and fire natural the fire suant to stablish tenance petation. hazards
Mitigation: No mitigation is required.				
Monitoring: No monitoring is required.				
HYDROLOGY AND WATER QUALITY Would the project 25. Water Quality Impacts				
a) Substantially alter the existing drainage pattern				
Page 38 of 68			EA No	40040

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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?				, <u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>
b) Violate any water quality standards or waste discharge requirements?				$\boxtimes$
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	L.J			
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?				
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?		- Facility of the Control of the Con		
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				
g) Otherwise substantially degrade water quality?				$\boxtimes$
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?				

<u>Source</u>: EIR 439, Section VI.C, "Hydrology, Flooding and Drainage;" EIR 439, Section VI.F, "Water Resources;" EIR 439 Appendix C-1 "Hydrology Report for Temescal Hills" (Trans-Pacific Consultants, 2002); Addendum No. 1; Addendum No. 1 Appendix F, "Toscana Specific Plan Preliminary Drainage Study" (Proactive Engineering, 2013); Addendum No. 1 Appendix K, "Groundwater Impacts Memorandum" (Thomas Harder & Co. 2014); Project Specific Water Quality Management Plan (Adkan Engineers, 2015); Preliminary Drainage Study (Adkan Engineers, 2015); Project Application Materials

## Findings of Fact:

a) EIR 439 concluded that implementation of SP 327 would not result in a significant adverse effect to the existing drainage pattern within the SP area. Similarly, Addendum No. 1 concluded that the amendments to SP 327 would result in less-than-significant impacts to the area's existing drainage pattern, and that no new or more severe significant impacts than previously disclosed in EIR 439 would occur.

Potentially Significant New Impact	Less than Significant New Impact with	Less Than Significant New Impact	No Substantial Change from
	Mitigation		Analysis in
	Incorporated		EIR 439

The proposed Project would implement the phase 2 development area of SP 327, including a portion of its planned storm water drainage system. Because the Project would not construct the entire SP 327 storm water drainage system (the Project comprises the second of three development phases for SP 327), the Project includes several interim storm water drainage facilities to capture and convey storm water runoff. These interim facilities would be replaced by permanent facilities upon buildout of the final phase of SP 327. A Preliminary Drainage Study was prepared for the Project and demonstrates that the performance of the permanent and interim storm water drainage facilities proposed by the Project would be consistent with the planned SP 327 storm water drainage system (refer to Technical Appendix E of this EIR Addendum). Therefore, the Project would not substantially alter the existing drainage pattern of the subject property in any way that could result in substantial on- or off-site erosion. The Project's impact would be less than significant. The proposed Project would not result in any new or more severe significant erosion impacts associated with drainage pattern alteration than previously disclosed in EIR 439.

b) EIR 439 concluded that buildout of SP 327 would result in less-than-significant impacts to water quality because mandatory compliance with conditions of approval requiring compliance with the NPDES program (including the conditions would be issued by the Regional Water Quality Control Board) and applicable Riverside County ordinances would minimize the potential for water-borne pollution to be discharged from the Specific Plan area.

The conditions imposed on SP 327 would continue to apply to the proposed Project. Specifically, the Project would be required to prepare and implement a Storm Water Pollution Prevention Program (SWPPP) during construction-related activities (pursuant to the requirements of the NPDES program) and a Water Quality Management Plan (WQMP) during long-term operation. The SWPPP would specify the Best Management Practices (BMPs) that would be required during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. The WQMP is a postconstruction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. A Preliminary WQMP for the Project is provided as Technical Appendix F to this EIR Addendum. This site-specific Preliminary WQMP identifies measures that would be undertaken on the Project site to preclude significant water quality impacts, including the incorporation of Best Management Practices (BMPs) into the design for Mandatory compliance with the SWPPP and WQMP, as assured through a County conditions of approval applied to the Project, would ensure that the Project would not violate any water quality standard during short-term construction or long-term operational activities. Accordingly, impacts would be less than significant and no new or more severe significant impact would occur beyond those already identified as part of EIR 439.

- c) The Project does not propose to use groundwater wells for landscape irrigation or as a potable water source, and therefore would have no impact on groundwater levels due to groundwater extraction. The Project implements the land plan for SP 327, which was determined in EIR 439 and Addendum No. 1 to result in no substantial adverse change to the natural balance of the local aquifer system. As such, and consistent with the information disclosed in EIR 439, no substantial depletion of the groundwater supplies would occur with implementation of the proposed Project and impacts would be less than significant.
- d) Refer to responses 25(a) and (b), above.

<u> </u>								
	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439				
e) The proposed Project would not construct housing Project would not result in any new or more severe impact								
f) The proposed Project would not install structures with increase flood hazards for downstream properties by red would not result in any new or more severe significant im	irecting or im	peding flood	flows. The					
g) The proposed Project would not degrade water quality in ways not previously mentioned above in response 25(b), above, or as previously disclosed in EIR 439 or Addendum No. 1. Furthermore, when EIR 439 was certified in 2006, the unincorporated areas of Riverside County were regulated by the Municipal Separate Storm Sewer Systems Permit (MS4 Permit) - Order No. R8-2002-0011. The primary purpose of this permit was to regulate discharge of pollutants in urban runoff from MS4 storm drain systems. Today, that MS4 Permit has been superseded with an updated, more stringent MS4 Permit (Order No. R8-2010-0033). The proposed Project is required to comply with standards set forth in the current MS4 Permit. With mandatory adherence to the updated MS4 Permit, the proposed Project is expected to result in an overall improvement in the quality of storm water discharged from the Project site than anticipated by EIR 439. Accordingly, the Project would not result in any new or more severe significant impacts than disclosed by EIR 439.								
h) The proposed Project proposes to construct and operate water quality treatment facilities on the subject property. The water quality treatment facilities are designed to filter and pass water into natural drainage courses, and ultimately, the regional drainage system. Stormwater in the water quality treatment facilities would not be stagnant, and proposed water quality treatment facilities would drain within the time limits required by the RCFCWCD to preclude vector attraction and odor. Therefore, there is no potential for proposed water quality treatment facilities to attract vectors or produce obnoxious odors. As such, a significant impact would not occur.								
<u>Mitigation</u> : No new mitigation measures beyond thos measures identified in EIR 439 to mitigate SP 327's imparably to the proposed Project.								
Monitoring: Monitoring shall occur as specified in EIR 43	9.							
<b>26.</b> Floodplains  Degree of Suitability in 100-Year Floodplains. As Suitability has been checked.	indicated be	low, the app	propriate De	egree of				
NA - Not Applicable U - Generally Unsuitab			R - Resti	ricted 🔲				
<ul> <li>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</li> </ul>	ا ج							
rate or amount of surface runoff in a manner that would result in flooding on- or off-site?								
b) Changes in absorption rates or the rate and amount of surface runoff?	<sup>†</sup> □							
<ul> <li>c) Expose people or structures to a significant risl of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dan</li> </ul>	<b>,</b>							
Inundation Area)?								

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
d) Changes in the amount of surface water in any water body?				

<u>Source</u>: EIR 439, Section VI.C, "Hydrology, Flooding and Drainage;" EIR 439, Section VI.F, "Water Resources;" EIR 439 Appendix C-1 "Hydrology Report for Temescal Hills" (Trans-Pacific Consultants, 2002); Addendum No. 1; Addendum No. 1 Appendix F, "Toscana Specific Plan Preliminary Drainage Study" (Proactive Engineering, 2013); Temescal Canyon Area Plan Figure 10 "Flood Hazards;" Elsinore Area Plan Figure 10 "Flood Hazards;" Preliminary Drainage Study (Adkan Engineers, 2015); Project Application Materials

## **Findings of Fact:**

a & b) EIR 439 concluded that implementation of SP 327 would not result in a significant adverse effect to the existing drainage pattern within the SP area. Similarly, Addendum No. 1 concluded that the amendments to SP 327 would result in less-than-significant impacts to the area's existing drainage pattern, and that no new or more severe significant impacts than previously disclosed in EIR 439 would occur.

The proposed Project would implement the second phase of development of SP 327, including a portion of its planned storm water drainage system. Because the Project would not construct the entire SP 327 storm water drainage system (the Project comprises the second of three development phases for SP 327), the Project includes several interim storm water drainage facilities to capture and convey storm water runoff. These interim facilities would be replaced by permanent facilities upon buildout of the final phase of SP 327. A Preliminary Drainage Study was prepared for the Project and demonstrates that the performance of the permanent and interim storm water drainage facilities proposed by the Project would be consistent with the planned SP 327 storm water drainage system (refer to Technical Appendix E of this EIR Addendum). Therefore, the Project would not substantially alter the existing drainage pattern of the subject property in any way that could result in substantial on- or off-site erosion. The Project's impact would be less than significant. The proposed Project would not result in any new or more severe significant erosion impacts associated with drainage pattern alteration than previously disclosed in EIR 439.

- c) As disclosed in EIR 439, a portion of the SP 327 property is located within the Dam Inundation Area for Lee Lake. EIR 439 concluded that flood hazard risks on the SP 327 property associated with the failure of Lee Lake would be less than significant because all areas on the subject property within the Dam Inundation Area would be retained as open space no habitable structures would be located within the Dam Inundation Area. All portions of the SP 327 property within the Dam Inundation Area are located within the southern portion of the SP area and generally abut the Temescal Wash. The Project encompasses the SP 327's Phase 2 development area, which is generally located in the north-central portion of the SP area. No portion of the Project site is located within the Dam Inundation Area; therefore, the Project has no potential to expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of Lee Lake. Impacts would be less than significant. The Project would not result in any new or more severe significant impacts than disclosed in EIR 439.
- d) As discussed above in the responses to Items 26(a) and (b), the proposed Project would not substantially alter the historical drainage patterns of the Project site. Because the Project would not substantially alter the drainage characteristics of the Project site, there would be not be a substantial

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439			
increase in the amount of surface water in downstream significant, which is the same conclusion drawn by EIR 43			would be le	ess than			
Mitigation: No new mitigation measures beyond thos measures identified in EIR 439 to mitigate SP 327's imparapply to the proposed Project.							
Monitoring: Monitoring shall occur as specified in EIR 439	).						
LAND USE/PLANNING Would the project							
27. Land Use <ul> <li>a) Result in a substantial alteration of the present or planned land use of an area?</li> </ul>							
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?							
Findings of Fact:  a) The Project seeks to prepare the Project site for development in accordance with the approved land plan for SP 327. As concluded in EIR 439 and Addendum No. 1, development of SP 327 would not result in a substantial alteration of the planned or present land uses in the Temescal Canyon area. Therefore, implementation of the proposed Project would not result in any new impacts or increase the severity of impacts previously disclosed in EIR 439.  b) The SP 327 property is located within the Sphere of Influence of the City of Corona. EIR 439 did not identify a significant adverse effect to the Sphere of Influence of the City of Corona as a result of development of SP 327. Similarly, Addendum No. 1 concluded that implementation of SP 327 (as amended) would result in a less-than-significant effect to the Sphere of Influence of the City of Corona. The Project and the Project of the City of Corona with the							
Corona. The Project seeks to prepare the Project site for development in accordance with the approved land plan for SP 327. No component of the Project is more intense or more impactful to the City of Corona's sphere of influence than previously evaluated by EIR 439 or Addendum No. 1. As such, the proposed Project would not result in any new or more severe significant environmental impacts associated with impacts within a City Sphere of Influence or within City boundaries than disclosed by EIR 439 or Addendum No. 1.							
Mitigation: Mitigation is not required.							
Monitoring: Monitoring is not required.							
28. Planning  a) Be consistent with the site's existing or proposed zoning?							
b) Be compatible with existing surrounding zoning?				$\boxtimes$			
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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
c) Be compatible with existing and planned surrounding land uses?				$\boxtimes$
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?				
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	1 1			

<u>Source</u>: EIR 439, Section V, "General Plan Consistency Analysis;" SP 327; Riverside County General Plan; Temescal Canyon Area Plan; Elsinore Area Plan; RCIT; Project Application Materials

### Findings of Fact:

- a) The Project site is zoned "Specific Plan" (SP) and development of the property is governed by the Zoning Ordinance for approved SP 327 (Ordinance No. 348.4797). The Project would implement the second phase of development in SP 327 and would be consistent with the land uses and development standards allowed by Ordinance No. 348.4797. Accordingly, no impact would occur.
- b & c) The issues of land use and zoning compatibility were evaluated as part of EIR 439, which concluded that development of the SP 327 property as a master-planned mixed use community with residential and commercial retail land uses would be compatible with surrounding land uses and zoning. Addendum No. 1 concluded that SP 327 (as modified by 327A1) also would be compatible with surrounding land uses and zoning. The proposed Project would implement the land plan provided by SP 327 and would not present a conflict with surrounding land uses and/or zoning. As such, a significant land use compatibility impact would not occur. This conclusion is consistent with the findings of EIR 439.
- d) The Project would be fully consistent with SP 327 (as amended by SP 327A1), which was previously determined to be consistent with the General Plan as part of Addendum No. 1. The proposed Project is fully consistent with the land use designations and policies contained within SP 327A1 and the General Plan; accordingly, no impact would occur. Implementation of the proposed Project would not result in any new impacts or increase the severity of impacts previously disclosed in EIR 439 or Addendum No. 1.
- e) The Project site is uninhabited under existing conditions; implementation of the proposed Project would not result in the physical disruption or division of any established communities on-site. The Project would represent a continuation of an existing pattern of residential development from the south (although the Project site is physically separated from the existing residential land uses to the south by I-15), and would be consistent with the planned pattern of land uses within the local area as anticipated by the Riverside County General Plan and Temescal Canyon and Elsinore Area Plans. As such, the Project would not disrupt or divide the physical arrangement of an established community. No impact would occur.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439					
MINERAL RESOURCES Would the project									
<ul> <li>29. Mineral Resources</li> <li>a) Result in the loss of availability of a known mineral resource that would be of value to the region or</li> </ul>									
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 State classified or designated area or existing surface mine?									
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	П								
Source: EIR 439, Section VI.H, "Mineral Resources;" Riverside County General Plan Figure OS-5 "Mineral Resources Area;" Project Application Materials  Findings of Fact:  a & b) EIR 439 concluded that implementation of SP 327 would not result in the loss of availability of a known mineral resource that would be of value to the region or residents of the State. In addition, EIR 439 concluded that implementation of SP 327 would not result in the loss of availability of a site designated by the County as a locally-important mineral resource recovery area. No component of the proposed Project would result in new impacts to mineral resources or increase the severity of impacts to mineral resources beyond those disclosed in EIR 439. Accordingly, implementation of the Project would not cause the loss of availability of important mineral resources and impacts would be less than significant. This conclusion is consistent with the finding of EIR 439.  c & d) The proposed Project site is not located in close proximity to any existing surface mines, proposed surface mines, or abandoned quarries or mines. No mines on or around the subject property have been identified since EIR 439 was certified in 2006, so there has been no change in circumstance. Accordingly, there is no potential for the proposed Project to cause an incompatibility									
with or present a hazard to a mine or quarry. No impact w Mitigation: Mitigation is not required.	odia occur.								
Monitoring: Monitoring is not required.									
NOISE Would the project result in  Definitions for Noise Acceptability Ratings  Where indicated below, the appropriate Noise Acceptabilit NA - Not Applicable C - Generally Unacceptable D - Land Use Discoura  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	ole		cked. itionally Acc	ceptable					
the project expose people residing or working in the Page 45 of 68			EA No	. 42818					

project area to excessive noise levels?  NA A B C D  b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  NA A B C D  Source: EIR 439, Section VI.D, "Noise;" Addendum No. 1, 19 "Airport Locations," Google Earth (accessed October 17, Findings of Fact:  a & b) Consistent with information disclosed in EIR 439 airport influence area or within two miles of a public or proposed Project could not expose people residing in the	, 2016); RC	ect site is no	t located w	
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  NA	, 2016); RC	ect site is no	t located w	igure S-
19 "Airport Locations," Google Earth (accessed October 17, Findings of Fact:  a & b) Consistent with information disclosed in EIR 439 airport influence area or within two miles of a public or	, 2016); RC	ect site is no	t located w	
	ne Project		trip. As su	uch, the
associated with airports or airstrips. No impact would occur	Г.			
Mitigation: Mitigation is not required.				
<u>Monitoring:</u> Monitoring is not required.				
31. Railroad Noise				
NA A B C D				
Source: EIR 439, Section VI.D, "Noise;" Addendum No. 1; 19 "Airport Locations," Google Earth (accessed October 17,	; Riverside , 2016)	County Gen	eral Plan Fi	igure S-
Findings of Fact:				
There are no active railroad corridors in the vicinity of the with the information disclosed in EIR 439, there is no presiding in the Project area to excessive railroad noise.	e Project sit ootential for	e. According the Project	gly, and co to expose	nsistent people
Mitigation: Mitigation is not required.				
Monitoring: Monitoring is not required.				
<b>32. Highway Noise</b> NA ⊠ A □ B □ C □ D □				
Source: SP 327; EIR 439, Section VI.D, "Noise;" EIR 439, Noise Analysis (Urban Crossroads, 2004); Addendum No 2016); Project Application Materials				
Findings of Fact:				

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantia Change from Analysis ir EIR 439
The Project site is approximately 0.2-mile north of a sour 439 nor Addendum No. 1 identified any significant, adve property due to noise from I-15. No component of the highway noise above levels assumed in EIR 439 and Ad not result in any new or more severe impacts due to high in EIR 439 or Addendum No. 1.	rse effects to Project woul dendum No.	future resid d increase r 1. Therefore	ents on the noise effects e, the Proje	ther EIR SP 327 s due to ct would
Mitigation: Mitigation is not required.				
Monitoring: Monitoring is not required.				
33. Other Noise NA ☑ A ☐ B ☐ C ☐ D ☐				
Source: EIR 439, Section VI.D, "Noise;" Addendum No. 1	; Google Ear	th (accessed	October 17	<sup>7</sup> , 2016)
Findings of Fact:				•
Neither EIR 439 nor Addendum No. 1 disclosed any other expose people residing on the SP 327 property to exceed substantial noise have been constructed in the Project vin 2014. Therefore, no other noise impacts would occifinding of EIR 439 and Addendum No. 1.	cessive noise icinity since i	e. No new, Addendum N	off-site sou lo. 1 was a	urces of pproved
Mitigation: Mitigation is not required.				
Monitoring: Monitoring is not required.				
34. Noise Effects on or by the Project  a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				
c) Exposure of persons to or generation of noise levels in excess of standards established in the loca general plan or noise ordinance, or applicable standards of other agencies?				
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				$\boxtimes$
Source: EIR 439, Section VI.D, "Noise;" EIR 439, Apper Analysis (Urban Crossroads, 2004); Addendum No. 1; Adanalysis" (Urban Crossroads, 2013); Addendum No. 1 A (Advanced Geotechnical Solutions, 2013); "Assessment of the control of	idendum No. ppendix C1 "	1 Appendix Geotechnica	H "Trip Ger Il Feasibility	neration Letter"

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	Potentially Significant New Impact	Less than Significant New Impact with	Less Than Significant New Impact	No Substantial Change from
		Mitigation		Analysis in
<u> </u>		Incorporated		EIR 439

Practices" (Revey Associates, 2015); Riverside County General Plan, Table N-1 "Land Use Compatibility for Community Noise Exposure"; Project Application Materials

## Findings of Fact:

a) As discussed in EIR 439, implementation of SP 327 would not cause significant, permanent increases to ambient noise levels in the vicinity of the subject property. EIR 439 found that project-related traffic noise, which would be the primary source of off-site noise associated with SP 327, would not contribute substantial noise (i.e., 3.0 dBA CNEL) to any roadway segment that was located adjacent to sensitive receptors and exceeded the County's noise standard (65 dBA) at the time EIR 439 was certified or under projected, future conditions. Noise contributions of 3.0 dBA CNEL or less are considered to be less-than-significant because such noise changes would not represent a perceptible change to the noise environment. As disclosed in Addendum No. 1, when accounting for the modifications provided by SP 327A1, SP 327 would generate 3,434 fewer daily traffic trips than the original SP 327 approval, and would therefore result in a concomitant decrease in off-site noise contributions, as compared to what was disclosed in EIR 439.

The Project would implement the second phase of development pursuant to the land plan for SP 327 (as amended by SP 327A1). No component of the Project is more intense or would generate more permanent, off-site noise than previously evaluated by EIR 439 or Addendum No. 1. Accordingly, implementation of the proposed Project would not result in a substantial permanent increase in ambient noise levels, and impacts would be less than those disclosed in EIR 439.

- b) EIR 439 disclosed that construction activities on the SP 327 site would result in temporary or periodic increases to ambient noise levels, but that construction-related noise impacts would be reduced to less-than-significant levels through mandatory compliance with the County Noise Ordinance (which would restrict the hours during which construction activities could occur on the subject property). Construction activities proposed by the Project would be similar to what was evaluated in EIR 439. The proposed Project would be required to comply with the standards and restrictions of the County Noise Ordinance to ensure that construction activities would not expose persons in the vicinity of the subject property to substantial temporary or periodic increases to ambient noise levels. Implementation of the Project would not result in any new or more severe construction-related noise impacts than were previously disclosed in EIR 439.
- c) EIR 439 evaluated the potential for residential land uses within the SP 327 area to result in, or be affected by, substantial adverse noise levels. As concluded in EIR 439, the Project would neither expose off-site sensitive receptors to noise levels exceeding County standards nor expose future on-site residents to noise levels exceeding County standards. As disclosed in Addendum No. 1, the amended SP 327 would be less traffic intensive than the original SP 327 approval, and would, therefore, generate less off-site noise than disclosed in EIR 439. Further, residential uses provided by SP 327 (as amended) would be set back from potential sources of substantial noise (e.g., Temescal Canyon Road and I-15) at a similar distance as the original SP 327 approval and would also be constructed of a similar character and with similar building materials, which would result in a similar noise environment as evaluated in EIR 439.

The Project would implement the second phase of development according to the land plan for SP 327 (as amended by SP 327A1). No component of the Project is more intense or would generate more permanent, off-site noise than previously evaluated by EIR 439 or Addendum No. 1. Accordingly, the

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantia Change from Analysis ir EIR 439
proposed Project would not expose persons to or general noise levels disclosed in EIR 439.	te substant	ial noise leve	els in exces	s of the
d) There are no conditions associated with the proposed residents either on or off-site to new or more severe growing impacts than previously disclosed in EIR 439. During construction equipment likely to be used would be similar to and is not anticipated to produce significant amounts of growing levels. In addition, as disclosed in EIR 439, and confirment this EIR Addendum as Technical Appendix D, it is highly the Project site would produce a significant amount of growthe property. Accordingly, Project-related impacts associate borne noise levels would be less than significant, and would be less than significant. No new or updated mitigation measures are required EIR 439 (as updated by Addenda Nos. 1 and 2) to mitigate proposed Project.	und-borne construction the equipound-borne ed in the roundikely the und-borne vited with grad be similar uired. All a late noise in	vibration or on the proment fleet evidential of the process of the	ground-borr posed Projection raluated in Eground-borr analysis attailasting activation or closed in Eleasures idea	ne noise lect, the EIR 439, ne noise ached to vities on indary of ground-R 439.
Monitoring: Monitoring shall occur as specified in EIR 439	(as updated	d by Addenda	a Nos. 1 and	d 2).
POPULATION AND HOUSING Would the project  35. Housing  a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?				$\boxtimes$
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				
d) Affect a County Redevelopment Project Area?				
e) Cumulatively exceed official regional or local population projections?				$\boxtimes$
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				
Source: EIR 439, Section V, "General Plan Consistency A CEQA Topics;" SP 327; Addendum No. 1; Riverside C Materials; RCIT; Google Earth (accessed October 17, 2016	County Gei	IR 439, Sectoreral Plan;	tion IX, "Ma Project App	indatory olication
Findings of Fact:				
a & c) There are no occupied housing units on the Proje would not displace any existing housing, would not res housing elsewhere, and would not displace any people, ne	ult in the i	need to con	struct repla	cement
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with Impact f Mitigation Ana	hange from alysis i R 439
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oposed Project would facilitate the implementation of the second phase of development in a SP that, ultimately, provides for the construction of 1,443 dwelling units. Implementation of the Project, and SP 327 as a whole, would not result in an increase in demand for affordable housing. which will be accommodated County-wide though implementation of Riverside County General Plan and as evaluated in the Riverside County General Plan EIR. Accordingly, and as concluded by EIR

439, no impact would occur.

d) EIR 439 did not disclose any redevelopment areas as being located on or near the Project site. According to the Riverside County GIS database (RCIT), the proposed Project site is not located within or near any County Redevelopment Project Areas. Accordingly, the Project would not affect any such area.

 e) EIR 439 included an analysis demonstrating that SP 327 was consistent with the Land Use Element of the County's General Plan would not result in a substantial population increase. As disclosed in Addendum No. 1, SP 327 (as amended) would result in the same number of dwelling units on the SP 327 property as the original SP 327 approval (i.e., 1,443). The Project would implement the land plan for SP 327 and no component of the Project is more intense than previously disclosed and evaluated by EIR 439 and Addendum No. 1. Accordingly, implementation of the Project would not increase the projected number of future residents on the Project site under longterm conditions as compared to approved SP 327, and would not result in new or substantially increased impacts that were not previously disclosed in EIR 439.

Impacts due to growth inducement were previously evaluated as part of EIR 439 and Addendum No. 1, which concluded that such impacts would be less than significant. The proposed Project is fully consistent with the land plan for SP 327; accordingly, no impact would occur. implementation of the proposed Project would not result in new or substantially increased impacts that were not previously disclosed in EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not 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

impac	as, m	order	ω	maintain	acceptable	service	rauos,	response	umes	or otner	репогталс	е
objec	tives for	any o	f th	e public se	ervices:							
36.	Fire Se	rvices	3									

Source: EIR 439, Section VII.C, "Fire Protection Services and Fire Hazards;" Addendum No. 1; Ord. 659; Project Application Materials

Findings of Fact:

Potentia Significa New Imp	ant Signific pact New Im	eant Significant pact New	Substantial Change
	with Mitigat Incorpor	ion	from Analysis in EIR 439

Impacts associated with fire protection services were evaluated and disclosed in EIR 439 and Addendum No. 1, which found that implementation of SP 327 would not overburden Riverside County Fire Department resources, and would not result in the need to construct or physically alter fire stations to provide adequate service levels. The proposed Project's would implement SP 327 (as modified by SP 327A1) and does not contain any components that would increase the burden being placed on fire protection services or facilities beyond the levels previously disclosed in EIR 439 or Addendum No. 1.

Since certification of EIR 439 in 2006, additional fire protection facilities have been constructed in close proximity to the Project site. The Toscana property is now within the response area of the Riverside County Fire Department (RCFD) Fire Station #64 located at 25310 Campbell Ranch Road, approximately two miles from the Project site and within a five-minute response time to the Project site. The second closest engine is located at RCFD Fire Station #15, at 20320 Temescal Canyon Road, approximately seven miles from the Project site. Additional agencies such as the USDA-Forest Service and nearby fire departments would likely respond with equipment under mutual aid agreements but may arrive after RCFD engines were on-scene. Accordingly, all areas proposed for development by the Project would receive adequate emergency response from fire protection facilities.

EIR 439 concluded that mandatory compliance with County regulations, including Ordinance No. 787 (Uniform Fire Code) and Ordinance No. 659 (Development Impact Fee Program) would further reduce potential adverse impacts to local fire protection services. The Project would be conditioned to comply with the same County regulations as assumed by EIR 439 to maximize safety and minimize the demand for fire protection services. Accordingly, the proposed Project would not result in any new or more severe significant impacts to fire protection services than previously disclosed by EIR 439.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

37. Sheriff Services

<u>Source</u>: EIR 439, Section VII.D, "Law Enforcement Services;" Addendum No. 1; Ord. 659; Project Application Materials

### Findings of Fact:

Impacts to sheriff services were evaluated and disclosed in EIR 439 and Addendum No. 1, which found that implementation of SP 327 would not overburden Riverside County Sheriff Department resources and would not result in the need to construct or physically alter sheriff stations to provide adequate service levels. The proposed Project would implement SP 327 (as modified by SP 327A1) and does not contain any components that would increase the burden being placed on sheriff services or facilities beyond the levels previously disclosed in EIR 439 or Addendum No. 1.

EIR 439 concluded that mandatory compliance with County regulations, including Ordinance No. 659 (Development Impact Fee Program), would further reduce potential adverse impacts to local sheriff services. The Project would be conditioned to comply with Ordinance No. 659, which would provide fair share funds for the provision of additional police protection services, which may be applied to

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantia Change from Analysis ir EIR 439
sheriff facilities and/or equipment, to offset the increarce created by the Project, as assumed by EIR 439. According new or more severe significant impacts to sheriff page 188 439 or Addendum No. 1.	rdingly, the prop	osed Project	t would not	result in
Mitigation: No new mitigation measures beyond the measures identified in EIR 439 to mitigate SP 327's improposed Project.	nose identified npact to sheriff s	in EIR 439 services cont	are require inue to app	ed. All ly to the
Monitoring: Monitoring shall occur as specified in EIR	439.			
38. Schools				
Eindings of Cost.				
As disclosed in EIR 439 and Addendum No. 1, im population in the local area and would consequently school system by generating additional students to be District (CNUSD). EIR 439 and Addendum No. 1 cortimplementing development projects would constitute coschool services (pursuant to the Leroy F. Greene School	place greater e served by the ncluded that pay omplete mitigation of Facilities Act	demand on Corona-No yment of sch on for project of 1998, Sen	the existing proo Unified pool impact t-related impact pate Bill 50).	g public School fees by pacts to
Findings of Fact:  As disclosed in EIR 439 and Addendum No. 1, impopulation in the local area and would consequently school system by generating additional students to be District (CNUSD). EIR 439 and Addendum No. 1 contimplementing development projects would constitute of school services (pursuant to the Leroy F. Greene School School services (pursuant to the Leroy F. Greene School General Plan Land Use Plan. Although it is possi construct new school facilities in the region to service boundaries, such facility planning is conducted by CNU However, the Project would be required to contribute school facilities to a level below significant, and no implementation of the proposed Project would not rimplementation school services than previously disclosed	place greater e served by the ncluded that pay emplete mitigati of Facilities Act e land uses spe ble that the Cl e the growing JSD and is not chool impact fee act fees would a mitigation wo result in any ne	demand on e Corona-No yment of school for project of 1998, Sen ecified by the NUSD may population value responsites pursuant treduce the Puld be requiew or more	the existing property Unified impact telested impact telested impact existed impact existed in the country of the required. According to the required.	School fees by pacts to  County need to service Project. rements pacts to ordingly,
As disclosed in EIR 439 and Addendum No. 1, im population in the local area and would consequently school system by generating additional students to be District (CNUSD). EIR 439 and Addendum No. 1 con implementing development projects would constitute conscious school services (pursuant to the Leroy F. Greene School Seneral Plan Land Use Plan. Although it is possiconstruct new school facilities in the region to service boundaries, such facility planning is conducted by CNU However, the Project would be required to contribute services (pursuant to the proposed Project would not represent the proposed Project would project would not represent the project would not represent the	place greater e served by the ncluded that pay emplete mitigati of Facilities Act e land uses spe ble that the Cl e the growing JSD and is not chool impact fee act fees would a mitigation wo result in any ne	demand on e Corona-No yment of school for project of 1998, Sen ecified by the NUSD may population value responsites pursuant treduce the Puld be requiew or more	the existing property Unified impact telested impact telested impact existed impact existed in the country of the required. According to the required.	School fees by pacts to  County need to service Project. rements pacts to ordingly,
As disclosed in EIR 439 and Addendum No. 1, im population in the local area and would consequently school system by generating additional students to be District (CNUSD). EIR 439 and Addendum No. 1 contimplementing development projects would constitute of school services (pursuant to the Leroy F. Greene School School services (pursuant to the Leroy F. Greene School The CNUSD plans for long-term facilities based on the General Plan Land Use Plan. Although it is possiconstruct new school facilities in the region to service boundaries, such facility planning is conducted by CNUHowever, the Project would be required to contribute sof Senate Bill 50. Mandatory payment of school impassion facilities to a level below significant, and not implementation of the proposed Project would not reimpacts to public school services than previously disclosed.	place greater e served by the ncluded that pay emplete mitigati of Facilities Act e land uses spe ble that the Cl e the growing JSD and is not chool impact fee act fees would a mitigation wo result in any ne	demand on e Corona-No yment of school for project of 1998, Sen ecified by the NUSD may population value responsites pursuant treduce the Puld be requiew or more	the existing property Unified impact telested impact telested impact existed impact existed in the country of the required. According to the required.	School fees by pacts to  County need to service Project. rements pacts to ordingly,

Findings of Fact:

Impacts to public library services were evaluated and disclosed in EIR 439 and Addendum No. 1, which found that implementation of SP 327 would not overburden facilities or resources of the Riverside County Library System. The proposed Project would implement SP 327 (as modified by SP 327A1) and does not contain any components that would increase the burden being placed on library

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
services or facilities beyond the levels previously dis Furthermore, as assumed by EIR 439, the Project would of Ordinance No. 659 to provide a fair-share payment to library services. Accordingly, the proposed Project wo significant impacts to library services than previously disc	be condition o offset the pould not resu	ed to comply projected incult in any ne	with the pr reased den	ovisions nand for
Mitigation: Mitigation is not required.				
Monitoring: Monitoring is not required.				
40. Health Services				$\boxtimes$
Source: EIR 439, Section VII.E, "Health Services;" Ord. 68	59; Project A	pplication Ma	terials	
Findings of Fact:				
No. 1, which found that implementation of SP 327 woul health services facilities or resources. The proposed Proj SP 327A1) and does not contain any components that public health services or facilities beyond the levels previous. Furthermore, as assumed by EIR 439, the Project provisions of Ordinance No. 659 to provide a fair-share demand for public health services. Accordingly, the propingre severe significant impacts to public health service Addendum No. 1.  Mitigation: Mitigation is not required.	ect would imposed in would increased by disclosed payment to osed Project	plement SP 3 se the burde ed in EIR 439 conditioned to offset the patents	327 (as moden being plate or Addence or comply varieties in any essult in any	diffed by aced on dum No. with the creased on the c
Monitoring: Monitoring is not required.				
A1. Parks and Recreation  a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<u> </u>			
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?				
Source: EIR 439, Section VII.B, "Parks and Recreation;" and Recreation Master Plan; Riverside County Ordinance 659; Project Application Materials	SP 327; Add No. 460; R	dendum No. iverside Cou	1; CSA 152 nty Ordina	≧B Park nce No.

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VINE DE LA COLUMN	Potentially Significant	Less than Significant	Less Than Significant	No Substantial	5
	New Impact	New Impact with	New Impact	Change from	
		Mitigation Incorporated	·	Analysis in EIR 439	

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

- a) As disclosed in EIR 439 and Addendum No. 1, SP 327 would result in the construction of public and private recreational amenities (i.e., parks and trails) within the SP area. The proposed Project would construct recreational amenities on-site pursuant to approved SP 327 (as amended by SP 327A1). Construction of the recreational amenities proposed by the Project would result in potential impacts to air quality, biological resources, cultural resources, and hydrology and water quality, which have already been disclosed and evaluated within the respective issue areas of EIR 439, Addendum No. 1, and this EIR Addendum. Where potentially significant impacts associated with the construction of park facilities on the Project site are identified in EIR 439, mitigation measures are identified to reduce the impact to the maximum feasible extent. The mitigation measures identified in EIR 439 (as modified by Addenda Nos. 1 and 2) would continue to apply to the proposed Project. With the implementation of required mitigation, the proposed Project would not result in significant environmental impacts associated with the construction of recreational facilities that are new or more severe than what was previously disclosed in EIR 439.
- Impacts associated with Project residents' use of existing recreational facilities were evaluated and disclosed in EIR 439 and Addendum No. 1, which concluded that SP 327 would not contribute to substantial physical deterioration of existing neighborhood and regional parks because the SP would provide sufficient park land on-site to accommodate on-site residents' demand and would pay impact fees pursuant to County Ordinance No. 659. Fees paid pursuant to Ordinance No. 659 would be used by the County, in part, to acquire, construct, and/or maintain regional and community park and recreation facilities. The proposed Project would facilitate the potential future construction of recreational amenities on-site pursuant to approved SP 327 (as amended by SP 327A1). The Project does not contain any component that would increase the usage of existing, off-site recreational amenities beyond what was previously disclosed in EIR 439 or Addendum No. 1. Further, as a standard condition of Project approval, the Project would be required to pay development impact fees (DIF) pursuant to Ordinance No. 659, which would provide additional funding for the provision of park and recreation facilities, including regional park facilities. As such, the proposed Project would not result in a substantial increase in the use of existing neighborhood or regional parks that could lead to or substantially contribute to their physical deterioration. Therefore, impacts would be less than significant and no mitigation would be required. This conclusion is consistent with the findings of EIR 439.
- c) The Project seeks to implement a portion of SP 327, including the construction of on-site parks and trails. As previously disclosed in Addendum No. 1, the SP, as modified by SP 327A1, provides sufficient recreational amenities within the SP area to meet the future demand of its residents and would be consistent with the information disclosed in EIR 439. Therefore, implementation of the Project would not result in any new or more severe impacts related to recreation that were not previously disclosed in EIR 439.

Mitigation: Mitigation is not required.		
Monitoring: Monitoring is not required.		
42. Recreational Trails		

Potentially Less t Significant Signifi New Impact New Im with Mitiga Incorpo
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Source: EIR 439, Section VII.B, "Parks and Recreation;" SP 327; Addendum No. 1; Temescal Canyon Area Plan Figure 8 "Trails and Bikeway System;" Elsinore Area Plan Figure 8 "Trails and Bikeway System;" Project Application Materials

# Findings of Fact:

Since the time EIR 439 was certified, the County of Riverside adopted new regional trail and bikeway plans. Temescal Canyon Area Plan Figure 8, *Trails and Bikeway System*, depicts planned recreational trails within the vicinity of SP 327. As shown, a regional trail is planned to traverse the central and eastern portions of the SP 327 site, and a multi-purpose trail is proposed on Temescal Canyon Road along the SP 327 site frontage. As disclosed in Addendum No. 1, SP 327 would result in slight modifications to the planned regional trail system through the SP area, but the modified trail alignment would be consistent with the planned trail designations as applied to the property by the Temescal Canyon Area Plan. The trail alignment provided by SP 327 was approved by the Riverside County Regional Park & Open Space District. The proposed Project is consistent with SP 327 and would facilitate the development of its trail network. Accordingly, the Project would not conflict with the County's recreational trail system; a significant impact would not occur. This finding is consistent with the conclusions of EIR 439 and Addendum No. 1.

Mitigation: Mitigation is not required.

Monitoring: Monitoring is not required.

TRANSPORTATION/TRAFFIC Would the project	 	
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?		
<ul> <li>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?</li> </ul>		
d) Alter waterborne, rail or air traffic?		
<ul> <li>e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?</li> </ul>		
f) Cause an effect upon, or a need for new or altered maintenance of roads?		

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
g) Cause an effect upon circulation during the project's construction?				
h) Result in inadequate emergency access or access to nearby uses?				$\boxtimes$
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?	LJ			

<u>Source:</u> EIR 439, Section VII.A, "Circulation and Traffic;" EIR 439, Appendix I "Temescal Hills Specific Plan Traffic Impact Analysis" (Urban Crossroads, 2004); Addendum No. 1; Addendum No. 1 Appendix H "Toscana Specific Plan 327 Amendment #1 Trip Generation Analysis" (Urban Crossroads, 2013); Congestion Management Program; Ord. No. 460; Ord. No. 461; Google Earth (accessed October 18, 2016); RCIT; Project Application Materials

# Findings of Fact:

a) As disclosed in EIR 439, the original SP 327 approval generate an average of 17,707 traffic trips per day, including 1,183 vehicle trips during the AM peak hour (7AM-9AM) and 1,811 vehicle trips during the PM peak hour (4PM-6PM). EIR 439 concluded that SP 327's impact to the local circulation system would be less than significant with mitigation, with the exception of significant and unavoidable impacts to I-15.

As documented in Addendum No. 1, the amendments to the SP 327 land plan would result in a substantial reduction in average daily traffic trips as compared to the original SP 327 approval. Addendum No. 1 disclosed that, based on the amendments provided by SP 327A1, SP 327 would generate approximately 14,272 average daily traffic trips (an approximately 19 percent reduction as compared to the original SP 327 proposal), including 1,162 AM peak hour vehicle trips and 1,491 PM peak hour vehicle trips. As such, Addendum No. 1 concluded that, as amended by SP 327A1, SP 327 would not increase the severity of any impacts beyond what was previously evaluated as part of EIR 439.

The proposed Project would implement the second phase of development in SP 327 and the Project proposes no changes to the circulation plans or traffic projections within SP 327, of which were subjected to analyses in EIR 439 (as modified by Addenda 1 and 2), so no new or more significant impacts would occur. Accordingly, implementation of the Project would not increase the severity of any impacts beyond what was previously evaluated as part of EIR 439.

- b) The only CMP-designated roadway in the Project vicinity and in the Specific Plan area is I-15. The CMP roadway system has been designed to adequately convey traffic volumes generated by ultimate buildout of the land uses identified by the County's General Plan land use map. As described above under Response 43(a), traffic volumes generated by the Project would not exceed the traffic volumes disclosed in EIR 439. Therefore, the proposed Project would be consistent with the traffic projections within the applicable congestion management plan, and would not result in new impacts that were not previously identified in EIR 439.
- c & d) The Project site is not located within an airport influence area and is not located adjacent to a waterway or active rail corridor. Therefore, the Project would neither increase air, rail or waterborne

Potentially Significant New Impact	Less than Significant New Impact with Mitigation	Less Than Significant New Impact	No Substantial Change from Analysis in
	Incorporated		EIR 439

traffic levels, nor result in substantial safety risks associated with these modes of travel. No impact would occur.

- e) The proposed Project would be conditioned to construct all on-site roadway segments and frontage improvements in accordance with Riverside County road improvement standards and specifications. Accordingly, the proposed Project would not create any sharp curves, dangerous intersections, or other transportation hazards. The land uses proposed on the Project site would be compatible with the surrounding area; therefore, the proposed Project would not create or substantially increase a transportation hazard due to incompatible uses.
- f) The Project's circulation network comprises private roads and the Project does not include public streets that would require maintenance. No impact would occur.
- g) The proposed Project would have similar construction characteristics as analyzed by EIR 439. The proposed Project is not anticipated to affect any roadways in the vicinity of the site during construction, as it is anticipated that surrounding roadways have sufficient capacity to accommodate construction vehicle traffic traveling to and from the site. As such, it is concluded that the proposed Project would not cause a substantial adverse effect upon circulation during construction, and a significant impact would not occur.
- h) The proposed Project would be required to comply with Riverside County Ordinance Nos. 460 & 461, which regulate access road provisions. The requirement to provide adequate paved access to the Project site would be required as a condition of Project approval. Additionally, the proposed Project would not affect any roadways that provide emergency access under existing conditions. With required adherence to County requirements for emergency access, impacts would be less than significant. This conclusion is consistent with the findings of EIR 439.
- i) SP 327 accommodates multi-use trails on the subject property and along its frontage with Temescal Canyon Road. The SP area is not served by the Riverside Transportation Agency (RTA) under existing conditions; however, SP 327 would install a bus turnout along Temescal Canyon Road as approved by RTA. Accordingly, implementation of the Project would not result in conflicts with adopted policies supporting alternative transportation, and would not result in a new or more severe impact that was not previously identified in EIR 439.

<u>Mitigation:</u> No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to transportation and traffic continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

44. E	Bike Trails						
Source	: EIR 439	, Section VII.B	, "Parks and	SP	327; Addendum	No. 1;	Temescal

Canyon Area Plan Figure 8 "Trails and Bikeway System;" Elsinore Area Plan Figure 8 "Trails and Bikeway System;" Project Application Materials

Findings of Fact:

	Potentially	Less than	Less Than	No
	Significant	Significant	Significant	Substantial
	New Impact	New Impact	New	Change
		with	Impact	from
		Mitigation		Analysis in
		Incorporated	<u>,, , , , , , , , , , , , , , , , , , ,</u>	EIR 439
The proposed Project would facilitate the development disclosed in EIR 439 and Addendum No. 1, implementation an inconsistency or conflict with the planned bike trail align would result in a less-than-significant impact to bicycle conclusions of EIR 439.  Mitigation: Mitigation is not required.  Monitoring: Monitoring is not required.	on of the SP nment for the	327 trails pla e area. Acco	an would no ordingly, the	t create Project
UTILITY AND SERVICE SYSTEMS Would the project		· · · · · · · · · · · · · · · · · · ·	··· · · · · · · · · · · · · · · · · ·	
45. Water				
a) Require or result in the construction of new				$\boxtimes$
water treatment facilities or expansion of existing				
facilities, the construction of which would cause				
significant environmental effects?				
b) Have sufficient water supplies available to serve				
the project from existing entitlements and resources, or	LJ			$\boxtimes$
are new or expanded entitlements needed?				
are new or exhaunen eurinetiietiis lieenen (				
O				

<u>Source</u>: EIR 439, Section VI.F, "Water Resources;" Project Application Materials; Addendum No. 1; Water Supply Assessment (Lee Lake Water District, 2013)

### Findings of Fact:

a) As discussed in EIR 439, the Lee Lake Water District (LLWD) would provide domestic water service for the Project, treated by existing treatment facilities that do not require expansion to service the Project. The LLWD would also provide recycled water service to the proposed Project; recycled water was not available to the Project site at the time EIR 439 was certified in 2006. Potential physical impacts associated with supplying potable water to a master-planned residential community, including the construction of on- and off-site water conveyance infrastructure and storage tanks, were evaluated as part of EIR 439, which concluded that impacts would be less than significant. Addendum No. 1 concluded that the modifications to SP 327 (pursuant to SP 327A1) would provide similar infrastructure improvements as the original SP 327 approval, including the addition of recycled water infrastructure, and would not result in new or more severe impacts to water utilities above what was previously disclosed in EIR 439.

The Project seeks to implement the second phase of development in SP 327 (as amended by SP 327A1) and the infrastructure plan for the Project is consistent with what was disclosed and evaluated in Addendum No. 1. Accordingly, the construction of infrastructure to serve the Project would not result in a new or more severe impact to the environment than previously disclosed in EIR 439.

b) Potential water supply impacts associated with delivering domestic water to the development approved by SP 327 were evaluated as part of EIR 439, which concluded that impacts would be less than significant. As documented Addendum No. 1, the amount of water demanded by SP 327 (as amended by SP 327A1), of which the Project is an implementing action) would be substantially lower than previously estimated for the original SP 327 proposal. Furthermore, the proposed Project is required to implement the most recent version of the California Building Standards Code that requires

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
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much more stringent water conservation practices than evaluated by EIR 439. Specifically, the California Building Standards Code requires a 20-percent reduction in indoor water use as compared standard baselines for plumbing fixtures and fittings. The water conservation requirements of the California Building Standards Code are anticipated to further reduce potable water demand above levels disclosed in EIR 439. As such, the proposed Project would result in a measurable decrease in the demand for potable water as disclosed in EIR 439. Sufficient water supplies from existing entitlements or resources are available from LLWD to serve the Project, and new or expanded entitlements would not be needed. As such, impacts would be less than significant and mitigation would not be required. The Project would not result in new or more severe significant impacts to water utilities above what was previously disclosed in EIR 439.

<u>Mitigation</u>: No new mitigation measures beyond those identified in EIR 439 are required. All measures identified in EIR 439 to mitigate SP 327's impact to utility and service systems continue to apply to the proposed Project.

Monitoring: Monitoring shall occur as specified in EIR 439.

46. Sewer  a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?		
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		

<u>Source</u>: EIR 439, Section VI.F, "Water Resources;" Addendum No. 1; California Building Standards Code; Project Application Materials;

### Findings of Fact:

a & b) As discussed in EIR 439, the subject property is located within the wastewater service area of the LLWD. Potential impacts associated with supplying wastewater services to a master-planned residential community, including the construction of wastewater conveyance infrastructure, were evaluated as part of EIR 439, which concluded that SP 327 would result in a significant cumulative impact to LLWD wastewater conveyance and treatment facilities due to a lack of capacity (within a wastewater pumping station along Temescal Canyon Road and at LLWD's Water Reclamation Facility). Mitigation was imposed on SP 327 by EIR 439 to ensure that the Master Developer of SP 327 provide fair share payments for the expansion of the pump station and water treatment facilities. After mitigation, EIR 439 concluded that SP 327 would result in less-than-significant impacts to LLWD wastewater conveyance and treatment facilities.

The proposed Project would be required to comply with the most recent version of the California Building Standards Code, which requires much more stringent water conservation practices than evaluated by EIR 439. Specifically, the California Building Standards Code requires a 20-percent reduction in indoor water use, as compared standard baselines for plumbing fixtures and fittings.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantia Change from Analysis in EIR 439
which would substantially reduce the amount of wastew assumed in EIR 439. As such, the proposed Project w services or infrastructure above what was disclosed in new or more severe significant impacts to wastewater ut EIR 439.	ould not incre EIR 439 and	ease the dem d the Project	and for was	stewater result in
Mitigation: No new or updated mitigation measures are in EIR 439 (as updated by Addenda Nos. 1 and 2) to continue to apply to the proposed Project.				
Monitoring: Monitoring shall occur as specified in EIR 4	39 (as updat	ed by Addend	la Nos. 1 ar	nd 2).
47. Solid Waste  a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's soli waste disposal needs?				
b) Does the project comply with federal, state, an local statutes and regulations related to solid waste including the CIWMP (County Integrated Waste Management Plan)?	s 🗀			
Source: EIR 439, Section VII.I, "Solid Waste;" Addendum	ı No. 1; Proje	ct Application	Materials	
Findings of Fact:				
a & b) Impacts to solid waste services and landfill cap EIR 439, which concluded that such impacts would be were applied to SP 327 to ensure that development and comply with applicable solid waste statutes and regula 327 (as modified by SP 327A1) would substantially decregenerated upon full buildout of the Specific Plan. The second phase of development according to the land pland therefore would generate less solid waste than disclosed the proposed Project would result in reduced impacts to	less than sig long-term op- tions. As dis- ease the amore e proposed i for SP 327 of the thanks.	inificant. Cor beration of the sclosed in Ad bunt of solid v Project seeks (as amended Accordingly	nditions of a e Project sit dendum No vaste that w s to implen by SP 3277 , implemen	approval e would b. 1, SP yould be nent the A1), and tation of
Mitigation: No new mitigation measures beyond tho measures identified in EIR 439 to mitigate SP 327's impapply to the proposed Project.				
Monitoring: Monitoring shall occur as specified in EIR 43	9.			
48. Utilities  Would the project impact the following facilities requifacilities or the expansion of existing facilities; the coenvironmental effects?	ring or resul	Iting in the c f which coul	onstruction d cause si	of new gnificant
a) Electricity?				$\boxtimes$
b) Natural gas? c) Communications systems?				
ear rannoullingsminis systems /		1 1	1 1	

	Potentia Significa New Impa	nt Sign act New Miti	s than nificant Impact vith gation porated	Less Than Significant New Impact	No Substantia Change from Analysis in EIR 439
d) Storm water drainage?			<del></del>		K-21
d) Storm water drainage? e) Street lighting?					
f) Maintenance of public facilities, including roads?		^-u-		<u> </u>	
g) Other governmental services?					
Source: EIR 439, Section VII.H, "Utilities;" Californ Project Application Materials  Findings of Fact:  a-g) Impacts to utilities were evaluated and disclos physical impacts associated with the provision of utilities the ground disturbance area analyzed by EIR 439 (is be constructed within the existing public rights-of-way impacts would have the potential to occur. Addendur to serve SP 327 (as modified by SP 327A1) would resproposed Project seeks to implement of the second p SP 327A1), and the utilities required to serve the Profile A20 and Addendure to the second proposed Project seeks to implement of the second p SP 327A1), and the utilities required to serve the Profile A20 and Addendure the Addendure to the profile to the profi	ed as part of ty services to ncluding off-s s of develope n No. 1 conc sult in similar hase of devel	of EIR 4 the Proj site utility d/paved luded tha impact as lopment i	39, whi ect site improv streets) it the in s disclos	ch conclu would occ ements th . No other stallation o se in EIR 4 27 (as ame	ded that ur within at would physical of utilities 39. The ended by
EIR 439 and Addendum No. 1. Accordingly, the proposevere significant impacts related to the installation a significant and mitigation would not be required, which	oosed Project and use of ut	would no ilities. In	ot creat	e any new would be l	or more
severe significant impacts related to the installation a	oosed Project and use of ut	would no ilities. In	ot creat	e any new would be l	or more
severe significant impacts related to the installation a significant and mitigation would not be required, which <a href="Mitigation">Mitigation</a> is not required.	posed Project and use of ut n is similar to	would no ilities. In	ot creat	e any new would be l	or more
severe significant impacts related to the installation a significant and mitigation would not be required, which Mitigation: Mitigation is not required.  Monitoring: Monitoring is not required.  49. Energy Conservation  a) Would the project conflict with any adopted energy.	posed Project and use of ut n is similar to ergy	would no lities. In the concl	ot creat	e any new would be I f EIR 439.	or more ess than
severe significant impacts related to the installation a significant and mitigation would not be required, which Mitigation: Mitigation is not required.  Monitoring: Monitoring is not required.  49. Energy Conservation  a) Would the project conflict with any adopted energy conservation plans?  Source: EIR 439, Section VII.H, "Utilities;" Addendu	posed Project and use of ut n is similar to ergy	would no lities. In the concl	ot creat	e any new would be I f EIR 439.	or more ess than

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Monitoring: Monitoring is not required.

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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
OTHER				
50. Other:				
Source: Staff review				
Findings of Fact:				
There are no other impacts identified.				
Mitigation: Mitigation is not required.				
Monitoring: Monitoring is not required.				
MANDATORY FINDINGS OF SIGNIFICANCE				
51. Does the project have the potential to subsidegrade the quality of the environment of a fish or substantially reduce the habitat of a fish or species, cause a fish or wildlife population below self- sustaining levels, threaten to elimplant or animal community, reduce the nur	onment, U  wildlife to drop ninate a			
restrict the range of a rare or endangered animal, or eliminate important examples major periods of California history or prehistory	plant or of the		···	
Source: Staff review, Project Application Material Findings of Fact: Implementation of the proposed of the environment, substantially reduce the habit populations to drop below self-sustaining levels, the reduce the number or restrict the range of a rare of examples of the major periods of California historic disclosed in EIR 439.	d Project would not stat of fish or wildlife hreaten to eliminate or endangered plant	species, cau a plant or an or animal, or	se a fish or imal commi eliminate in	wildlife unity, or aportant
52. Does the project have impacts which individually limited, but cumulatively considerable" means the incremental effects of a project are consisted when viewed in connection with the effects projects, other current projects and probable projects)?	erable?  at the derable of past			
Source: Staff review, Project Application Materials  Findings of Fact: The proposed Project does not		al impacts wh	ich are indi	vidually
limited, but cumulatively considerable, beyond thos	se disclosed in EIR	439.	ion are mu	vidually
53. Does the project have environmental effects cause substantial adverse effects on human				
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Potentially Significant New Impact	Less than Significant New Impact with Mitigation	Less Than Significant New Impact	No Substantial Change from Analysis in
	Incorporated		EIR 439

either directly or indirectly?

Source: Staff review, Project Application Materials

<u>Findings of Fact</u>: The proposed Project would not result in new or more severe environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly beyond those disclosed in EIR 439.

Potentially	Less than	Less Than	No
Significant	Significant	Significant	Substantial
New Impact	New Impact	New	Change
	with	Impact	from
	Mitigation		Analysis in
	Incorporated		EIR 439

# VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Final EIR No. 439 (SCH No. 2001121105)

Addendum No. 1 to Final EIR No. 439 Addendum No. 2 to Final EIR No. 439

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

Location:

County of Riverside Planning Department

4080 Lemon Street, 12th Floor

Riverside, CA 92505

### VII. AUTHORITIES CITED

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.

# VIII. DOCUMENT PREPARERS

County of Riverside
Deborah Bradford

T&B Planning Tracy Zinn, AICP David Ornelas George Atalla

Potentially Significant New Impact	Less than Significant New Impact with Mitigation	Less Than Significant New Impact	No Substantial Change from Analysis in
	Incorporated		EIR 439

# VIII. REFERENCES

The following documents were referred to as information sources during the preparation of this document.

Cited As: 1996 SCAG Regional Comprehensive Plan	<b>Source:</b> 1996 Regional Comprehensive Plan and Guide. Southern California Association of Governments. 1996.
1997 SCAQMD AQMP	1997 Air Quality Management Plan. South Coast Air Quality Management District. November 15, 1996. http://www.aqmd.gov/aqmp/97aqmp/index.html
Addendum No. 1 and Addendum No. 1 Appendices	Addendum No. 1 to Final EIR No. 439. Approved November 25, 2014.
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Biological Resources Impact Analysis	Phase 2 Updated Impact Comparison Analysis for the Terramor (Toscana) Project. Helix Environmental Planning. October 21, 2016 (Technical Appendix A)
California Building Standards Code	California Code of Regulations, Title 24, "California Building Standards Code" as in effect as of January 1, 2014.
California Scenic Highway Program	California Department of Transportation. "California Scenic Highway Program: Eligible (E) and Officially Designated (OD) Routes." Web. Available: <a href="http://www.dot.ca.gov/design/lap/livability/scenic-highways/index.html">http://www.dot.ca.gov/design/lap/livability/scenic-highways/index.html</a> . Accessed: October 24, 2016.
California Water Resources Control Board List of Active Cease and Desist Orders and Cleanup Abatement Orders	California Water Resources Control Board. "List of 'Active' Cease and Desist Orders and Cleanup Abatement Orders." Web. Available: http://www.calepa.ca.gov/sitecleanup/corteselist/default.htm. Accessed: October 24, 2016.
California Water Resources Control Board List of Solid Waste Disposal Sites	California Environmental Protection Agency. "Sites Identified with Waste Constituents above Hazardous Waste Levels Outside the Waste Management Unit." Web. Available: http://www.calepa.ca.gov/sitecleanup/corteselist/CurrentList.pdf. Accessed: October 24, 2016.
City of Corona General Plan	City of Corona General Plan. City of Corona, March 2004.

	Potentially Less than Less Than No Significant Significant Substantial New Impact New Impact New Change with Impact from Mitigation Analysis in Incorporated EIR 439					
<b>Cited As:</b> City of Lake Elsinore General Plan	Source: City of Lake Elsínore General Plan. City of Lake Elsinore, December 2011.					
Congestion Management Program	2011 Riverside County Congestion Management Program. Riverside County Transportation Commission. December 14, 2011.					
County General Plan	County of Riverside General Plan. Riverside County Transportation and Land Management Agency, October 2003 (updated 2015).					
County General Plan EIR	General Plan Final Program Environmental Impact Report. County of Riverside Transportation and Land Management Agency, Planning Department. Certified October 7, 2003 (SCH No. 2002051143).					
CREED v. City of San Diego	Citizens for Responsible Equitable Environmental Development v. City of San Diego, 196 Cal. App. 4 <sup>th</sup> 515 (2011).					
CSA 152B Park and Recreation Master Plan	County of Riverside Park and Recreation Master Plan County Services Area 152B. Purkiss-Rose RSI, November 2004.					
EnviroStor Database	EnviroStor Database. California Department of Toxic Substances Control. Web. Available: <a href="http://www.envirostor.dtsc.ca.gov/public">http://www.envirostor.dtsc.ca.gov/public</a> . Accessed: October 24, 2016.					
EIR 439 and EIR 439 Appendices	Final Environmental Impact Report No. 439 (SCH No. 2001121105) for the Toscana Specific Plan. Certified December 2006.					
Farmland Mapping and Monitoring Program	"Riverside County Important Farmland 2010." California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, January 2012.					
Findings and Statement of Facts, Statement of Overriding Considerations for EIR No. 439	Contained within Riverside County Resolution No. 2006-463 Certifying Environmental Impact Report No. 439 and Adopting Specific Plan No. 327(Toscana). Adopted December 2006.					
GeoTracker Database	GeoTracker. Web. California Water Resources Control Board. https://geotracker.waterboards.ca.gov					
Google Earth	Google Earth. Vers. 7.1.5.1557. Computer software. Google, 2015.					
Hydrology and Hydraulic Study	Hydrology and Hydraulic Study for Toscana. Adkan Engineers. September 9, 2015 (Technical Appendix E).					
Ord. No. 348	Riverside County Ordinance No. 348, Land Use Planning and Zoning Regulations and Related Functions					

		Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No Substantial Change from Analysis in EIR 439
Cited As: Ord. No. 460	<b>Source:</b> Riverside County Ordinance	No. 460, Sub	division Reg	ulations.	
Ord. No. 461	Riverside County Ordinance Specifications	No. 461, Roa	d Improvem	ent Standar	ds &
Ord. No. 484	Riverside County Ordinance	No. 484, San	d Blowing.		
Ord. No. 625	Riverside County Ordinance Defenses.	No. 625, Agri	cultural Activ	ities for Nui	sance
Ord. No. 655	Riverside County Ordinance	No. 655, Reg	ulating Light	Pollution.	
Ord. No. 659	Riverside County Ordinance Fee Program.	No. 659, Esta	iblishing a D	evelopment	Impact
Ord. No. 915	Riverside County Ordinance	No. 915, Reg	ulating Outd	oor Lighting	
Preliminary Geotechnical Investigation	Preliminary Geotechnical Inc. Geotechnical Solutions, Inc.				
Preliminary WQMP	Project Specific Water Quali Engineers. August 2015. (A		nt Plan, Tosc	oana. Adka	n
Project Application Materials	TR36825, as on file with the Management Agency	Riverside Cou	inty Transpo	rtation and	Land
RCIT	Riverside County Information Transportation and Land Ma http://mmc.rivcoit.org/MMC_	nagement Age	ency.	-	olic
Resolution No. 2006- 463	Riverside County Resolution Impact Report No. 439 and A Adopted December 2006.				
Rock Blasting Analysis	Assessment of Rock Blasting Toscana Project Phases I ar (Technical Appendix D).	• ,			,
SCAQMD Air Quality Management Plan (AQMP)	Final 2012 Air Quality Management District, February http://www.aqmd.gov/aqmp/	ary 2013.		-	
SCAQMD CEQA Air Quality Handbook	CEQA Air Quality Handbook District. April 1993, with Nov			Managemen	t
SCAQMD Rule 1113	South Coast Air Quality Man Coatings, South Coast Air Q				ural
	Page 67 of 68	}		EA No	. 42818

		Potentially	Less than	Less Than	Nο
		Significant	Significant	Significant	Substantial
		New Impact	New Impact	New	Change
			With	Impact	from
			Mitigation Incorporated		Analysis in EIR 439
	· · · · · · · · · · · · · · · · · · ·		modiporated		LIIV 400
Cited As:	Source:				
SP 327	Toscana Specific Plan (Speci November 25, 2014 (Adopted			No. 1). Ap	proved
Supplemental	Geotechnical Addendum 1.5:	1 Fill Slopes	Terramor Pr	niect Phase	s 11
Geotechnical Analysis	Tracts 36825 and 36826. Adv 2016 (Appendix C).				
Western Riverside County Growth	Western Riverside County Gr Riverside Council of Government		sts 2010-203	5. Western	
Forecasts 2010-2035	www.wrcog.cog.ca.us/downlo 0SCAG%20092211.pdf		%20WRCOG	320GF%20F	From%2
Western Riverside County MSHCP	Western Riverside County Mu Riverside County Transportati 2003.				

III. Mitigation Monitoring and Reporting Program

Tentative Tract Map No. 36825

# III. Mitigation Monitoring and Reporting Program

The Mitigation Monitoring and Reporting Program (MMRP) for EIR 439 included mitigation measures from the County General Plan EIR (EIR 441). Mitigation measures from the County General Plan EIR that do not require the Toscana Project Applicant or the County of Riverside to implement project-specific action(s) to avoid or lessen a unique environmental effect, references to those County General Plan EIR mitigation measures have been removed from the MMRP Table, below.

	Mitigation	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
VI.A Geology and Seismicity	micity				0
Project implementation	Measures from EIR No. 441 for the Riverside County General Plan	nty General Plan			Less than
(including grading and earth-moving of up to 9	4.10.1A: Before a project is approved or otherwise permitted within a State Alquist-Priolo Earthquake	The Riverside County Building and Safety	Implementing	Riverside County Ruilding and Safety	Significant
million cubic yards of	Faulting Zone (A-P Zone), County Fault Zone,	Department and County	and as required in	Department	•
earth) will alter site	within 150 feet of any other active or potentially	Geologist shall review all	the Conditions of	4	
topography and surface	active fault mapped in a published United States	development proposals to	Approval.	County Geologist	
geology. Project will	Geologic Survey (USGS) or California Geologic	verify compliance with	:	,	
also result in the	Survey (CGS) reports, or within other potential	Mitigation Measure			
introduction of people	earthquake hazard area (as deter-mined by the	4.10.1A.			
and property to a region	County Geologist), a site-specific geologic				
subject to seismic	investigation shall be prepared to assess potential				
activity, resulting in an	seismic hazards resulting from development of the				
increased number of	project site. Where and when required, the				
persons and property	geotechnical investigation shall address the issue(s),				
exposed to risk of	hazard(s), and geographic area(s) determined by the				
damage, injury or loss	County Geologist to be relevant to each				
of lite in the event of an	development.				
	The site-specific geotechnical investigation shall				
	incorporate up-to-date data from government and				
	non-government sources. Based on the site-specific				
	geotechnical investigation, no structures intended				
	for numan occupancy shall be constructed across				
	active faults. This site-specific evaluation and				
	written report shall be prepared by a licensed				
	geologist and shall be submitted to the County				
	Geologist for review and approval prior to the				•

	Mitigation	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	issuance of building permits. If an active fault is discovered, any structure intended for human occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback may be established if such a setback is supported by adequate evidence as presented to and accepted by the County Geologist.				
	4.10.2A: The design and construction of structures and facilities shall adhere to the standards and requirements detailed in the California Building Code (California Code of Regulations, Title 24), County Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Conformance with these design standards shall be enforced through building plan review and approval by the Riverside County Department of Building and Safety prior to the issuance of building permits for any structure or facility.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4. 10.2A.	Prior to issuance of building permits.	Riverside County Building and Safety Department	
	4.10.2B: As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential ground shaking impacts resulting from development. The site-specific ground shaking assessment shall incorporate up-to-date data from government and non-government sources and may be included as part of any site-specific geotechnical investigation required in Mitigation Measure 4. 10.1A. The site-specific ground shaking assessment shall include specific measures to reduce the significance of potential ground shaking hazards. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits.	The Riverside County Geologist shall review all the ground-shaking assessment for compliance with Mitigation Measure 4.10.2B.	Prior to issuance of building permits	Riverside County Building and Safety Department County Geologist	

	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
VI.B Soils, Slopes and Erosion					0
Project implementation	Measures from EIR No. 441 for the Riverside County General Plan	nty General Plan			Less than
will disturb soils and bedrock, alter slopes and topography, and increase areas exposed to soil erosion (both through water and wind).	4.10.7A: Proponents of new development within Riverside County shall adhere to applicable policies and standards of the California Building Code related to the construction of structures and facilities on expansive soils.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.7A.	Prior to issuance of building permits.	Riverside County Building and Safety Department	Significant
	4.10.9A: Riverside County, where required, and in accordance with issuance of a National Pollutant Discharge Elimination System (NPDES) permit, shall require the construction and/or grading contractor for individual developments to establish and implement specific Best Management Practices (BMPs) at time of project implementation.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.10.9A.	Prior to issuance of building permits.	Riverside County Building and Safety Department	
	4.10.9B: Prior to any development within the County, a Grading Plan shall be submitted to the Riverside County Building and Safety Department and/or Riverside County Geologist for review and approval. As required by the County, the grading plan shall include erosion and sediment control plans. Measures included in individual erosion control plans may include, but shall not be limited to, the following:	The Riverside County Building and Safety Department and County Geologist shall review all development proposals to verify compliance with Mitigation Measure 4.10.9B.	Prior to issuance of grading building permit.	Riverside County Building and Safety Department County Geologist	
	(a) Grading and development plans shall be designed in a manner which minimizes the amount of terrain modification.				
	(b) Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes.				
	(c) Structures shall not be sited on or below identified landslides unless slides are stabilized.				

	Mitigation	Mitigation Associated with the Impact	acl		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	(d) The extent and duration of ground disturbing activities during and immediately following periods of rain shall be limited, to avoid the potential for erosion which may be accelerated by rainfall on exposed soils.				
	(e) To the extent possible, the amount of cut and fill shall be balanced.				
	(f) The amount of water entering and exiting a graded site shall be limited though the placement of interceptor trenches or other erosion control devices.				
	(g) Erosion and sediment control plans shall be submitted to the County for review and approval prior to the issuance of grading permits.				
	4.10.9C: Where required, drainage design measures shall be incorporated into the final design of individual projects onsite. These measures shall include, but will not be limited to:  (a) Runoff entering developing areas shall be	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department	
	collected into surface and subsurface drains for removal to nearby drainages.	Mitigation Measure 4.10.9C.			
	(b) Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages.				
	(c) Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses.				
	(d) Disturbed areas that have been identified as highly erosive shall be revegetated.				

	Mitigation	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	(e) Irrigation systems shall be designed, installed, and maintained in a manner which minimizes runoff.				
	(f) The landscape scheme for projects within the project site shall utilize drought- tolerant plants.				
	(g) Erosion control devices such as rip-rap, gabions, small check dams, etc., may be utilized in gullies and active stream channels to reduce erosion.				
VI.C Hydrology, Flooding and Drainage	ng and Drainage				
Project implementation	Measures from EIR No. 441 for the Riverside County General Plan	nty General Plan			Less than
will after dramage and runoff patterns on site and down-stream, create non-permeable surfaces that will contribute to increased flow rates, and require afterations within the 100-year flood plain associated with Temescal Wash.	4.9.1C: Riverside County shall not necessarily require all land uses to withstand flooding. Some development may be compatible within floodplains and floodways, as may some other land uses. For these land uses, flows shall not be obstructed and upstream and downstream properties shall not be adversely affected by increased velocities, erosion backwater effects or concentration of flows, and adverse impacts to water quality from point and non-point sources of pollution.	The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.1C.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District.	Significant
	4.9.1.D: Riverside County shall generally require the 10-year flood flows to be contained within the top of curbs and the 100-year flood flows within the street rights-of-way.	The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.1D.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District	

	Mitigatio	Mitigation Associated with the Impact	hct		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	4.9.2.4: Riverside County shall require that all structures (residential, commercial, and industrial) be flood-proofed from the 100-year storm flows. In some cases, this may involve elevating the finished floor more than 1 foot.	The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.2A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District	
	4.9.2D: Provided the applicant does hydrological studies, engineers structures to be safe from flooding and provides evidence that the structures will not adversely impact the floodplain, Riverside County may allow development into the floodway fringe.	The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.9.2D.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District	
	4.17.4A: Where development may interfere with, disrupt, or otherwise affect surface or subsurface hydrologic baseline conditions (as determined by the Riverside County Flood Control and Water Conservation District, the United States Army Corps of Engineers, the California Department of Fish and Game, and/or the Regional Water Quality Control Board), preparation of a project specific hydrologic study shall be required. The hydrologic study shall include (but shall not be limited to): an inventory of surface and subsurface hydrologic conditions existing at the time of the study; an analysis of how the proposed development would affect these hydrologic baseline conditions; and specific measures to limit or eliminate the interference or disruption of onsite hydrologic	The Riverside County Building and Safety Department and/or the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District U.S Army Corps of Engineers Cal. Dept. of Fish & Wildlife Regional Water Quality Control Board	

	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	The hydrologic study shall evaluate the feasibility of incorporating bicengineering measures into any project that may alter the hydrologic process. Where required by the County, the hydrologic study shall include analysis of, at an equal level of detail, potential impacts to tributary or downstream areas. The hydrologic study shall be submitted to the County or responsible entity for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site.				
	4.17.4B: The project applicant shall submit to the County for review and approval, evidence that the specific measures to limit or eliminate the disruption or interference to the hydrologic process resulting from the entire development process, will be implemented as set forth in the hydrologic study. Such evidence may take the form of (but shall not be limited to): a development agreement; land banking; the provision of adequate funds to guarantee the construction, maintenance or restoration of hydrologic features; or any other mechanism that will achieve said goals. Said evidence shall be submitted and approved prior to the issuance of any entitlement that would result in the physical modification of the project site.	The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District	
	4.17.4C: Where determined feasible by the County or responsible entity, bioengineering measures shall be incorporated into any project that may after the hydrologic process.	The Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.4C.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District	

	Mitigation	Mitigation Associated with the Impact	ıct		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
VI.D Noise					
Project implementation	Measures from EIR No. 441 for the Riverside County General Plan	nty General Plan			Less than
and operation will result in increased ambient noise levels in the	<b>4.13.1.1.</b> Prior to the issuance of any grading plans, the County shall condition approval of subdivisions adiacent to any developed occunied noise-sensitive	The Riverside County Building and Safety Department shall review all	Implementing project approval	Riverside County Building and Safety Department	Significant
region and expose persons onsite and off to	land uses by requiring applicants to submit a construction-related noise mitigation plan to the	development proposals to verify compliance with	the Conditions of Approval.		
increased noise levels. Regional ambient noise level increases will be	County for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mittosted	Mitigation Measure 4,13.1A.			
primarily due to increased vehicle traffic associated with the	during construction of the project through the use of such methods as:				
project. Project will also introduce sensitive recentors (homes) into a	(a) The construction contractor shall use temporary noise attenuation fences where feasible to reduce construction noise immacts on adjacent noise				
previously undeveloped area.	sensitive land uses.				
	(b) During all project site excavation and grading onsite, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The				
	construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.				
	(c) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receptors nearest the project site during all project construction.				
	(d) The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No				

	Mitigation	Mitigation Associated with the Impaci	icí;		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	construction shall be allowed on Sundays and public holidays.				
	4.13.1B: The required construction-related noise mitigation plan shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by County staff.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.1B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department	
	4.13.24: All new residential developments within the County shall conform to a noise exposure standard of 65 dBA Ldn for outdoor noise in noisesensitive outdoor activity areas and 45 dBA Ldn for indoor noise in bedrooms and living/family rooms. New development, which does not and cannot be made to conform to this standard, shall not be permitted.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.2A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department Riverside County Planning Department	
	4.13.2B: Acoustical studies, describing how the exterior and interior noise standards will be met, shall be required for all trew residential developments with a noise exposure greater than 65 dBA Ldn. The studies shall also satisfy the requirements set forth in Title 24, Part 2, or the California Administrative Code, Noise Insulation Standards, for multiple family attached homes, hotels, motels, etc., regulated by Title 24. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the County Planning Department.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.13.2B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	

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Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	Project Specific Mitigation Measures				0
	N-1: Prior to issuance of any building permits for Lots 2-27 in Planning Area 5, a six-foot tall noise barrier shall be constructed along the lot boundary facing 1-15. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.	Prior to issuance of building permits for the residentia lots listed in Mitigation Measure N-1, the Riverside County Building and Safety Department shall ensure the required noise barrier is constructed.	Prior to the issuance of building permits for the residential lots listed in Mitigation Measure N-1.	Riverside County Building and Safety Department	
	N-2: Prior to issuance of any building permits for Lots 8-16, 31-32 in Planning Area 2, Lots 49-62 in Planning Area 3, and Lots 23-31 in Planning Area 4, a six-foot tall noise barrier shall be constructed along the lot boundary facing Temescal Hills Drive. The noise barrier may consist of any material (block, tempered glass, earthen berm, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.	Prior to issuance of building permits for the residentia lots listed in Mitigation Measure N-2, the Riverside County Building and Safety Department shall ensure the required noise barrier is constructed.	Prior to the issuance of building permits for the residential lots listed in Mitigation Measure N-2.	Riverside County Building and Safety Department	
	N-3: Prior to issuance of building permits for Lots 1-16 in Planning Area 1, Lots 103-106 in Planning Area 3, and Lot 80 in Planning Area 5, a six-foot tall noise barrier shall be constructed along the lot boundary facing Toscana Drive. The noise barrier may consist of any material (block, tempered glass, earthen bern, etc.) or combination of materials that attenuates noise levels to 65 dBA CNEL or lower within the private exterior areas (i.e., front, side, or back yards) of the above-listed residential lots.	Prior to issuance of building permits for the residentia lots listed in Mitigation Measure N-3, the Riverside County Building and Safety Department shall ensure the required noise barrier is constructed.	Prior to the issuance of building permits for the residential lots listed in Mitigation Measure N-3.	Riverside County Building and Safety Department	
	N 4: Prior to final building permit final inspection, for Lots 1-16, 95, 163-169 in Planning Area 1, Lots 1-16, 31-32 in Planning Area 2, Lots 49-64, 94-102 in Planning Area 3, Lots 1, 20-57 in Planning Area	Prior to final building permit inspection for the residential lots listed in Mitigation Measure N-4,	Prior to final building permit inspection for the residential lots	Riverside County Building and Safety Department	

	Mitigatio	Mitigation Associated with the Impact	act		Level of
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100	4, and Lots 2-27, 80-83 in Planning Area 5 shall incorporate building materials that will achieve interior noise levels less than 45 dBA CNEL. Building materials that would facilitate compliance with the 45 dBA CNEL interior noise standard, include, but are not limited to, dual-glazed windows and a means of "windows closed" mechanical ventilation (e.g., air conditioning).	the Riverside County Building and Safety Department shall ensure that adequate noise attenuating building materials have been installed.	listed in Mitigation Measure N-4		
	N.5: Prior to any building permit final inspection, an interior noise analysis shall be completed to the satisfaction of the County of Riverside Department of Environmental Health, Industrial Hygiene Division demonstrating that proposed residential construction will achieve interior noise levels less than 45 dBA.	Prior to any building permit final inspection, the County of Riverside Department of Environmental Health, Industrial Hygiene Division shall ensure that interior noise levels do not exceed 45 dBA.	Prior to any final building permit inspection.	Riverside County Department of Environmental Health, Industrial Hygiene Division	
VIE Air Quality					
Project construction will	Measures from EIR No. 441 for the Riverside County General Plan	nty General Plan			Construction
generate construction- related emissions (ROG, NOx, CO and PM10). Project will exceed the SCAQMD	4.5.1A - Applicable Rule 403 Measures: Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).	The project proponent shall incorporate Mittgation Measure 4.5.1A in the Construction Contractor's grading plans and submit	Prior to issuance of grading permit.	Riverside County Building and Safety Department	Emissions: Less than Significant Operational
daily thresholds of significance for ROG, NOx, CO, and PM10 during ongoing project onerations.	<ul><li>(a) Water active sites at least twice daily.</li><li>(Locations where grading is to occur will be thoroughly watered prior to earthmoving).</li></ul>	said grading plans to the County for review and approval.			Emissions: Significant and Unavoidable
	(b) All trucks hauling dirt, sand, soil or other loose materials are to be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code Section 23114 (freeboard means vertical space between the top of the load and top of the trailer).				
	(c) Pave construction access roads at least 100 feet onto the site from main road.				

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	Mitigatio	Mitigation Associated with the Impact	act		Level of
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	(d) Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.				)
	4.5.1B - Additional SCAQMD CEQA Air Quality Handbook Dust Measures:	The project proponent shall incorporate Mitigation Measure 4 5 18 in the	Prior to issuance of grading permit.	Riverside County Building and Safety	
	(a) Revegetate disturbed areas as quickly as possible.	Construction Contractor's grading plans and submit		Topar uneilu	
	(b) All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.	san grannig pians to me County for review and approval.			
	(c) All streets shall be swept once a day if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).				
	(d) Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.				
	4.5.1C - Mitigation Measures for Construction Equipment and Vehicles Exhaust Emissions:  (a) The Construction Contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency.	The project proponent shall incorporate Mitigation Measure 4.5.1C in the Construction Contractor's grading plans and submit	Prior to issuance of grading permit.	Riverside County Building and Safety Department	
	(b) The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.	saru graung pans to tre County for review and approval.			
	(c) The Construction Contractor shall utilize electric- or diesel-powered equipment, in lieu of gasoline-powered engines, where feasible.				

	Mitigatio	Mitigation Associated with the Impact	act		Level of
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	(d) The Construction Contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.				
	(e) The Construction Contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag-person shall be retained to maintain safety adjacent to existing roadways.				
	(f) The Construction Contractor shall support and encourage ridesharing and transit incentives for the construction crew.				
	(g) Dust generated by the development activities shall be retained onsite, and kept to a minimum by following the dust control measures listed below:				
	(i) During clearing, grading, earthmoving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease.				
	(ii) During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At minimum, this includes wetting down such areas in the late morning, after work is completed for the day, and whenever wind				
	exceeds 15 mph.				

	Mitigatio	Mitigation Associated with the Impact	act		l foreinf
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	(iii) Immediately after clearing, grading, earthmoving or excavation is completed, the entire area of disturbed soil shall be treated until the area is paved or otherwise developed so that dust generation will not occur.				
	<ul><li>(iv) Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.</li></ul>				
	(v) Trucks carrying soil, sand, cut or fill materials, and/or construction debris to or from the site shall have their payloads covered with a tarp from the point of origin during offsite transportation.				
	Project Specific Mitigation Measures				
	AQ-1: Non-toxic soil stabilizers shall be applied to inactive graded areas as needed to minimize dust.	The project proponent shall incorporate Mitigation Measure AQ-1 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.	
	AQ-2: Water exposed grading areas twice per day and replace ground cover in disturbed areas quickly.	The project proponent shall incorporate Mitigation Measure AQ-2 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.	
	AQ-3: Use cooled exhaust gas recirculation (EGR) equipment for both on-road and off-road construction vehicles and equipment.	The project proponent shall incorporate Mitigation Measure AQ-3 in the	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.	

	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
i.		Construction Contractor's grading plans and submit said grading plans to the County for review and approval.			
	AQ-4: Use alternative fuels, such as ultra-low sulfur diesel fuels for off-road construction vehicles and equipment, where possible.	The project proponent shall incorporate Mitigation Measure AQ-4 in the Construction Contractor's grading plans and submit said grading plans to the County for teview and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.	
	AQ-5: Perform regularly scheduled equipment maintenance to minimize equipment emissions.	The project proponent shall incorporate Mitigation Measure AQ-5 in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to issuance of grading permit.	Riverside County Building & Safety Dept.	
	AQ-6: A phased approach shall be followed for the application of architectural coatings, thereby limiting the amount of architectural coating emissions (mainly off-gassing of volatile organic compounds [VOC], also known as reactive organic compounds [ROC]) by limiting application of architectural coatings to 225 gallons per week or less.	The project proponent shall incorporate Mitigation Measures AQ-6 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	
	AQ-7: Use water-based low-VOC (ROC) emission asphalt sealers to reduce off-gassing and odors associated with new asphalt on new asphalt streets and parking areas.	The project proponent shall incorporate Mitigation Measure AQ-7 in the Construction Contractor's building plans and submit	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	

	Mitigation	Mitigation Associated with the Impact	וכל		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
		said building plans to the County for review and approval.			
	AQ-8: Use low-emission water heaters. Where appropriate and feasible, central water heating systems should be used.	The project proponent shall incorporate Mitigation Measure AQ-8 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	
	AQ-9: Use energy-efficiency built-in appliances.	The project proponent shall incorporate Mitigation Measure AQ-9 in the Construction Cortractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	
	AQ-10: Install electrical outlets appropriate for outdoor use in the front and rear of houses to facilitate the use of electrical lawn and gardening equipment.	The project proponent shall incorporate Mitigation Measure AQ-10 in the Construction Contractor's building plans and submit said building plans to the County for review and approval.	Prior to issuance of building permit.	Riverside County Building & Safety Dept.	
	AQ-11: Construct, contribute or dedicate land for the provision of onsite bicycle trails linking the facility to designated bicycle commuting routes.	The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure AQ-11.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	

	Mitigation	Mitigation Associated with the Impact	ıct		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	AQ-12: Provide site improvements, such as street lighting, street furniture, provisions for a bus turnout along Temescal Canyon Road, and sidewalks and/or pedestrian paths to encourage nonvehicular transportation.	The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure AQ-12.	Implementing road improvement permits and tract rapps and as required in the Conditions of Approval.	Riverside County Transportation Department	
	AQ-13: Implementing projects shall incorporate energy-saving measures to reduce GHG emissions on a project-wide basis to no more than 25,577 MTCO2e per year. This equates to a 126 MTCO2e reduction compared to the GHG calculation produced by CalEEMod for SP 327A1, less design features that will be added by implementing projects. The 126 MTCO2e reduction may be met by design features, including but not limited to those that promote increased energy efficiency, lower water usage, lower mobile source emissions, and other features that reduce fossil fuel usage.	The Riverside County Planning Department shall review implementing projects and verify compliance with Mitigation Measure AQ-13.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	AQ-14: Prior to the issuance of building permits, the Project Applicant shall provide evidence to the County of Riverside Building and Safety Department demonstrating that residential development incorporates the following measures to reduce water consumption and the associated energy-usage:  a. All residences shall be designed in conformance with Riverside County Ordinance No. 859.2 and shall achieve an outdoor water demand of no more than seventy percent (70%) of its reference evaportranspiration.  b. All residences shall be designed in conformance with Division 4.3 of the 2013 California Green Building Standards Code (Residential Mandatory Measures).	The Riverside County Building and Safety Department shall review construction drawings for implementin residential development and verify compliane with Mitigation Measure AQ-14	Prior to issuance of building permits.	Riverside County Building and Safety Dept.	

	Mitigation	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
VI.F Water Resources					
Project implementation	Measures from EIR No. 441 for the Riverside County General Plan	inty General Plan			Less than
will result in increased demand for water	4.17.1A: Proponents of new development within unincorporated areas of Riverside County that	The Riverside County Transportation & Land	[Satisfied by	Riverside County	Significant
supplies, increased demand on wastewater	consist of: a residential development of more than 500 dwelling units: a shopping center or business	Management Agency (Tl.MA) shall review all	Supply Assessment for Specific Plan	Department	
treatment facilities and	establishment employing more than 1,000 persons	development proposals to	No. 327.]	Riverside County	
due to an increase in pollutants entering the	space; a commercial office building employing more than 1 000 persons of having more than 1 000 persons of having more than	verity compliance with Mitigation Measure		Building and Safety Department	
water supply through	250,000 square feet of floor space; a hotel/motel	4. i. / . i. / . i.		Applicable Water	
grading operations, urban runoff and soil	development of more than 5,000 rooms; an industrial, manufacturins/processing plant, or			Agencies	
erosion.	industrial park employing more than 1,000 persons				
	or occupying more than 650,000 square feet of floor				
	space of 40 acres of faint; a mixed-use development that includes any of the previously referenced				
	projects; or a project with a water demand equivalent to that used by 500 residential units shall				
	be required to submit a water supply assessment				
	prior to approvat of a project. The water supply assessment shall include the following:				
	(a) Project description;				
	(b) Water resources environmental setting;				
	(c) Conservation and water recycling measures included in the project;				
	(d) The identification of existing water				
	entitlements, water rights, or water service contracts relevant to the water supply identified for a proposed project, and the amount of water received				
	pursuant to such entitlements, rights, or contracts;				
	(e) Project water demand;				

	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	(f) Water supply alternatives;				0
	(g) Preferred water supply alternative;				
	<ul><li>(h) Impacts associated with use of the preferred water supply alternative;</li></ul>				
	(i) Evaluation of compliance with the applicable Urban Water Management Plan;				
	(j) Summary and conclusions; and				
	(k) Technical appendices and attachment of supporting documents. Said water supply assessment shall be submitted to the County and applicable water supply agencies for review. Development shall not be permitted unless an adequate supply of water, available for use and sufficient to supply a proposed project, in wet and drought years, has been identified. Where water supply adequate to supply a project in its entirety does not exist, development of only those portions of a project with an adequate and available water supply shall be permitted. Evidence of the availability of adequate water supply shall be submitted to the County for review and approval prior to the issuance of development permits.				
	4.17.1C: Development within unincorporated areas of the County shall not use water of any source of quality suitable for potable domestic use for non-potable uses, including cemeteries, golf courses, parks, highway landscaped areas, industrial and irrigation uses, or other non-domestic use if suitable recycled water is available as provided in Sections 13550-13566 of the State Water Code and/or Sections 65591-65600 and 65601-65607 of the State Public Resource Code. Prior to the issuance of	The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.17.1C.	Implementing project approvals and as required in the Conditions of Approval.	Riverside County Planning Department	

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	any land use permit, the County shall determine to what extent and in which manner the use of recycled water is required for individual water projects. Future development shall be designed, constructed, and maintained in accordance with the recycled water measures mandated by the County.				<b>)</b>
	4.17.1D: Riverside County shall enforce compliance with federal, State, and local standards for water conservation within residential, commercial, or industrial projects. Prior to approval of any development within the County, the applicant shall submit evidence to Riverside County that all applicable water conservation measures have been met.	The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.17.1D.	Implementing project approvals and as required in the Conditions of Approval.	Riverside County Planning Department	
	4.17.34: New development that includes more than one acre of impervious surface area (including roofs, parking areas, streets, sidewalk, etc.), shall incorporate features to facilitate the onsite infiltration of precipitation and/or runoff into groundwater basins. Such features shall include (but not be limited to): natural drainage systems (where economically feasible), detention basins incorporated into project landscaping; and the installation of porous areas within parking areas. Where natural drainage systems are utilized for groundwater recharge, they shall be managed using natural approaches (as modified to safeguard public health and safety). Groundwater recharge features shall be included on development plans and shall be reviewed by the Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District prior to the issuance of grading permits.	The Riverside County Building and Safety Department and the Riverside County Flood Control and Water Conservation District shall review all development proposals to verify compliance with Mitigation Measure 4.17.3A.	Implementing project approvals and as required in the Conditions of Approval.	Riverside County Building and Safety Department Riverside County Flood Control and Water Conservation District	
	4.17.5B: Point source pollution reduction programs shall fully adhere to applicable standards required	The Riverside County Flood Control and Water	Implementing project approval	Riverside County Flood Control and	

	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	by federal, State, and local agencies. Prior to the approval of individual projects, Riverside County shall verify that the provisions of applicable point source pollution programs have been satisfied.	Conservation District and/or Riverside County Dept. of Environmental Health shall review all development proposals to verify compliance with Mitigation Measure 4.17.5B.	and as required in the Conditions of Approval.	Water Conservation District Riverside County Dept. of Environmental Health	)
	4.17.5C: Where development may contribute to a worsening of local or regional ground or surface water quality (as determined by the Riverside County Department of Environmental Health and/or RWQCB), a water quality analysis shall be prepared. The water quality analysis shall include (but shall not be limited to): an analysis of existing surface and subsurface water quality; an assessment of how the proposed development would affect existing water quality; an assessment of how the proposed development would affect beneficial uses of the water; and specific measures to limit or eliminate potential water quality impacts and/or impacts to beneficial uses of ground/surface water. Where determined necessary by the County or other responsible entity, the water quality analysis shall include, at an equal level of detail, potential impacts to tributary or downstream areas. The water quality analysis shall be submitted to the County and the RWQCB for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site.	The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional Water Quality Control Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5C.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District Riverside County Dept. of Environmental Health Regional Water Quality Control Board	yp & 10 - 10 - 10 - 10 - 10 - 10 - 10 - 10
	4.17.5D: The project applicant shall submit to the County and the RWQCB, for review and approval, evidence that the specific measures to limit or eliminate potential water quality impacts resulting from the entire development process, and will be implemented as set forth in the water quality analysis. Said evidence shall be submitted and	The Riverside County Flood Control and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional Water Quality Control	Implementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District Riverside County Dept. of	

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	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	approved prior to issuance of any entitlement that would result in the physical modification of the project site.	Board shall review all development proposals to verify compliance with Mitigation Measure 4.17.5D.		Environmental Health Regional Water Quality Control Board	)
	4.17.5E: For each new development project, the following principles and policies shall be considered and implemented:  (a) Avoid or limit disturbance to natural water bodies and drainage systems (including ephemeral drainage systems) when feasible. Provide adequate buffers of native vegetation along drainage systems to lessen erosion and protect water quality.  (b) Appropriate best management practices (BMPs) must be implemented to lessen impacts to waters of the United States and/or waters of the State of California resulting from development. Drainages should be left in a natural condition or modified in a way that preserves all existing water quality standards where feasible. Any dis-charges of sediment or other wastes, including wastewater, to waters of the United States or waters of the State must be avoided to the maximum extent practicable. All such discharges will require an NPDES permit issued by the Regional Water Quality Control	The Riverside County Flood Cortrol and Water Conservation District and/or Riverside County Dept. of Environmental Health and/or the Regional Water Quality Control Board shail review all development proposals to verify compliance with Mitigation Measure 4.17.5E.	Iraplementing project approval and as required in the Conditions of Approval.	Riverside County Flood Control and Water Conservation District Riverside County Dept. of Environmental Health Regional Water Quality Control Board	
	(c) Small drainages shall be preserved and incorporated into new development, along with adequate buffer zones of native vegetation, to the maximum extent practicable.  (d) Any impacts to waters of the United States				<del>Tiphic Calle Congress Congres</del>
	require a Section 401 Water Quality Standards				

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	Certification from the RWQCB. Impacts to these waters shall be avoided to the maximum extent practicable. Where evoidance is not practicable, impacts to these waters shall be minimized to the maximum extent practicable. Mitigation of unavoidable impacts must, at a minimum, replace the full function and value of the affected water body. Impacts to waters of the United States also require a Clean Water Act Section 404 Permit from the United States Army Corps of Engineers and a Streambed/Bank Alteration Agreement from the Calif. Department of Fish and Game.				
	(e) The County shall encourage the use of pervious materials in development to retain absorption and allow more percolation of stormwater into the ground. The use of pervious materials, such as grass, permeable/porous pavement, etc., for runoff channels and parking areas shall also be encouraged. Lining runoff channels with impermeable surfaces, such as concrete or grouted rip-rap, will be discouraged.				
	(f) The County shall encourage construction of detention basins or holding ponds and/or constructed wetlands within a project site to capture and treat dry weather urban runoff and the first flush of rainfall runoff. These basins should be designed to detain runoff for a minimum time, such as 24 hours, to allow particles and associated pollutants to settle and to provide for natural treatment.				
	(g) The County shall encourage development to retain areas of open space as natural or landscaped to aid in the recharge and retention of runoff. Native plant materials shall be used in replanting and hydroseeding operations, where feasible.				

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	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	(h) The County shall require that environmental documents for proposed projects in areas tributary to Canyon Lake Reservoir, Lake Elsinore, sections of the Santa Ana River, Fulmar Lake and Mill Creek (as a result of the proposed 2002 303 (d) listing of these water bodies) include discharge prohibitions, revisions to discharge permits, or management plans to address water quality impacts in accordance with the controls that may be applied pursuant to State and Federal regulation.  Environmental documents shall acknowledge that additional requirements may be imposed in the future for projects in areas tributary to the water bodies listed above.				
	(i) The County shall ensure that in new development, post-development stormwater runoff flow rates do not differ from the pre-development stormwater runoff flow rates.				
AND	(j) All construction projects should be designed and implemented to protect, and if at all possible, to improve the quality of the underlying groundwater.				
	(k) The County shall encourage the enhancement of groundwater recharge wherever possible. Measures such as keeping stream/river channels and floodplains in natural conditions or with pervious surfaces, as well as keeping areas of high recharge as open space will be considered.				
	(1) The County shall prohibit the discharge of waste material resulting from any type of construction into any drainage areas, channels, streambeds, streams, lakes, wetlands, or rivers. Spoil sites shall be prohibited within any streams or areas where spoil material could be washed into a water body.				

	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	(m) The County shall require that appropriate BMPs be developed and implemented during construction efforts to control the discharge of pollutants, prevent sewage spills, and to avoid discharge of sediments into the streets, stormwater conveyance channels or waterways.				
	Project Specific Mitigation Measures				
	WS-1: To provide the capacity needed to handle the project's wastewater output at full buildout of	The Riverside County Dept. of Environmental health	Implementing project approvals	Riverside County Dept. of	· · · · · · · · · · · · · · · · · · ·
	the region, project developer shall:  (a) Install a usertaurates miniming station on	shall review all development proposals to	and as required in the Conditions of	Environmental Health	
		Mitigation Measure WS-1 during the approval process	Approval.	Lee Lake Water District	
	(b) Fund fair share improvements the Lee Lake Water District's improvements of the Lee Lake Reclamation Facility to expand its capacity to treat flows from the Toscana project.	ior each implementing project.			
	(c) The timing of these improvements will be at the discretion of LLWD. Thus, dwelling unit construction onsite may occur as capacity allows to ensure development does not exceed LLWD wastewater treatment capability.				

	Mitigation	Mitigation Associated with the Impact	וכן		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
VI.J Biological Resources	sa				
Project implementation	Measures from EIR No. 441 for the Riverside County General Plan:	nty General Plan:			Less Than
will result in loss or degradation of biological resources on the site and will also result in indirect impacts to biological resources onsite and in the vicinity.	4.6.1A: Comply with Riverside County Planning Department Biological Report Guidelines to include an analysis of the potential for a proposed project to result in direct mortality of individuals listed, proposed or candidate species, or loss of habitat occupied by such species and sensitive habitats. (Completed in conjunction with the preparation of the Specific Plan and EIR analysis).	The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure 4.6.1A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	Significant
	4.6.3A: Construct treatment wetlands outside of natural wetlands, allowing treatment of runoff from developed surfaces prior to entering natural stream systems. (The project's storm drain system will incorporate facilities to treat non-point runoff, including fossil-filters where appropriate and manmade biofiltration treatment wetlands to the extent feasible and appropriate for the site's hydrology. The aim of such system shall be to prevent untreated non-point runoff from entering natural stream systems, such as Temescal Wash).	The Riverside County Planning Department shall require compliance with the provisions of Mittgation Measure 4.6.3A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	· · · · · · · · · · · · · · · · · · ·
	4.6.6B: Comply with the County's "Oak Tree Management Guidelines," including the use of replacement plantings with acorns or oak saplings, when it is determined to be biologically sound and appropriate to do so. (All qualifying coast live oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with saplings of coast live oak (Quercus agrifolia), or other appropriate local native oak species, at a 3:1 replacement-to-loss ratio for naturally-occurring oaks and 2:1 for planted oaks. Where applicable, qualifying coast live oaks indirectly impacted by project construction due to the inability to obtain 100% avoidance of the applicable protective zones or changes to hydrology	See Mitigation Measure BIOL-7, below.	See Mitigation Measure BIOL-7, below.	See Mitigation Measure BIOL-7, below.	

	Mitigation	Mitigation Associated with the Impact	rct		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	affecting oak viability, shall be mitigated with additional replacement oaks at a 1:1 ratio. All qualifying scrub oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with scrub oak (Quercus berberidifolia) saplings, or where scrub oak viability cannot be assured, saplings of coast live oak (Quercus agrifolia) or other appropriate local native oak species, at a 1:1 replacement-to-loss ratio. This mitigation shall be performed as outlined in Mitigation Measure BIOL-7, below).				
	4.6.7B: Avoid or minimize interruption of natural processes of local ecosystems. (The project footprint is designed to minimize these interruptions by generally avoiding Temescal Wash, preserving corridors onsite and ultimately preserving approximately 510 acres of the project site as open space).	The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure 4.6.7B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	**************************************
	4.6.7D: Construct facilities to treat non-point source runoff outside natural stream systems thereby allowing only treated runoff to enter natural stream systems. Treatment facilities may be mechanical (i.e., filtration devices within storm drain systems), biological (i.e., constructed wetlands at storm drain outfalls) or a combination of the two. (The project's storm drain system will incorporate facilities to treat non-point runoff, including fossil-filters where appropriate and manmade bio-filtration treatment wetlands to the extent feasible and appropriate for the site's hydrology. The aim of such system shall be to prevent untreated non-point runoff from entering natural stream systems, such as Temescal Wash).	The Riverside County Planning Department and/or Flood Control and Water Conservation District shall require compliance with the provisions of Mitigation Measure 4.6.7D.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department and/or Flood Control and Water Conservation District	

Tentative Tract Map No. 36825

	Mitigation	Mitigation Associated with the Impact	ાલ		Level of
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	4.6.7E: The following measures will be implemented to mitigate the potential spread of invasive plant species from construction areas:  (a) Soil exposed during construction and maintenance activities shall be landscaped utilizing seeds, cuttings and/or plant material from locally adapted species to preclude the invasion of noxious weeds. The use of site-specific materials, which are adapted to local conditions, will increase the likelihood of successful revegetation while maintaining the genetic integrity of the local ecosystem. Accordingly, arrangements will be made several months in advance of planting to ensure that site-specific plant materials are available for the scheduled planting time. In addition, a qualified botanist shall visit the project site during the appropriate season to collect the native plant material. If local propulgates are not available and/or cannot be collected in sufficient quantities, materials collected or grown from other sources within Southern California will be sub-stituted. For widespread native herbaceous species that are likely to be genetically homogenous, seed from commercial sources may be used.  (b) Seed purity shall be certified by planting only seeds labeled under the California Food and Agriculture Code and/or seeds that have been tested within a year by a seed laboratory certified by the Association of Official Seed Analysts or by a seed technologists.  (c) Construction equipment, before entering or leaving the site, will be inspected and cleaned of mud or other debris that may contain invasive	The project proponent shall incorporate Mitigation Measure 4.6. TE in the Construction Contractor's grading plans and submit said grading plans to the County for review and approval.	Prior to grading plan approval.	Riverside County Building and Safety Department	

	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	spreading noxious weeds.				
	(d) Vehicles with loads carrying vegetation shall be covered, and vegetative materials removed from the site shall be disposed of in accordance with all applicable laws and regulations.		5		
	Project-Specific Mitigation Measures:				
	BIOL-1: The project shall include the preservation of approximately \$10 acres of onsite open space. This open space shall be protected through conveyance to the Western Riverside County Regional Conservation Authority or other acceptable entity for maintenance and management of wildlife and habitat functions and values.	The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-1.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept.	
	<b>BIOL-2:</b> Project Applicant shall pay the sum of \$331,500 for the purpose of offsite open space land acquisition. The \$331,500 (and the MSHCP fees are intended to be used by the County for acquisition of real property for habitat conservation.	The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-2.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept.	
	BIOL-3: All of the Temescal Wash floodplain within the onsite open space areas (other than that within road rights-of-way, flood control easements or other easements) and other drainages shall be protected through conveyance conservation easement dedication or other suitable instrument to an entity acceptable to the Western Riverside County Regional Conservation Authority for maintenance and management of wildlife and habitat functions and values.	The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-3.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept.	
	BIOL-4: Pursuant to MSHCP Section 7.5.3, all habitat clearing to occur within the Temescal Wash portion of the project site shall occur outside of the period of peak riparian bird breeding, defined for	The Riverside County Environmental Programs Dept. shall require compliance with the	Implementing project approval and as required in the Conditions of	Riverside County Environmental Programs Dept.	

	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	these purposes as between March 1st and June 30th. Prior to any construction activities between March 1st and June 30th to occur within 100 meters (328 feet) of riparian habitat denoted as potentially occupied by LBV, a focused survey shall be performed to determine if least Bell's vireo is utilizing the habitat. If the species is found, no construction or grading activities will occur within 100 meters of the habitat between March 1st and June 30th to avoid disturbing any breedingnesting vireos. Any ground-disturbing work within 100 meters of the area shall be subject to monitoring by a biological monitor on a weekly basis or as deemed appropriate by Riverside County.	provisions of Mitigation Measure BIOL-4.	Approval.		
	Prior to initiating clearing or grubbing activities in upland habitat during the nesting bird breeding season (February 1 to August 31), a Nesting Bird Clearance Survey report shall be prepared by a qualified biologist and submitted to the Riverside County Environmental Programs Department for review and approval. Clearing of upland habitat shall only be permitted to occur during the February 1 to August 31 nesting bird breeding season if the Nesting Bird Clearance Survey documents that nesting is complete and habitat clearing would not adversely affect nesting birds.				
	BIOL-5: Riparian habitat impacted as a result of project development will be mitigated at a ratio of 3:1, with the exception of tamarisk scrub. Riverine resources (unvegetated streambed), disturbed wetland, and tamarisk scrub will be mitigated at a ratio of 1:1. Mitigation will occur by approximately 17.2 acres of on-site mitigation, with the remainder occurring through purchase of credits from an in-lieu fee program or mitigation bank, or other mitigation method as approved by the County	The Riverside County Environmental Programs Dept. shall require compliance with the provisions of Mitigation Measure BIOL-5.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Environmental Programs Dept.	

	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	of Riverside and state and federal resource agencies with jurisdiction.				0
	Prior to the issuance of a grading permit, the Project Applicant shall obtain the necessary authorizations from applicable state and federal regulatory agencies for proposed impacts to jurisdictional waters and riparian/riverine habitats.				
	Authorizations required include a Section 404 Permit from the ACOE, Section 1602 Streambed Alteration Agreement from the CDFW, and a Section 401 Water Quality Certification/ Waste Discharge Requirement from the RWQCB.				
	BIOL-6: Impacts to the riparian habitat within drainages affected by project-related hydrological changes shall be minimized through storm drain system design provisions determined necessary and	The Riverside County Environmental Programs Dept. and/or Flood Control & Water Conservation	Implementing project approval and as required in the Conditions of	Riverside County Environmental Programs Dept.	
	appropriate in consultation with the ACOE and Regional Water Quality Control Board. Such measures may include, but not be limited to: (1) provision of additional riparian revegetation within Temescal Wash onsite and (2) use of soft-bottomed	District shall require compliance with the provisions of Mitigation Measure BIOL-6.	Approval.	And/or Flood Control & Water Conservation District	
	surface channels for conveyance of urban runoff onsite and use of riparian habitat (herbaceous wetlands) for biofiltration of urban runoff.				
	<b>BIOL.7:</b> All qualifying coast live oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with saplings of coast live oak ( <i>Quercus agrifolia</i> ) or other local native oak species, at a 3:1	The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure BIOL-7.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	replacement-to-loss ratio for naturally-occurring oaks and 2:1 for planted oaks. Where qualifying coast live oaks will be indirectly impacted by project construction due to the inability to avoid these trees' "protective zones" or due to hydrological changes affecting oak viability,	¥			

	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	additional "replacement oaks" will be planted at a 1:1 mitigation ratio. Based on an oak tree survey conducted in 2013, 12 naturally occurring oaks (requiring replacement with 36 oaks) and 23 planted oaks (requiring replacement with 46 oaks) would be impacted. A minimum of 82 coast live oak trees shall be included in the project's vegetation plan.				
	All qualifying scrub oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with scrub oak (Quercus berberidifolia) saplings, or where scrub oak viability cannot be assured, saplings of coast live oak (Quercus agrifolia) or other appropriate local native oak species, at a 1:1 replacement-to-loss ratio.				
	Prior to grading, an Oak Tree Management Plan shall be incorporated into the riparian mitigation plan, establishing planting details and specifications and success criteria for all replacement oaks.				<u> </u>
	BIOL-8: Where road landscaping crosses or is adjacent to natural open space, the landscaping of said areas shall include native trees which, one established, will provide canopy for birds and wildlife use as habitat and as a movement corridor.	The Riverside County Planning Department shall require compliance with the provisions of Mitigation Measure BIOL-8.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	BIOL-9: Edge effects to open space adjacent to the development envelope shall be mitigated through the implementation of the following measures pursuant to MSHCP Section 6.1.4:	The Riverside County Environmental Programs Dept. and/or Flood Control & Water Conservation District shall manies	Implementing project approval ard as required in the Conditions of	Riverside County Environmental Programs Dept.	
	(a) Drainage: The project shall incorporate all measures required by the National Pollutant Discharge Elimination System (NPDES) to ensure that the quantity and quality of runoff discharged	compliance with the provisions of Mitigation Measure BIOL-9.	Approva.	Control & Water Conservation District	

	Mitigation	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	into Temescal Wash is not altered in an adverse way when compared to pre-existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from the project (including paved areas) into Temescal Wash. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm the biological resources and ecosystem processes occurring within Temescal Wash. These means may include use of a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.				
	(b) Toxics: The plans developed for maintenance of common area landscaping and the FMZs onsite, as well as the HMP developed for the ACOE, shall include provisions to ensure that no potentially toxic chemicals or bioproducts (such as manure) are used where they could cause discharge and harm to the riparian habitat within Temescal Wash.				
	(c) Lighting: Night lighting shall be directed away from the onsite open space, including Temescal Wash, to protect species within the habitat. Shielding shall be incorporated into all project lighting, where appropriate, to ensure ambient lighting does not adversely impact the preserved portions of Temescal Wash.				
	(d) Noise: A noise analysis performed for the project has indicated that acceptable residential noise levels onsite will occur or can be obtained through the use of setbacks, berms or walls. Project design includes setbacks (buffer zones) between the development uses and Temescal Wash that will aid in buffering noise impacts within the open space.				

	Mitigation	Mitigation Associated with the Impact	t		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	(e) Invasive Plants: None of the invasive plant species listed in MSHCP Table 6-2 shall be used in any of the open space areas onsite. In addition, the project's plant palette and landscaping plans shall be subject to similar constraints, as set forth in Sections III.A-7 and IV.B of the Specific Plan.				
	(f) Barriers: Along the residential portions of the project which are adjacent to Temescal Wash (Planning Areas 1, 4 and 5), walls or fences will be used to enclose backyards in order to prevent unauthorized public access, noise, light and pollutants from occurring within the adjacent portion of Temescal Wash. Other areas in which unauthorized access into the wash may occur shall be barred, where needed, through the use of native				
	landscaping, rocks or boulders, reneing, walls, signage or other appropriate mechanisms.  (g) Grading and Land Development: Pursuant to the MSHCP, none of the manufactured slopes or fuel management zones within the project site shall be placed within the onsite open space of Planning Areas 26a through 26h.				
	BIOL-10: The Toscana project shall adhere to the "Standard Bost Management Practices" (BMPs) outlined in Appendix C of the MSHCP. Specifically:	The Riverside County Building & Safety Dept. and/or Planning shall require compliance with the	Implementing project approval and as required in the Conditions of	Riverside County Environmental Programs Dept.	
	(a) A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitat, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the	Provisions of Artigation Measure BIOL-10.	Approvai.	Andror Building & Safety Dept.	

	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.				
	(b) Water pollution and erosion control plans shall be developed and implemented in accordance with Regional Water Quality Control Board (RWQCB) requirements.				
	(c) The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.				
	(d) [For project affecting streams, drainages or rivers], the upstream and downstream limits of the project's [area of] disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.				
	(e) Projects should be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks and adjacent upland habitats used by target species of concern.				
	(f) Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.				
	(g) When stream flows must be diverted, the diversions shall be conducted using sandbags or				

	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	other methods requiring minimal in-stream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments offsite. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.				
	(h) Equipment storage, fueling and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project-related spills of hazardous materials shall be reported to appricable jurisdictional city, USFWS, CDFG and RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.				
	(i) Erodible fill material shall not be deposited into water courses. Brush, loose soils or other similar debris material shall not be stockpiled within a stream channel or or its banks.				
	(j) The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.				
	(k) The removal of native vegetation shall be			easte elia-	

	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours [or other appropriate contours] and revegetated with appropriate native species.				
	(l) Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.				, , , , , , , , , , , , , , , , , , ,
	(m) To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).				
	(n) Construction employees shall strictly limit their activities, vehicles, equipment and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the minimal area				
	specified in the construction plans. Construction limits will be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.				
	(o) The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.				
	BIOL-11: To mitigate for the loss of 392 Coutler's matilija poppy, of which 366 are associated with project site access (construction of the Toscana Drive culvert crossing), the species shall be	The Riverside County Planning Department and/or Riverside County Environmental Programs	Implementing project approval and as required in the Conditions of	Riverside County Planning Dept. and/or Riverside County	

	Mitigation	Mitigation Associated with the Impact	ıct		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	included in the planting/seed palette in the on-site mitigation area. A minimum of 392 poppies shall be planted on-site and additional matilija poppy seed shall be included in the seed mix.	Department shall require compliance with the provisions of Mitigation Measure BIOL-11.	Approval.	Environmental Programs Dept.	
VI.K Cultural Resources	S Project-Specific Mitigation Messures:				I ese Than
project has the potential to result in the disturbance of previously undiscovered historical and archeological resources.	CULT-1: Archeological monitoring of all rough grading associated with the project shall be conducted by a qualified archeological monitor in coordination with a Pechanga Tribal monitor. Such monitoring shall also include ground-disturbing activities occurring within 100 feet of the known archeological site (CA-RIV-1089).	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-1.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	Significant
	CULT-2: Prior to any clearing, grubbing or earthmoving activities on the project site, a pre-construction project meeting with the development staff, construction crews, the archeological monitors, and the Pechanga Tribal monitors shall be held by the project applicant to ensure that all workers on the site understand and comply with the mitigation measures required during construction.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-2.	Implementing project approval ard as required in the Conditions of Approval.	Riverside County Planning Dept.	
	CULT-3: The archeological resource monitors and the Tribal monitors shall have the authority to temporally halt and/or re-direct construction activities in the event of the discovery of a cultural artifact for the purpose of evaluating its cultural significance. Such evaluation, which shall involve both the archeological resource and Tribal monitors, shall take place on the property immediately upon discovery of the artifact. The temporary halt shall not unreasonably or unduly interfere with ongoing grading activities occurring in adjacent areas of the property and outside of the immediate vicinity of the discovery. In the event the archeologist, Tribal monitors and/or Lead Agency conclude that it will	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-3.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	

	Mitigation	Mitigation Associated with the Impact	וכן		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	take longer than 48 hours to fully evaluate the significance of the discovery, said parties agree to meet and confer in good faith within this same time frame to discuss and agree upon a means to streamline the process and minimize further grading delays.				
	CULT-4: In the event that a cultural artifact is encountered when an archeological or Pechanga Tribal monitor is not present, earthmoving activities shall be halted or diverted away from the site of the find until the monitors are called to the location immediately to evaluate the remains.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULF4.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	CULT-5: If human remains are encountered during any project construction activities, the Riverside County Coroner shall be notified immediately. And, in accordance with State Health and Safety Code Section 7050.5, no further disturbance shall occur at the location until the Riverside County Coroner has made a determination of the origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner determines that the burial is not historic but prehistoric, the Native American Heritage Commission shall be contacted to determine the remains' most likely descendent (MLD) for this area. The MLD will submit its recommendations for treatment.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-5.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	CULT-6: The known archeological site (CA-RIV-1089) is located within a portion of the project site that shall not be disturbed by grading and shall be preserved in its natural state. To ensure avoidance of the archeological site, it shall be protected through dedication, permanent conservation easement or placement of a no-disturbance restriction on the County Environmental Constraints	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-6.	Implementing project approval and as required in the Conditions of Alaproval.	Riverside County Planning Dept.	

	Mitigation	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	Sheet (ECS) for the parcel in which the site is located. The Pechanga Tribe will be given the opportunity to accept the conservation easement for this site pursuant to California Government Code Section 65562.5. The County and project applicant will consult with the Pechanga Tribe concerning the details as to how the site will be preserved and managed in a culturally appropriate manner.				
	CULT-7: The project applicant/developer shall make all reasonable efforts to enter into a Treatment Agreement with the Pechanga Band of Luiseño Indians prior to obtaining a grading permit. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction, as well as provisions for tribal monitors. If such Agreement cannot be completed within ninety (90) days from the date that a first draft is delivered by project applicant to Pechanga, then project applicant and Pechanga agree to meet and confer in good faith with the Lead Agency in order to discuss and attempt to resolve the remaining terms in the Treatment Agreement.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-7.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
	CULT-8: The landowner agrees to relinquish ownership of all cultural resources, including all Luiseño sacred items, burial goods and all archeological artifacts that are found on the project area to the Pechanga Band of Luiseño Indians for proper treatment and disposition.	The Riverside County Planning Dept. shall require compliance with the provisions of Mitigation Measure CULT-8.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Dept.	
VI.L Aesthetic Resources					
Project implementation	Measures from EIR No. 441 for the Riverside County General Plan:	nty General Plan:			Less Than
will result in the conversion of undeveloped land to urban/ suburban uses,	4.4.2A: Riverside County shall require that sources of lighting within the General Plan area be limited to the minimum standard required to ensure safe circulation and visibility.	The Riverside County Building and Safety Department shall verify compliance with the	Implementing project approval and as required in the Conditions of	Riverside County Building and Safety Department	Significant

	Mitigatio	Mitigation Associated with the Impact	ict		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
after the region's viewshed and introduce sources of light and glare into a previously undeveloped area.		provisions of Mitigation Measure 4.4.2A during the plan review of development projects.	Approval.		
	4.4.2C: Riverside County shall require exterior lighting for buildings to be of a low profile and intensity.	The Riverside County Transportation Department shall verify compliance with the provisions of Mitigation Measure 4.4.2B during the plan review of development projects.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Department	
	4.4.2E: The County shall participate in Palomar Observatory's "dark sky" conservation area.	The Riverside County Planning Department shall verify compliance with the provisions of Mitigation Measure 4.4.2E via implementation of the Specific Plan's Design Guidelines relating to night lighting, during the plan review of development projects.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	
VII.A Circulation and Traffic	raffic		33		
Project implementation will result in increased traffic on the roads in the area.	Measures from EIR No. 441 for the Riverside County General Plan:  4.16.1A As part of its review of land development proposals, the County shall require project proponents to make a "fair share" contribution to required intersection and/or roadway improvements. The required intersection and/or roadway improvements shall be based on maintaining the mitigation. Measu appropriate level of service (LOS D within Community Development Areas designated by the	nty General Plan:  The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure 4.16.1A.	Iraplementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Department	Less Than Significant
	2002-3 Riverside County General Plan and within adjacent jurisdictions; LOS C within those portions of unincorporated Riverside County outside of				-

	Mitigation	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	Community Development Areas). The fair share contribution shall be based on the percentage of project-related traffic to the total future traffic.				>
	4.16.1B As part of its review of land development proposals, the County shall ensure sufficient right-of-way is reserved on critical roadways and at critical intersections to implement the approach lane geometrics necessary to provide the appropriate levels of services.	The Riverside County Transportation Department shall review all development proposals to verify compliance with Mitigation Measure 4.16.1B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Department	
1	Project-Specific Miligation Measures:				
	CIRC-1: Site Access: The proposed project will have two full access points to Temescal Canyon Road via Temescal Hills Drive and Toscana Drive. Traffic signals shall be provided at the two project access points.	The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-1 during the approval process for each implementing project.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Dept.	
	CIRC-2: Onsite Roadway Improvements: The circulation recommendations for the Toscana Specific Plan are described as follows:  (a) Traffic signals shall be provided at the two project access points (at Temescal Hills Drive and at Toscana Drive) along Temescal Canyon Road.  (b) Construct Temescal Canyon Road from the west project boundary to the east project boundary at its ultimate half-section width as an Arterial (128 foot right-of-way) in conjunction with development. Construct a southbound left turn lane for traffic turning from Temescal Canyon Road onto Temescal Hills Drive, of a length determined by the project's traffic study. Construct a southbound left turn lane	The Riverside County Transportation Dept. shall review all development proposals to verify compliance with Mitigation Measure CIRC-2 during the approval process for each implementing project.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Transportation Dept.	

	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	for traffic turning from Temescal Canyon Road onto Toscana Drive, of a length determined by the project's traffic study. The construction of through lanes may be a TUMF improvement.				
	(c) Construct Temescal Hills Drive within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections.				
	(d) Construct Toscana Drive within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan No. 327 internal roadway cross-sections.				
	(e) Construct "A" Street within the project boundary at its ultimate full-section width as a Local Collector or the approved Specific Plan (No. 327) internal roadway cross-sections in conjunction with development.				
	(f) Onsite traffic signage and striping should be implemented in conjunction with detailed construction plans for the project site.				
	(g) Sight distance at each project access roadway shall be reviewed with respect to standard Caltrans and Riverside County sight distance standards at the time of preparation of final grading, landscape and street improvement plans.				
	CIRC-3: Offsite Roadway Improvements: Required intersection improvements are shown on EIR Table VII.A-8.	The Riverside County Transportation Dept. shall review all development	Implementing project approval and as required in	Riverside County Transportation Dept.	
	(a) The project shall contribute to the installation of offsite traffic signals when warranted through payment of appropriate traffic signal mitigation	proposals to verify compliance with Mitigation Measure CIRC-3 during the approval process for each	the Conditions of Approval.		

	Mitigation	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	fees, through the County's development impact fee (DIF) for traffic signals pursuant to County Ordinance 659.12.	implementing project.			
	(b) The project shall participate on a fair share basis in the realignment of De Palma Road south of Indian Truck Trail (proposed future Sycamore Creek Road) to be opposite Campbell Ranch Road and the widening of De Palma Road to a Major (118-foot right-of-way). It should be noted that there are other developments (i.e., Sycamore Creek Specific Plan) located in the vicinity of De Palma Road that may be conditioned to construct and realign the roadway.				
	(c) The project shall participate in funding or construction of offsite improvements that are needed to serve existing plus ambient plus project plus cumulative and long-range buildout conditions through the payment of Western Riverside County Transportation Uniform Mitigation Fee Program (TUMF) fees and Development Impacts Fees (DIF).				
	(d) Freeway interchange improvements, railroad grade separations and arterial widening projects are included in the TUMF program. In the study area, the following improvements are included in the TUMF program:				
	- Temescal Canyon Road (along the entire length of the existing roadway alignment). The project's through-lane improvements to Temescal Canyon Road may be a TUMF improvement.				
	- Indian Truck Trail (from Temescal Canyon Road to the Interstate 15 interchange).				
	- The Interstate 15 / Temescal Canyon Road				

	Mitigation	Mitigation Associated with the Impact	ict		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	interchange.				
	- The Interstate 15 / Indian Truck Trail interchange.				
	(e) A traffic study shall be prepared associated with each implementing tract map. The tract-map level traffic studies shall identify roadway improvements necessary to achieve the required Level of Service and that shall be in place concurrent with development. If not otherwise funded and constructed, the project may be required to fund and/or construct the necessary improvements. Reinbursement to the project for such funding or progression of the project of such funding or progression of the project for such funding or progression of the project funding or progression of the project for such funding or project funding or progression of the project funding or project funding				
	adopted policies with respect to reimbursement.				,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
	CIRC-4: Transportation System Management Actions: The developer should comply with the Riverside County trip reduction ordinance (No. 726) adopted on January 26, 1993.	The Riverside County Transportation Dept. shall review all development proposals to verify	Implementing project approval and as required in the Conditions of	Riverside County Transportation Dept.	
	The following County Transportation Department conditions shall be implemented:	compinance with Mittigation Measure CIRC-4 during the approval process for each	Approval.		
	10.TRANS.3 SP - SP 327 / IMPROVEMENTS All roads within the project boundaries shall be improved per the recommended General Plan designation or Specific Plan designation, as approved by the County Board of Supervisors, or as approved by the Transportation Department.	inpiementing project.			
	10.TRANS.4 SP - SP 327 / WRCOG TUMF The project proponent shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance of a building permit, pursuant to Ordinance No. 824.				

	Mitigation	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	30. PRIOR TO ANY PROJECT APPROVAL 30.TRANS.1 SP - SP 327 / TS INSTALLATION The Specific Plan proponent and all subsequent				
	implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:				
	<ul> <li>Temescal Canyon Road / Temescal Hills Drive</li> <li>Temescal Canyon Road / Toscana Drive</li> <li>Temescal Canyon Road / Glen Ivy Road</li> <li>Temescal Canyon Road / Indian Truck Trail</li> <li>De Palma Road / Indian Truck Trail</li> </ul>				
	with no fee credit given for Traffic Signal Mitigation Fees.				
	- I-15 NB Ramps / Indian Truck Trail - I-15 SB Ramps / Indian Truck Trail - Temescal Canyon Road / Indian Truck Trail - Temescal Canyon Road / Horsethief Canyon Road				
	- Temescal Canyon Road / Campbell Ranch Road - Temescal Canyon Road / Future Roadway (Temescal Canyon Bypass) North - Temescal Canyon Road / Future Roadway (Temescal Canyon Road / South				
	with fee credit eligibility.				
	30.TRANS.1 SP - TEMESCAL CANYON BYPASS CF				
	Ine Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for funding a fair share of the construction of the Temescal Canyon Bypass as				

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	Mitigation	Mitigation Associated with the Impact	ıct		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	identified in the County General Plan. This fair share funding may be provided by a cash payment, by formation of a Community Facilities District qualified to fund construction, or by another funding mechanism acceptable to the Transportation Department. The Temescal Canyon Bypass is a TUMF facility and TUMF credits shall be provided.				
	30.TRANS.2 SP - SP 327 / TRAFFIC STUDY REQ Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 327 as approved by the Transportation Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed prior to each development phase.				
	30.TRANS.3 SP - SP 327/TS GEOMETRICS				
	The following improvements are required for full build-out of the Toscana Specific Plan. Timing of improvement construction shall be determined by the completion of traffic studies for each implementing tract map.  The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive (EW) shall be improved to provide the following geometrics:				
	Northbound: one through lanesSouthbound: one left-turn lane, two through lanes Eastbound: one trap right-turn lane Westbound: one left-turn lane, one right-turn lane				4
	and Toscana Drive South (EW) shall be improved to provide the following geometrics:				

	Mitigatio	Mitigation Associated with the Impact	ıct		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	Northbound: two through lanes Southbound: one left-turn lane, two through lanes Eastbound: N/A Westbound: one left-turn lane, one right-turn lane				
	The intersection of Temescal Canyon Road (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics (Note – this improvement has been constructed):				
	Northbound: one through lane Southbound: one through lane, one right turn lane Eastbound: two left-turn lanes, one right-turn lane Westbound: N/A				
	The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:				
	Northbound: one left-turn lane, one shared left turn lane, one right-turn lane, one shared right turn lane Southbound: N/A Eastbound: two left-turn lanes, two through lanes Westbound: two through lanes				
	The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:				
	Northbound: N/A Southbound: one left-turn lane, one right-turn lane, one shared right turn lane Eastbound: three through lanes, one right-turn lane Westbound: one left-turn lane, two through lanes				
	30.TRANS.4 SP - SP 327/INTERSECTION SPACING				
	Femescal Canyon Road is designed as an Arterial Highway with a minimura intersection spacing of 1,320 feet, as stated in the Riverside County				4

	Mitigatio	Mitigation Associated with the Impact	act		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	Standards. The proposed intersection of Temescal Canyon Road and Temescal Hills Drive North shall be designed to provide maximum intersection spacing from the future intersection of Temescal Canyon Road and the Temescal Canyon Bypass, as approved by the Transportation Department.				
VII.D Law Enforcement Services	Services	1 281			
reoject will introduce people and property into a previously undeveloped area, resulting in increased demand for law enforcement services.	4.15.2B: The TLMA [County Transportation and Annagement Agency] shall inform the Riverside C Planning Depart Riverside County Sheriff's Department of the existence of all new homeowner's associations within the County. The Riverside County Sheriff's Department of all new homeowner's associations to establish a Neighborhood Watch Coordinating wit HOA's to establish Neighborhood Wardshard Sheriff's Department shall coordinate with homeowner's associations to establish a Neighborhood Watch Coordinating wit HOA's to establish Neighborhood Wardshard Sheriff's Department shall coordinate with homeowner's Sheriff's Department of an outlier of the County Sheriff's Departmen	The Riverside County Planning Department shall notify the County Sheriff's Department of any new HOA's. The County Sheriff's Department is responsible for coordinating with the new HOA's to establish Neighborhood Watch Programs, as appropriate.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department Riverside County Sheriff's Department	Less Than Signiffcant
	4.15.2b: The County shall require the development applicant to pay the County Sheriff's established development mitigation fee prior to issuance of a certificate of occupancy on any structure as they are developed. The fees are for the acquisition and construction of public facilities.	The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.15.2D.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	
VII.H Utilities					
Project will introduce people and property into a previously undeveloped area, resulting in increased demand for utilities.	4.8.1.A: The County shall review all development proposals prior to the approval of development plans to guarantee that sufficient energy resources and facilities are available to supply adequate energy to the proposed project and associated uses.  Mitigation meas 4.8.1.A.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation measure 4.8.1.A.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department	Less Than Significant

	Mitigatio	Mitigation Associated with the Impact	ıct		Level of
Impact	Mitigation Measure(s)	Specific Action to be Taken	Time Frame	Responsible Party	Significance After Mitigation
	<b>4.8.1B:</b> The County shall review all development plans prior to approval to guarantee that energy conservation and efficiency standards of Title 24 are met and are incorporated into the design of the future proposed project.	The Riverside County Building and Safety Department shall review all development proposals to verify compliance with Mitigation Measure 4.8.1.B.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Building and Safety Department	
VII.I Solid Waste					
Project will introduce	Measures from EIR No. 441 for the Riverside County General Plan	nty General Plan			Less Than
people and property into a previously undeveloped area, resulting in increased demand for solid waste disposal services and landfill capacity.	4.15.3E: The County shall require all future commercial, industrial and multi-family residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991.	The Riverside County Waste Management Department shall review all development proposals to verify compliance with Mitigation measure 4.15.3E.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Waste Management Department	Significant
	4.15.3F: The County skall require all development projects to coordinate with appropriate County departments and/or agencies to ensure that there is adequate waste disposal capacity to meet the waste disposal requirements of the project and the County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling and composting.	The Riverside County Planning Department shall review all development proposals to verify compliance with Mitigation Measure 4.15.3F.	Implementing project approval and as required in the Conditions of Approval.	Riverside County Planning Department	

As determined by EIR No. 441 for the Riverside Courty General Plan, development authorized by the General Plan will result in several unavoidable significant cumulative impacts, including: regional air quality, water supply demand, biological resources, conversion of open space to urban uses and circulation. The project will contribute incrementally to these cumulative impacts.

All other areas of potential impact were evaluated and found to be insignificant and not require mitigation measures.

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## 10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 SP - Hold Harmless

INEFFECT

The applicant or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning this SPECIFIC PLAN. The COUNTY will promptly notify the applicant of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 2 SP - Definitions

INEFFECT

The words identified in the following list that appear in all capitals in the attached conditions of Specific Plan No. 327 (Toscana) shall be henceforth defined as follows:

SPECIFIC PLAN = Specific Plan No. 327

CHANGE OF ZONE = Change of Zone No. 6651.

GPA = Comprehensive General Plan Amendment No. 825.

EIR = Environmental Impact Report No. 439.

10. EVERY. 3 SP - SP Document

INEFFECT

The documents related to Specific Plan No. 327 include the following:

- a. The Specific Plan Document which shall include:
  - 1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring Program
  - 2. Conditions of Approval.
  - 3. Specific Plan Zoning Ordinance

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## 10. GENERAL CONDITIONS

10. EVERY. 3 SP - SP Document (cont.)

INEFFECT

- 4. Land Use Plan in both 8 1/2" x 11" black-and-white and 11" x 17" color formats.
- 5. Specific Plan text.
- 6. Descriptions of each Planning Area in both graphical and narrative formats.
- b. Final Environmental Impact Report No. 439 Document which shall include:
  - 1. Mitigation Reporting/Monitoring Program.
  - 2. Draft EIR.
  - 3. Comments received on the Draft EIR either verbatim or in summary.
  - 4. A list of persons, organizations and public agencies commenting on the Draft EIR.
  - 5. Responses of the County to significant environmental points raised in the review and consultation process.
  - 6. Technical Appendices.

If any specific plan conditions of approval differ from the specific plan text or exhibits, the specific plan conditions of approval shall take precedence.

10. EVERY. 4 SP - Ordinance Requirements

INEFFECT

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

10. EVERY. 5 SP - Limits of SP DOCUMENT

INEFFECT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding the

## Riverside County LMS CONDITIONS OF APPROVAL

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## 10. GENERAL CONDITIONS

10. EVERY. 5 SP - Limits of SP DOCUMENT (cont.)

INEFFECT

above, the design guidelines and development standards of the SPECIFIC PLAN for hillside development and grading shall apply in place of more general County design guidelines and standards.

10. EVERY. 6 MAP- PROJECT DESCRIPTION

RECOMMND

The land division is permitted to subdivide 153.25 acres into 38 lots and are comprised of, eight (8) residential lots, four (4) park lots, three (3) public facility lots, (3) open space (conservation habitat) lots 14 manufactured slope/fuel management/water quality basin lots, and approximately 9.4 acres of private roads. The proposal is part of Phase 2 of the former Toscana Specific Plan now known as Terramor.

## 10. EVERY. 7 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

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10. GENERAL CONDITIONS

10. EVERY. 7 MAP - HOLD HARMLESS (cont.)

RECOMMND

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

10. EVERY. 8 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract] Map No.36825 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract] Map No. 36825

10. EVERY. 9 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. 2 SP-GSP-1 ORD. NOT SUPERSEDED

INEFFECT

Anything to the contrary, proposed by this Specific Plan, shall not supersede the following: All grading shall conform to the California Building code, County General Plan, Ordinance 457 and all other relevant laws, rules and regulations governing grading in Riverside County.

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

TRACT MAP Tract #: TR36825 Parcel: 290-070-045

## 10. GENERAL CONDITIONS

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

RECOMMND

regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 3 SP-GSP-2 GEO/SOIL TO BE OBEYED

INEFFECT

All grading shall be performed in accordance with the recommendations of the included -County approved-geotechnical/soils reports for this Specific Plan.

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. 4 SP-ALL CLEARNC'S REQ'D B-4 PMT

INEFFECT

Prior to issuance of a grading permit, all certifications affecting grading shall have written clearances. This includes, but is not limited to, additional environmental assessments, erosion control plans, geotechnical/soils reports, and departmental clearances.

10.BS GRADE. 5 SP-NO GRADING & SUBDIVIDING

INEFFECT

If grading of the entire - or any portion there of - Specific Plan site is proposed, UNDER A SUBDIVISION OR LAND USE CASE ALREADY APPROVED FOR THIS SPECIFIC PLAN, at the same time that application for further subdivision of any of its parcels is being applied for, an exception to Ordinance 460, Section 4.5.B, shall be obtained from the Planning Director, prior to issuance of the grading permit (Ord. 460 Section 3.1). THIS EXCEPTION WILL NOT APPLY TO ANY CASE HAVING ONLY AN APPROVED SPECIFIC PLAN.

## E HEALTH DEPARTMENT

10.E HEALTH. 1 SP - COMMENTS

INEFFECT

The Department of Environmental Health cannot write comments on this Specific Plan until a (DEH) document book is obtained. The review so far only has been of the Draft EIR report.
With 1443 DU's proposed, water and sewer will serve letters

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## 10. GENERAL CONDITIONS

## 10.E HEALTH. 1 SP - COMMENTS (cont.)

INEFFECT

from the purveyors shall be reviewed by DEH PRIOR to regular submittal to the Planning Departmental with SAN 53 forms attached.

All existing subsurface sewage disposal systems shall be properly abandoned as shall all exisiting wells. Recycled water shall be highly encouraged throughout the project in landscaped, greenbelts, school yards and park greens.

## 10.E HEALTH. 3 USE - WELL & OWTS DESTRUCTION

RECOMMND

At the time of the review of the entitlement for TR36825, there are still wells that have not been properly destroyed. At proper milestones during project development, the applicant must provide information that all wells and OWTS are properly destroyed under permit with this Department. At all times any wells or OWTS that are yet to be destroyed, must not pose a hazard to human health or contribute to the contamination of groundwater.

## 10.E HEALTH. 4 USE - WATER AND SEWER SERVICE

RECOMMND

TR36825 is proposing potable water and sanitary sewer service from Temescal Valley Water District (TVWD, previously known as Lee Lake 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. 5 USE - ECP COMMENTS

RECOMMND

The Riverside County Department of Environmental Health - Environmental Cleanup Programs (RCDEH-ECP) has reviewed the environmental site assessment reports submitted for this project. Based on the information provided in the reports and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring

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## 10. GENERAL CONDITIONS

10.E HEALTH. 5 USE - ECP COMMENTS (cont.)

RECOMMND

hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact RCDEH-ECP at (951) 955-8980, for further information.

#### EPD DEPARTMENT

10.EPD. 1 - MITIGATION FEE

INEFFECT

Prior to the issuance of the first building permit within each of the residential Planning Areas and the commercial Planning Area within the Specific Plan, a special fee in the amount of \$25,500 shall be paid. This special fee is required under the terms of the Memorandum of Understanding between the property owner and the County of Riverside dated June 10, 2003. This special fee shall be payable only once for each Planning Area and shall be in addition to all other fees generally applicable to development with Riverside County.

#### FIRE DEPARTMENT

10.FIRE. 1 SP-#71-ADVERSE IMPACTS

INEFFECT

The proposed project will have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures and population. The project proponents/develpers shall participate in the development Impact fee program as adopted by the Riverside County Board of Supervisors to mitigate a portion of these impacts. This will provide funding for capitol improvements such as land/equipment purchases and fire station construction.

The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the regional integrated fire protection response system.

## 10.FIRE. 2 SP-#86-WATER MAINS

INEFFECT

All water mains and fire hydrants providing required fire flows shall be constructed in accordance with the appropriate sections of Riverside County Ordinance 460 and/or No.787, subject to the approval by the Riverside

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10. GENERAL CONDITIONS

10.FIRE. 2 SP-#86-WATER MAINS (cont.)

INEFFECT

County Fire Department.

10.FIRE, 4 SP-#95-HAZ FIRE AREA

INEFFECT

The specific plan is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.

10.FIRE. 5 SP-#96-ROOFING MATERIAL

INEFFECT

All buildings shall be constructed with fire retardant roofing material as described in section 1503 of the Uniform Building Code. Any shingles shall have a Class B rating and shall be approved by the Fire Department prior to installation.

10.FIRE. 6 SP-#97-OPEN SPACE

INEFFECT

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

10.FIRE. 9 SP-#101-DISCL/FLAG LOT

INEFFECT

1) FLAG LOTS WILL NOT BE PERMITTED BY THE FIRE DEPARTMENT.

10.FIRE. 10 SP-#47 SECONDARY ACCESS

INEFFECT

In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s) as stated in the Transportation Department Conditions. Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation and Fire Departments and shall be maintained through out any phasing.

10 FIRE. 11 MAP-#50-BLUE DOT REFLECTORS

RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate

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## 10. GENERAL CONDITIONS

10.FIRE. 11 MAP-#50-BLUE DOT REFLECTORS (cont.)

RECOMMND

location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 12 MAP\*-#16-HYDRANT/SPACING

RECOMMND

Schedule A fire protection: approved standard fire hydrants (6"x4"x2 1/2") shall be located at each street intersection and spaced no more than 330 feet apart in any direction. Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI.

## FLOOD RI DEPARTMENT

## 10.FLOOD RI. 1 SP FLOOD HAZARD REPORT

INEFFECT

The Toscana Specific Plan No. 327 is a proposal to develop approximately 960 acres into residential, commercial, recreational, and open space areas in the Temescal Canyon area. The project site is located on the east side of I-15, north of Temescal Canyon Road at the Indian Truck Trail Interchange.

Temescal Wash, which drains a several square mile local watershed, traverses the southern portion of the property. It also serves as the overflow outlet for Lake Elsinore, which receives flows from the entire 770 square mile San Jacinto River watershed. The 100-year Zone A floodplain limits are delineated on Panel No. 060245 1390B of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). Access to a majority of the site is served by Temescal Hills Drive North and Temescal Hill Drive South, both of which cross Temescal Creek. The document also states that Temescal Canyon Road will be raised out of the flood plain. Retail Commercial area of Planning Area 13 at the intersection of Temescal Canyon Road appears to encroach into the flood plain. Encroachment into the floodplain/floodway for the construction of bridges, roadways or development shall require the applicant to process a Letter of Map Revision (LOMR). This will likely require the preparation and submittal of an extensive hydrologic/hydraulic analysis. An additional review fee (based on time and materials as provided for in County Ordinance No. 671) will also be required. No occupancy of

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## 10. GENERAL CONDITIONS

## 10.FLOOD RI. 1 SP FLOOD HAZARD REPORT (cont.)

INEFFECT

any phase of any development served by the two roads that cross Temescal Wash will be allowed until the applicant has received a Conditional Letter of Map Revision (CLOMR) from FEMA.

The Specific Plan project area is also subject to offsite flows from significant offsite areas to the east. Where watercourses are proposed to be left natural, they shall be kept free of all obstructions including fill slopes. means the developer will be required to delineate floodplains for these watercourses and keep these free of obstructions and fill. All proposed flood control facilities shall be built to District standards including access to inlets and outlets. Where appropriate, inlet designs shall include debris catchments to prevent the clogging of drainage facilities. The exhibit proposes a broad passageway through the development for the large watercourse draining a 500-acre watershed. The avoidance criteria outlined above shall be followed. The developer shall map the floodplain through this area and submit the study to the District for review and approval prior to the issuance of conditions of approval for any development case within the Specific Plan adjacent to this watercourse.

Section VI. C. Subsection 3a of the Environmental Impact Report (EIR) indicates that detention basins and other means will ensure that there is no net increase in runoff and impacts to offsite drainage facilities will be minimal. Subsection 4c provides that offsite impacts will be further studied and mitigation measures specified. This is especially necessary for any proposal upstream of the Spanish Hills development.

Unless properly mitigated, the development of this site would increase peak flow rates on downstream properties. Residents of the Spanish Hills area to the west of the project have constructed improvements within the watercourses downstream of this development. These improvements range from driveway culverts to well heads to apparently occupied structures. These properties are sensitive even to minor flows. Increased volume and duration of flows must also be considered and mitigated where the project would have significant downstream impact.

The Developer has submitted a conceptual drainage plan that proposes mitigation of the offsite impacts by: 1.

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## 10. GENERAL CONDITIONS

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

INEFFECT

Re-direction of flows away from Spanish Hills, and 2. Onsite attenuation of peak flows.

The developer has submitted an engineering report signed by experts in local hydro-geomorphology specifically addressing the potential long term impacts of the proposed redirection of flows and development on water supply and water quality in the Spanish Hills area. This report finds that there would be no adverse impacts on Spanish Hills water supply and water quality. On the contrary, the report provides a basis for assertion that the development of the Toscana project would benefit the quantity and quality of ground water supply in the Spanish Hills area.

Regarding potential increased flooding issues, the developer has proposed to limit post-developed discharges at all outfalls downstream of developed planning areas which are tributary to the Spanish Hills area to no more than 50-percent of the pre-developed peak flow rate for the governing 100-year storm event. As stated above, this reduction in flows is proposed to be accomplished by a combination of re-direction of offsite and onsite flows and attenuation of peak flows in detention basins.

The developer has submitted engineering data in support of preliminary sizing for the detention basins. It shall be noted that changes to the basin designs could be found to be necessary in final engineering. If so, any substantial increases in a mitigation basin footprint (and/or grading) must be approved by the County. Moreover, any expansion of mitigation features shall be absorbed into proposed "developed" planning areas. Expansion into designated open space areas may require an amendment to the specific plan and may not be approved.

A basin is proposed in Planning Area 12 serving the northernmost planning areas. This basin is currently sized to attenuate developed area flows only. The 50-percent reduction in total 100-year peak flows at this outfall may not be achievable using this basin alone. The District will credit attenuation created by the road culvert at this location.

As individual development cases within the specific plan are submitted to the District for review/comment and conditions of approval, it should be noted that each

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# 10. GENERAL CONDITIONS

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

development will have to "stand alone" as far as being protected from storm flows and in controlling and mitigating the development's runoff. If a case is tributary to one or more of the detention basins proposed within the specific plan, then that development, no matter how minor the runoff, will be required to construct the Specific Plan's regional basin and/or storm drain facilities serving the site. Individual phases and/or cases may not substitute incremental or "interim" mitigation features.

It should be noted that the development of this site will have impacts to water quality. A Project Specific Water Quality Management Plans (WQMP) will indicate how this requirement will be met. Project Specific WQMP's shall be submitted concurrently with follow-on tentative cases. (CONDITION MODIFIED AT 10/18/06 PLANNING COMMISSION)

# 10.FLOOD RI. 2 SP MITIGATION PLAN

INEFFECT

Prior to the approval of any development proposal within the Specific Plan that drains to Spanish Hills, the developer shall have an approved plan to mitigate drainage impacts to the Spanish Hills development. The mitigation plan shall include reduction of 2-year, 5-year and 10-year flows to pre-developed magnitude per the Districts standard increased runoff mitigation criteria as detailed in the "Increased Runoff Criteria" condition. Additionally, 100-year peak flows shall be attenuated to no more than 50-percent of the pre-developed flow rate (based on the governing 100-year event) at all Specific Plan outfalls tributary to the Spanish Hills area, downstream of developed planning areas. (CONDITION MODIFIED AT 10/18/06 PLANNING COMMISSION)

# 10.FLOOD RI. 3 SP AVOID MAJOR WATERCOURSE

INEFFECT

For development cases proposing avoidance of the major watercourse, the 100-year floodplain, based on existing topography, shall be delineated on the tentative map. No encroachment shall be permitted within the floodplain other than as required for roadways.

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# 10. GENERAL CONDITIONS

### 10.FLOOD RI. 4 MAP FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID: 415-087-144
Tract Map (TR) 36825 is a proposal for a Schedule "A"
subdivision of a 153-acre site into multiple large lots
(both numbered and lettered) for the purposes of conveying
parcels in the Temescal Canyon area. The site is located
northeast of both Interstate 15 and Temescal Canyon Road in
the hills just north and east above Temescal Canyon Wash
and north of the Indian Truck Trail/Interstate 15
interchange. This site is Phase 2 of Specific Plan (SP)
327 Amended No. 1 (Toscana/Terramor) and is associated with
Tract Map 36826. The proposed lots appear to correspond to
the Planning Areas within SP 327. Tract Map 36826 is a
proposal for a Schedule "A" residential subdivision for the
site.

The District's understanding is that Tract Map 36825 will construct most of the necessary infrastructure (roads, storm drains, sewer, water, etc.) and provide large mass-graded residential lots that will be further subdivided pursuant Tract Map 36826. Unless otherwise approved by the District, the final approval of any phase of development within Tract Map 36826 will require completion of the drainage improvements of Tract Map 36825.

The 100-year Zone A floodplain limits for Temescal Wash traverse the westerly portion of the site as delineated on Panel Number 06065C-1390G of the Flood Insurance Rate Maps (FIRM) issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The 100-year flow rate for Temescal Wash combined with flows from Mayhew Canyon amount to 15,900 cfs as they exit the project site. Access to the site is obtained through the Phase 1 improvements, which were constructed with Tract Map 36643 and included two arched culvert bridges that cross this floodplain to provide access to the site from Temescal Canyon Road. Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) for this floodplain are being processed. Grading and building permits can be issued while the CLOMR/LOMR are being processed, but occupancy will not be permitted until the LOMR is approved. All improvements constructed within the floodplain must be maintained by a public agency. The District will not maintain any improvements associated with the Temescal Wash floodplain. The Temescal Wash flood plain shall be delineated on an Environmental Constraint Sheet (ECS).

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# 10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

A portion of the project site is also located within a Special Flood Hazard Area listed in Ordinance 458 Section 5.d (Department of Water Resources Awareness Maps). The floodplain limits are shown on the Public Flood Hazard Determination Interactive Map found at http://rcflood.org. This floodplain traverses the middle portion of the project site.

In accordance with Ordinance 458, any proposed grading, encroachment or other modification of this 100-year floodplain will require the applicant to submit a floodplain analysis and an exhibit showing any modification of the currently effective floodplain limits. This floodplain analysis must be submitted to the District's Flood Plain Management (FPM) Section for review and approval prior to the recordation of the map or issuance of any grading permits for the project. This will require the preparation and submittal of a hydrologic/hydraulic analysis and an additional review fee (based on time and materials as provided for in County Ordinance No. 671). Final Building Inspections for lots within the effective Special Flood Hazard Area shall not be issued until the necessary floodplain study and exhibits have been reviewed and approved by the FPM section.

A majority of the drainage and water quality issues for this site and the surrounding area have been addressed with the processing of SP 327 and Tract Map 36643. Tract Map 36825 will allow for the mass grading of the site and the construction of the backbone infrastructure, which will extend the drainage infrastructure constructed by Tract Map 36643. Subsequent development proposals (such as Tract Map 36826) to create the individual single family home are anticipated.

The development of this site would increase peak flow rates on downstream properties. Residents of the "Spanish Hills" area to the west of the project have constructed improvements within the existing watercourses downstream of this development. These improvements range from driveway culverts and well heads to occupied structures. These downstream properties are sensitive even to minor flows. As stated in the Specific Plan 327 Amended No. 1 document, flow rates tributary to the Spanish Hills community shall be reduced by 50% in order to reduce the flood risk.

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# 10. GENERAL CONDITIONS

10.FLOOD RI. 4 MAP FLOOD HAZARD REPORT (cont.) (cont.)

RECOMMND

However, while flood damage to this area is a major concern, recharging the groundwater is also important and necessary for the residents to maintain the use of their wells. Provisions for groundwater recharge at the outfall of storm drains and watercourses tributary to Spanish Hills shall be constructed where feasible and do not pose a public danger to other improvements. A groundwater recharge enhancement plan for runoff tributary to Spanish Hills shall be prepared by an engineering geologist and be submitted to the District for approval.

# 10.FLOOD RI. 5 MAP SPANISH HILLS MITIGATION

RECOMMND

The development of this site would increase peak flow rates on the "Spanish Hills" community, which is downstream of this project site. These downstream properties are sensitive even to minor flows. Post-developed flow rates tributary to the Spanish Hills area will be reduced to no more than 50% of the pre-developed flow rates in order to reduce the flood risk (as stated in the Specific Plan 327, Amended No. 1 document). However, while flood damage to this area is a major concern, recharging the groundwater is also important and necessary for the residents to maintain the use of their wells. Select materials to encourage groundwater recharge at the outfall of storm drains that discharge flows toward the Spanish Hills area shall be used where feasible and do not pose a public danger to other improvements.

# 10.FLOOD RI. 6 MAP GOUNDWATER RECHARGE

RECOMMND

The potential flood damage to the Spanish Hills community is a major concern, but recharging the groundwater table is also important and necessary for these residents to maintain the use of their wells. The proposed drainage system that is to be implemented with this project shall reduce post-developed flow rates tributary to the Spanish Hills area to no more than 50% of the pre-developed flow rates to reduce the flood risk. In order to promote recharging the groundwater table for the wells of the residents of the Spanish Hills community, the outlet for the storm drain (typically constructed with rock rip rap) that discharges flows to the Spanish Hills area will be constructed with a minimum 4-foot thick bed of sand/small rock. The outlet shall be designed to return large flows to a pre-developed flow condition plus allow lower flows to

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# 10. GENERAL CONDITIONS

10.FLOOD RI. 6 MAP GOUNDWATER RECHARGE (cont.)

RECOMMND

infiltrate into the ground. No water quality mitigation is associated with this outlet. In the event the applicant's geologist determines that allowing infiltration and saturation of the soil at this outlet point could endanger the surrounding roadway, embankments, improvements and/or the public's health and safety, then an alternative method of groundwater recharge acceptable to the District and the County Geologist shall be submitted to the District.

10.FLOOD RI. 7 MAP 100 YR SUMP OUTLET

RECOMMND

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

10.FLOOD RI. 10 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. 11 MAP PERP DRAINAGE PATTERNS

RECOMMND

The grading of the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Proposed drainage facility inlets near the project boundaries may cause ponding on adjacent properties. Drainage acceptance letter(s) or drainage easement(s) will be required to be obtained from the affected property owner(s) for the release of concentrated/diverted flows and/or ponding conditions. The letter(s)/easement(s) shall be obtained prior to the release of recordation of the final map or grading permits for the project. Alternatively, the project may be redesigned to eliminate the need for such letters.

A copy of the recorded drainage easement shall be submitted to the District for review. If the 50% reduction of the post-developed flow rates tributary to the Spanish Hills area is achieved, then letters of permission from the downstream property owners will not be required.

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# 10. GENERAL CONDITIONS

# 10.FLOOD RI. 12 MAP MAJOR FACILITIES

RECOMMND

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

# 10 FLOOD RI. 15 MAP INCREASED RUNOFF

RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

# 10 FLOOD RI. 16 MAP INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the

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# 10. GENERAL CONDITIONS

10.FLOOD RI. 16 MAP INCREASED RUNOFF CRITERIA (cont.) RECOMMND

1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

- 1. Undeveloped Condition --> LOW LOSS = 90%
- Developed Condition --> LOW LOSS = .9 (.8x%IMPERVIOUS)
- 3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are

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# 10. GENERAL CONDITIONS

10.FLOOD RI. 16 MAP INCREASED RUNOFF CRITERIA (cont.) (cont.) RECOMMND discouraged.

# 10.FLOOD RI. 17 MAP WATERS OF THE US (NO FEMA)

RECOMMND

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

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

# 10.FLOOD RI. 18 MAP INTERCEPTOR DRAIN CRITERIA

RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows:

flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel.

Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

# 10 FLOOD RI. 20 MAP SUBMIT FINAL WQMP = PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from

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# 10. GENERAL CONDITIONS

10.FLOOD RI. 20 MAP SUBMIT FINAL WOMP = PRELIM (cont.)

RECOMMND

new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WOMP.

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

# PLANNING DEPARTMENT

10.PLANNING. 1 SP - GEO NO. 1341

INEFFECT

County Geologic Report (GEO) No. 1341 was prepared for this project (SP00327) by T.H.E. Soils Co. and is entitled: "Geotechnical Feasibility Investigation, Proposed 1,190 +/-Acre Temescal Hills Residential Development, North of Intersection of Temescal Canyon and El Hermano Roads, Temescal Valley Area, Riverside County, California", dated February 15, 2001. In addition, the following reports were submitted for this project:

1.T.H.E. Soils Co. Inc., March 21, 2004, "Fault Hazard Investigation, Proposed 1,190 +/- Acre Temescal Hills Residential Development, North of Intersection of Temescal Canyon and El Hermano Roads, Temescal Valley Area,

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# 10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO NO. 1341 (cont.)

INEFFECT

Riverside County, California".

2.T.H.E. Soils Co. Inc., September 13, 2004, "Response to Riverside County Building & Safety Department Conditions of Approval Review Sheet, County Geologic Report No. 1341 (Geologic), Proposed 1,190 +/- Acre Temescal Hills Residential Development, North of Intersection of Temescal Canyon and El Hermano Roads, Temescal Valley Area, Riverside County, California".

Terra Geosciences, October 16, 2000, "Seismic Refraction Survey, Glen Ivy Project, Temescal Canyon, County of Riverside, California".

- 3.E.R. Browne & Associates, October 17, 1989, "Seismic Survey, Temescal, W.O. 101674".
- 4.Pacific Soils Engineering, Inc., October 24, 1989, "General Geologic Investigation and Shallow Refraction Seismic for Rippability Study, Glen Ivy Project, Riverside County, California":

These documents are herein incorporated as a part of GEO No. 1341.

GEO No. 1341 concluded:

- 1. Faults encountered in site exploratory trenches on the site are considered inactive. The faults observed in Jurassic age metavolcanic bedrock (Santiago Peak formation) units which were overlain by unfaulted conglomerates mapped as Old Alluvial Fan deposits that are at least 25,000 years old.
- 2. Several previously mapped faults in the northeast and southwest portions of the site were not trenched since these areas are proposed open space areas and outside of the planned area of development.
- 3. The active Elsinore Fault Zone Glen Ivy North and Glen Ivy South faults are located 1.6 and 2.9 kilometers, respectively, southwest of the site.
- 4. The potential for liquefaction, seismic-induced landsliding and seismic-induced settlement is considered to be low at this site.

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# 10. GENERAL CONDITIONS

10.PLANNING. 1 SP - GEO NO. 1341 (cont.) (cont.)

INEFFECT

GEO No. 1341 recommended:

- 1. No setbacks for active faulting are recommended for this project at this time.
- 2.If planned site development changes to incorporate areas with potential faults in currently proposed open space areas then additional subsurface exploration for faulting shall be performed.

GEO No. 1341 satisfies the requirement for a geologic study for this Specific Plan relative to CEQA/planning purposes. GEO No. 1341 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included as a part of this review or approval. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits. Furthermore, additional review and or reports may be required prior to approval of all implementing projects (Tracts, Plot Plans, etc.).

# 10.PLANNING. 3 SP - MAINTAIN AREAS & PHASES

INEFFECT

All planning area and phase numbers shall be maintained throughout the life of the SPECIFIC PLAN, unless changed through the approval of a specific plan amendment or specific plan substantial conformance accompanied by a revision to the complete specific plan document.

# 10.PLANNING. 5 SP - TARGET DWELLING UNITS

INEFFECT

Density transfers between Planning Areas within the SPECIFIC PLAN shall not be permitted, except through the process outlined below or the Specific Plan Amendment process.

Target dwelling units represent current planning expectations for each Planning Area rather than limits on maximum development. Target dwelling units for any Planning Area may be increased up to the maximum dwelling units listed based on a determination of substantial conformance. The determination of substantial conformance shall identify the Planning Area(s) with increased Target Dwelling Units and shall specify the Planning Area(s) to be

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# 10. GENERAL CONDITIONS

10.PLANNING. 5 SP - TARGET DWELLING UNITS (cont.)

INEFFECT

developed with an equal and corresponding decrease in Target Dwelling Units. A Specific Plan Amendment shall not be required for such a re-allocation in Target Dwelling Units.

10 PLANNING. 6 MAP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4. The paleontologist shall determine the significance of the encountered fossil remains.
- 5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover

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# 10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - LOW PALEO (cont.)

RECOMMND

the remains.

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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

# 10.PLANNING. 7 MAP - GEO02529 ACCEPTED

RECOMMND

County Geologic Report GEO No. 2529, submitted for the project TR36825, was prepared by Advanced Geotechnical Solutions, Inc. The report is titled; "Preliminary Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016. In addition, the following documents have been submitted for the project:

"Response to County of Riverside Review Comments, County Geologic Report No. 2529 RE: "Preliminary Geotechnical Investigation, TTM 36825 (Sheet Grade), Terramor Project, Phase II, County of Riverside, California," dated December 6, 2016.

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# 10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - GEO02529 ACCEPTED (cont.)

RECOMMND

"Supplemental Geotechnical Analysis 1.5:1 Fill Slopes, Toscana Project, Tentative Tract Map No. 36593, South Corona Area, County of Riverside, California". dated May 28, 2014.

"Preliminary Geotechnical Investigation, TTM 36593, Toscana Project, Riverside County, CA", dated November 8, 2013.

These documents are hereby incorporated into GEO02529:

GEO No. 2529 concluded:

- 1.Development areas are not within any Alquist-Priolo Earthquake Fault Zones. Accordingly, the potential for surface rupture is not significant.
- 2. No evidence of mass wasting was observed onsite nor was any noted on the reviewed maps.
- 3.According to FEMA, the site is not within a FEMA identified flood hazard.
- 4. The subject site is not in a State liquefaction susceptibility zone.
- 5.Locally, some boulders may be dislodged on natural slopes during ground shaking events. Removal and/or catchment devices may be required in these areas.

GEO No. 2529 recommended:

- 1.Soils, undocumented fills, partially saturated alluvium and highly weathered portions of young fan deposits, very old fan deposits and bedrock should be removed in areas planned to receive compacted fill intended to support settlement-sensitive structures such as buildings, roads, and underground utilities.
- 2. The resulting undercuts should be replaced with engineered fill.
- 3.Removal bottoms should finally expose saturated alluvium, very old alluvial fan deposits and/or bedrock.
- 4. The removal bottom should be observed and mapped by the

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# 10. GENERAL CONDITIONS

10.PLANNING. 7 MAP - GEO02529 ACCEPTED (cont.) (cont.)

RECOMMND

engineering geologist prior to fill placement.

This update to GEO No. 2529 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2529 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

10.PLANNING. 8 MAP- MAP ACT COMPLIANCE

RECOMMND

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

10 PLANNING. 9 MAP - FEES FOR REVIEW

RECOMMND

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

10.PLANNING. 13 MAP - NO OFFSITE SIGNAGE

RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 14 MAP - OFFSITE SIGNS ORD 679.4

RECOMMND

No offsite subdivision signs advertising this land

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

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# 10. GENERAL CONDITIONS

10.PLANNING. 16 MAP - ORD NO 659 (DIF)

RECOMMND

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

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

# 10.PLANNING. 17 MAP - ORD 810 OPN SPACE FEE

RECOMMND

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

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

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

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# 10. GENERAL CONDITIONS

10.PLANNING. 20 STKP- OFF-HIGHWAY VEHICLE USE

RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10 PLANNING. 21 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

# TRANS DEPARTMENT

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

RECOMMND

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

# 10.TRANS. 2 MAP - COUNTY WEB SITE

RECOMMND

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

# 10 TRANS. 3 MAP - DRAINAGE 1

RECOMMND

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

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# 10. GENERAL CONDITIONS

10.TRANS. 3 MAP - DRAINAGE 1 (cont.)

RECOMMND

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

10.TRANS. 4 MAP - DRAINAGE 2

RECOMMND

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

10 TRANS. 5 MAP - OFF-SITE PHASE

RECOMMND

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

# 20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20 PLANNING. 1 SP - 90 DAYS TO PROTEST

INEFFECT

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

20.PLANNING. 2 MAP\*- AMD PER CONDITIONS MAP

DRAFT

Within 10 days of approval by the [Planning Commission] [Board of Supervisors] ten (10) copies of an Amended Per Final Conditions map [along with amended R-2 calculations

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# 20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2 MAP\*- AMD PER CONDITIONS MAP (cont.)

DRAFT

per County Ordinance No. 348] shall be submitted to and approved by the County Planning Department. A lock shall take effect at the end of the 10 days on the TENTATIVE MAP and on any implementing permits and shall not be removed unless and until the Amended Per Final Conditions map has been approved by the County Planning Department. The Amended Per Final Conditions map shall [be in substantial conformance with the TENTATIVE MAP [incorporate the following changes:

] ,

# 20.PLANNING. 3

MAP- EXPIRATION DATE

RECOMMND

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

### 30. PRIOR TO ANY PROJECT APPROVAL

### EPD DEPARTMENT

30.EPD. 1 SP - HANS00114

INEFFECT

All projects will be conditioned for compliance with HANS00114. A DBESP was done for impacts to Temescal Wash. All mitigation must be completed as outlined within the DBESP.

### PARKS DEPARTMENT

30.PARKS. 3 SP - TRAILS PLAN

INEFFECT

Prior to any implementing project approval, the applicant shall submit a "Final Trails Plan" to the Riverside County Regional Park and Open-Space District for its review and approval. Said Trails Plan shall contain the minimum:

- The plan shall show and identify all Regional and Community Trails within the proposed SP.

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# 30. PRIOR TO ANY PROJECT APPROVAL

30.PARKS. 3 SP - TRAILS PLAN (conty)

INEFFECT

- The plan shall show connectivity to all surrounding off-site Regional and Community Trails.
- The plan shall show a Regional Trail on the bridge on Temescal Hills Drive South.
- The plan shall show representative construction cross-sections for all Regional or Community Trails. Said cross-sections shall comply with the District's standards for Regional and Community Trails.
- The plan shall show a representative of a trail bridge crossing having a minimum width of eight feet clearly separated from the roadway traffic lanes. The trail shall be surfaced with an appropriate material for safe pedestrian and equestrian usage.
- The applicant will locate and construct a trail along the north side of Temescal Canyon Road in compliance with "Exhibit" the Temescal Valley Design Guidelines. these guidelines not be approved at the time of construction, the applicant will follow the District's standards for an "Urban Regional Trail."
- The applicant shall locate and install an equestrian height crossing signal button at the signalized intersection at Temescal Canyon Road and Temescal Hills Drive South.
- Any trail width which may vary from the District's approved width for either Regional or Community Trails due to constrains in the field shall be clearly identified on the plan.

#### 30.PARKS. 4 SP - REGIONAL TRAIL COMPLETION

INEFFECT

Prior to the construction of the offsite Regional Trail to the east of the project, or recordation of the final map of the last planning area within the Specific Plan, whichever

#### 30 PARKS. 5 SP - STAGING AREA CONSTRUCT

INEFFECT

The Master Developer shall pay a fair share towards the construction of an offsite staging area. The location of

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# 30. PRIOR TO ANY PROJECT APPROVAL

30.PARKS. 5 SP - STAGING AREA CONSTRUCT (cont.)

INEFFECT

the offsite trail staging area shall be determined by the Parks and Recreation District. The contribution shall be paid upon the construction of the offsite trail staging area or recordation of the final map of the last planning area within the Specific Plan, whichever occurs first.

30.PARKS. 6 SP - COMMUNITY TR COMPLETION

INEFFECT

The Community (local) Trail segments located along the easterly boundary tract maps of Planning Areas 10 and 11 of the Specific Plan, as shown on the Trails Plan (approved by the District) for the SP shall be constructed prior to the issuance of the 1st final inspection or residential occupancy permit within the adjacent tract map of Planning Areas 10 and 11.

30.PARKS. 7 SP - REGIONAL TRAIL COMPLETION

INEFFECT

Prior to the construction of the offsite Regional Trail to the east of the project, or recordation of the final map of the last planning area within the Specific Plan, whichever occurs first, the Regional Trail segment for the SP shall be constructed by the Master Developer.

### PLANNING DEPARTMENT

30.PLANNING. 1 SP - GEOLOGIC REPORT

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Review of County Geologic Report (GEO) No. 1341 was prepared for the Specific Plan governing this site. GEO No. 1341 shall be reviewed by the geotechnical consultant of record in conjunction with the implementing project case exhibit (tract map, parcel map. etc.). The geotechnical consultant of record shall then render appropriate comments and recommendations relative to the suitability of the findings made in GEO No. 1341 as they apply to the proposed implementing project.

These comments and recommendations shall be made in the form of a report submitted to the County in the form of a new GEO report for review by the County Geologist

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# 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 1 SP - GEOLOGIC REPORT (cont.)

INEFFECT

prior to scheduling the project for public hearing.

30.PLANNING. 2 SP - M/M PROGRAM (GENERAL)

INEFFECT

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The EIR prepared for the SPECIFIC PLAN imposes specific mitigation measures and monitoring requirements on the project. Certain conditions of the SPECIFIC PLAN and this implementing project constitute reporting/monitoring requirements for certain mitigation measures."

# 30.PLANNING. 3 SP - NON-IMPLEMENTING MAPS

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"A land division filed for the purposes of phasing or financing shall not be considered an implementing development application for the purposes of the Planning Department's conditions of approval.

Should this project be an application for phasing or financing, all of the other conditions in this implementing project with a prefix of "SP" will be considered as NOT APPLICABLE, and this condition shall be considered as MET. Should this project not be an application for phasing or financing, this condition shall be considered as NOT APPLICABLE."

# 30 PLANNING. 4 SP - DURATION OF SP VALIDITY

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The SPECIFIC PLAN that this project is a part of has a life span of twenty (20) years from the date of the adoption of the resolution adopting the SPECIFIC PLAN. Should the SPECIFIC PLAN not be substantially built out in

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# 30. PRIOR TO ANY PROJECT APPROVAL

# 30.PLANNING. 4 SP - DURATION OF SP VALIDITY (cont.)

INEFFECT

that period of time, the project proponent shall file a specific plan amendment to be processed concurrently with this implementing proposal. (For the purposes of this condition, substantial buildout shall be defined as eighty percent (80%) of the maximum amount of dwelling units allowed by the SPECIFIC PLAN as most recently amended. The specific plan amendment will update the entire specific plan document to reflect current development requirements.

This condition shall be considered as NOT APPLICALBE if the implementing project has been filed within the above listed parameters, and shall be considered as MET if the specific plan amendment has been filed."

# 30 PLANNING. 5 SP - SUBMIT FINAL DOCUMENTS

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Eleven (11) copies of the final SPECIFIC PLAN and EIR documents (SP/EIR) documents shall be submitted to the Planning Department for distribution. The documents shall include all the items listed in the condition titled "SP Documents". The final SP/EIR documents shall be distributed in the following fashion:

Building and Safety Department	1	сору
Department of Environmental Health	1	сору
Fire Department	1	сору
Flood Control and Water Conservation	1	сору
Transportation Department	1	сору
County Planning Department in Riverside	1	сору
City of Corona	1	сору
Riverside County Planning Department in	1	сору
Murrieta		
Executive Office - CSA Administrator	2	copies
Clerk of the Board of Supervisors	1	сору

Any and all remaining documents shall be kept with the Planning Department in Riverside, or as otherwise determined by the Planning Director.

This condition cannot be DEFERRED or considered as NOT APPLICABLE."

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# 30. PRIOR TO ANY PROJECT APPROVAL

# 30.PLANNING. 6 SP - PROJECT LOCATION EXHIBIT

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The applicant shall provide to the Planning Department an  $8\ 1/2$ " x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

# 30 PLANNING. 7 SP - ACOUSTICAL STUDY REQD

INEFFECT

Prior to the approval of any implementing project within planning areas 1-22 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, an acoustical study shall be submitted to the Planning Department and the Department of Environmental Health - Industrial Hygene Division for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department and the Department of Environmental Health-Industrial Hygene Division. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

# 30 PLANNING. 9 SP - ARCHAEO STUDY REQD

INEFFECT

Prior to the approval of any implementing project within planning areas 1-22 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a archaeological study shall be

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# 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 9 SP - ARCHAEO STUDY REQD (cont.)

INEFFECT

submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30 PLANNING. 10 SP - BIOLOGICAL STUDY REQD

INEFFECT

Prior to the approval of any implementing project within planning areas 1-22 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a biological study shall be submitted to the Planning Department for review and approval.

This condition shall be considered MET if the relevant study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

30.PLANNING. 11 SP - GEO STUDY REQUIRED

NOTAPPLY

Prior to the approval of any implementing project within planning areas 1-22 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO PROJECT APPROVAL, a geological/geotechnical study shall be submitted to the Planning Department Engineering Geologist for review and approval.

This condition shall be considered MET if the relevant

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# 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 11 SP - GEO STUDY REQUIRED (cont.)

NOTAPPLY

study has been approved by the Planning Department. This condition may be considered as NOT APPLICABLE if the Planning Department determines that the required study is not necessary.

The submittal of this study mandates that a CEQA determination of an Addendum to a previously adopted EIR be made, at a minimum."

# 30.PLANNING. 13 SP - EA REQUIRED

INEFFECT

Prior to the approval of any implementation project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project is subject to the California Environmental Quality Act (CEQA), an environmental assessment shall be filed and processed concurrently with this implementing project. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the SPECIFIC PLAN.

This condition shall be considered as MET if an environmental assessment was conducted for this implementing project. This condition may be considered as NOT APPLICABLE if this implementing project is not subject to CEQA. This condition may not be DEFERRED."

# 30 PLANNING. 14 SP - ADDENDUM EIR

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that no new environmental impacts have arisen since the certification of the EIR. Although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN as a whole, more detailed technical information (i.e. traffic studies, updated biological studies, etc.) have been required by the

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# 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 14 SP - ADDENDUM EIR (cont.)

INEFFECT

Planning Department and/or other COUNTY land development review departments in order to complete its environmental review. Therefore, an ADDENDUM to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if an ADDENDUM to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if an ADDENDUM to the EIR is not required."

# 30.PLANNING. 15 SP - SUPPLEMENT TO EIR

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that the new environmental impacts can be mitigated to below a level of significance. Therefore, a SUPPLEMENT to the previously certified EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUPPLEMENT to the EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUPPLEMENT to the EIR is not required."

# 30 PLANNING. 16 SP - SUBSEQUENT EIR

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"This implementing project has been reviewed in the context the EIR, which is associated with this SPECIFIC PLAN. The

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# 30. PRIOR TO ANY PROJECT APPROVAL

# 30.PLANNING. 16 SP - SUBSEQUENT EIR (cont.)

INEFFECT

Planning Department has reviewed this project and its relationship to the EIR, and has found that although the EIR adequately addressed the environmental impacts of the SPECIFIC PLAN at the time, new environmental impacts have arisen since the certification of the original EIR. The Planning Department has determined that this implementing project may have a signficant impact to the new environmental impacts that have arisen. Therefore, a SUBSEQUENT EIR has been prepared in conjunction with this implementing application.

This condition shall be considered MET if a SUBSEQUENT EIR has been prepared. Alternatively, this condition shall be considered as NOT APPLICABLE if a SUBSEQUENT to the EIR is not required."

# 30.PLANNING. 17 SP - COMPLETE CASE APPROVALS

INEFFECT

rior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the approval of any implementing project (tract map, parcel map, use permit, plot plan, etc.) the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR must have been approved, adopted, and certified by the Board of Supervisors, respectively.

This condition shall be considered as MET once the SPECIFIC PLAN, the GPA, the CHANGE OF ZONE, and the EIR have been approved, adopted, and certified by the Board of Supervisors, repectively. This condition may not be DEFERRED."

# 30 PLANNING. 18 SP AMENDMENT REQUIRED

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"If this implementing project meets any of the following criteria, an amendment to the SPECIFIC PLAN shall be required and processed concurrently with this implementing project:

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# 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 18 SP - AMENDMENT REQUIRED (cont.)

INEFFECT

- The implementing project adds any area to, or deletes area from, the SPECIFIC PLAN;
- 2. The implementing project proposes a substantially different use than currently allowed in the SPECIFIC PLAN (i.e. proposing a residential use within a commercially designated area); or
- 3. as determined by the Planning Director.

Any amendment to the SPECIFIC PLAN, even though it may affect only one portion of the SPECIFIC PLAN, shall be accompanied by a complete specific plan document which includes the entire specific plan, including both changed and unchanged parts.

This condition shall be considered MET if the specific plan amendment has been filed, and NOT APPLICABLE if a specific plan amendment is determined to be unnecessary."

# 30.PLANNING. 19 SP - PARK AGENCY REQUIRED

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map, or parcel map), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the County Service Area 152B, shall be annexed into the County Service Area 152B or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if County Service Area No. 152B is unwilling or unable to annex the property in question."

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# 30. PRIOR TO ANY PROJECT APPROVAL

# 30. PLANNING. 21 SP - PA PROCEDURES

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION in the case of land division applications (tentative parcel maps or tentative tract maps) or PRIOR TO BUILDING PERMITS in the case of use permit applications (plot plans, conditional use permits, or public use permits):

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

- 1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally defined these planning areas.
- 2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

# 30.PLANNING. 22 SP - COMMON AREA MAINTENANCE

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (i.e. tract map or parcel map), the following condition shall be placed on the implementing application:

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 22 SP - COMMON AREA MAINTENANCE (cont.)

INEFFECT

private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.
- d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to, the following: Planning Areas 14, 15, 16, 22."

### 30.PLANNING. 24 SP - CC&R RES PRI COMMON AREA

INEFFECT

Prior to the approval of any implementing land division project within the SPECIFIC PLAN (tract map or parcel map), the following condition shall be placed on the implementing project PRIOR TO MAP RECORDATION if the permanent master maintenance organization referenced in the condition entitled "SP - Common Area Maintenance" is a private organization:

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

- 1. A cover letter identifying the project for which approval is sought;
- 2. A signed and notarized declaration of covenants, conditions and restrictions;
- 3. A sample document, conveying title to the purchaser of an individual lot or unit, which provides that the declaration of covenants, conditions and restrictions is incorporated therein by reference; and,
  - 4. A deposit equaling three (3) hours of the current

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30.PLANNING. 24 SP - CC&R RES PRI COMMON AREA (cont.)

INEFFECT

hourly fee for Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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

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

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

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

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

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# 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 24 SP - CC&R RES PRI COMMON AREA (cont.) (cont.)INEFFECT

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

Once approved by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

# 30.PLANNING. 25 SP - ARCHAEO M/M PROGRAM

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with."

# 30 PLANNING. 26 SP - PALEO M/M PROGRAM

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified paleontologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued

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# 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 26 SP - PALEO M/M PROGRAM (cont.)

NOTAPPLY

unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

30.PLANNING. 28 SP - F&G CLEARANCE

INEFFECT

Prior to the approval of any implementing project within planning area 1-22 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

30.PLANNING. 29 SP ACOE CLEARANCE

INEFFECT

Prior to the approval of any implementing project within planning area 1-22 of the SPECIFIC PLAN (i.e. tract map, parcel map, use permit, plot plan, etc.) which may propose grading or construction within or along the banks of any blue-lined stream which is determined to be within the jurisdiction of the United States Army Corps of Engineers, the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 401 and 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

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# 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 30 SP - SKR FEE CONDITION

INEFFECT

Prior to the approval of any implementing project within planing areas 1-22 of the SPECIFIC PLAN (tract map, parcel map, use permit, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 960 acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of he appropriate fee set forth in that ordinance shall be required."

# 30.PLANNING. 31 SP - ENTRY MONUMENTATION

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

- An entry monument shall be shown on the Exhibit L.
- 2. The entry monument shall be in substantial conformance with each Planning Area Standards of the SPECIFIC PLAN, the Specific Plan Design Guidelines, and Figure III A-10 of the Specific Plan (Master Landscape Plan).

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# 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 32 SP - POST GRADING REPORT

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreement[s] with the qualified archaeologist/paleontologist/other were complied with."

30.PLANNING. 33 SP - SCHOOL MITIGATION

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING PERMITS, impacts to the Corona Norco Unified School District shall be mitigated in accordance with state law."

30.PLANNING. 36 SP - HIGH DENSITY RECREATION

INEFFECT

Prior to the approval of any implementing project within the Planning areas 1, 2, and 7 of the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Any residential development within Planning Areas 1, 2, and 7 of the SPECIFIC PLAN shall incorporate the following minimum acreages of recreational amenities:

Planning Area 1 - 1.8 acres Planning Area 2 - 1.7 acres Planning Area 7 - 1.0 acre

This condition shall be considered MET if the implementing project has included the required recreational amenity. This condition may not be deferred or not applied."

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## 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 37 SP - GATE ACCESS

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"The primary entry gate at Temescal Hills Drive South shall be designed to be accessible to both residents and visitors. All other gates may have limited access for residents only. All gates shall have provisions for emergency vehicle access at all times."

30 PLANNING. 39 SP - ARCHEOLOGICAL MONITORING

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Archeological monitoring of all rough grading associated with the project shall be conducted by a qualified archeological monitor in coordination with a Pechanga Tribal monitor. Such monitoring shall also include any ground-disturbing activities occurring within 100 feet of the known archeological site (CA-RIV-1089).

30 PLANNING. 40 SP - PRE-CONSTRUCTION MEETING

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

Prior to any clearing, grubbing or earthmoving activities on the project site, a pre-construction project meeting with the development staff, construction crews, the archeological and paleontological monitors, and the Pechanga Tribal monitors shall be held by the project applicant to ensure that all workers on the site understand and comply with the mitigation measures required during construction.

30 PLANNING. 41 SP - AUTHORITY TO HALT

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed

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## 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 41 SP - AUTHORITY TO HALT (cont.)

INEFFECT

on the implementing project:

The archeological and paleontological resource monitors, and the Tribal monitors, shall have the authority to temporarily halt and/or re-direct construction activities in the event of the discovery of a cultural artifact for the purpose of evaluating its cultural significance. evaluation, which shall involve both the archeological resource and Tribal monitors, shall take place on the property immediately upon discovery of the artifact. temporary halt shall not unreasonably or unduly interfere with ongoing grading activities occurring in adjacent areas of the property and outside of the immediate vicinity of the discovery. In the event the archeologist, Tribal monitors and/or Lead Agency conclude that it will take longer than 48 hours to fully evaluate the significance of the discovery, said parties agree to meet and confer in good faith within this same time frame to discuss and agree upon a means to streamline the process and minimize further grading delays.

## 30 PLANNING. 42 SP - MONITORS NOT PRESENT

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

In the event that a cultural artifact is encountered when an archeological or Pechanga monitor is not present, earthmoving activities shall be halted or diverted away from the site of the find until the monitors are called to the location immediately to evaluate the remains.

#### 30.PLANNING. 43 SP - IF HUMAN REMAINS FOUND

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

If human remains are encountered during any project construction activities, the Riverside County Coroner shall be notified immediately. And, in accordance with State Health and Safety Code Section 7050.5, no further disturbance shall occur at the location until the Riverside

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30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 43 SP - IF HUMAN REMAINS FOUND (cont.)

INEFFECT

County Coroner has made a determination of the origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner determines that the burial is not historic but prehistoric, the Native American Heritage Commission shall be contacted to determine the remains' most likely descendent (MLD) for this area. The MLD will submit its recommendations for treatment.

30.PLANNING. 44 SP - CA-RIV-1089 Protection

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The known archeological site (CA-RIV-1089), located within a portion of the project site, shall not be disturbed by grading and shall be preserved in its natural state. To ensure avoidance of the archeological site, it shall be protected through dedication, permanent conservation easement or placement of a no-disturbance restriction on the County Environmental Constraints Sheet (ECS) for the parcel in which the site is located. The Pechanga Tribe will be given the opportunity to accept the conservation easement for this site pursuant to California Government Code Section 65562.5. The County and project applicant will consult with the Pechanga Tribe concerning the details as to how the site will be preserved and managed in a culturally appropriate manner.

30.PLANNING. 45 SP - TREATMENT AGREEMENT

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The project applicant/developer shall make all reasonable efforts to enter into a Treatment Agreement with the Pechanga Band of Luiseno Indians prior to obtaining a grading permit. This Agreement will address the treatment and disposition of cultural resources and human remains that may be uncovered during construction, as well as provisions for tribal monitors. If such Agreement cannot be completed within ninety (90) days from the date that a first draft is delivered by project applicant to Pechanga,

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## 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 45 SP - TREATMENT AGREEMENT (cont.)

INEFFECT

then project applicant and Pechanga agree to meet and confer in good faith with the Lead Agency in order to discuss and attempt to resolve the remaining terms in the Treatment Agreement.

30 PLANNING. 46 SP - RELINQUISH OWNERSHIP

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The landowner agrees to relinquish ownership of all cultural resources, including all Luiseno sacred items, burial goods and all archeological artifacts that are found on the project area to the Pechanga Band of Luiseno Indians for proper treatment and disposition.

30.PLANNING. 47 SP - AIR QUALITY MITIGATION

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The following project-specific air quality mitigation measures shall be applied:

- 1. Non-toxic soil stabilizers shall be applied to inactive graded areas as needed to minimize dust.
- 2. Water exposed grading areas twice per day and replace ground cover in disturbed areas quickly.
- 3.Use cooled exhaust gas recirculation (EGR) equipment for both on-road and off-road construction vehicles and equipment.
- 4. Use alternative fuels, such as ultra-low sulfur diesel fuels for off-road construction vehicles and equipment, where possible.
- 5.Perform regularly scheduled equipment maintenance to minimize equipment emissions.
- 6.A phased approach shall be followed for the application of architectural coatings, thereby limiting the amount of architectural coating emissions (mainly off-gassing of volatile organic compounds [VOC], also known as reactive organic compounds [ROC]) by limiting application of architectural coatings to 225 gallons per week or less.

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## 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 47 SP - AIR QUALITY MITIGATION (cont.)

INEFFECT

7.Use water-based low-VOC (ROC) emission asphalt sealers to reduce off-gassing and odors associated with new asphalt on new asphalt streets and parking areas.

8.Use low-emission water heaters. Where appropriate and feasible, central water heating systems should be used. 9.Use energy-efficiency built-in appliances.

10. Install electrical outlets appropriate for outdoor use in the front and rear of houses to facilitate the use of electrical lawn and gardening equipment.

11. Construct, contribute or dedicate land for the provision of onsite bicycle trails linking the facility to designated bicycle commuting routes.

## 30.PLANNING. 48 SP - WATER RESOURCE MITIGATION

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The following project-specific water resource mitigation measures shall be applied:

To provide the capacity needed to handle the project's wastewater output at full buildout of the region, project developer shall:

- 1. Fund the expansion of the wastewater pumping station on Temescal Canyon Road.
- 2. Fund the Lee Lake Water District's improvements of the Lee Lake Reclamation Facility to expand its capacity by approximately 357,000 gallons per day.
- 3. The timing of these improvements will be at the discretion of LLWD. Funding shall be provided on a fair-share basis in accordance with LLWD policies. Thus, dwelling unit construction onsite may occur as capacity allows to ensure development does not exceed LLWD wastewater treatment capability.

## 30 PLANNING. 49 SP - PALEONTOLOGIST RETAINED

NOTAPPLY

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

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## 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 49 SP - PALEONTOLOGIST RETAINED (cont.) NOTAPPLY

Prior to any earth moving on the site, a project paleontologist shall be retained by the project developer. He/she will develop a storage agreement with the San Bernardino County Museum or other acceptable museum repository to allow for the permanent storage and maintenance of any fossil remains recovered in the site as a result of the mitigation and monitoring program, and for the archiving of any associated specimen data and/or corresponding geologic or geographic site data that may be generated.

30 PLANNING. 51 SP - QUIMBY FEES

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the recordation of the FINAL MAP, the land divider shall submit to the County Planning Department = Development Review Division a duly and completely executed agreement with County Service Area 152B or similar entity such as a County Service Area/District 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."

This condition shall be considered NOT APPLICABLE if the implementing project is NOT a TENTATIVE MAP for residential subdivision.

SP - WASTE RECYCLING PLAN 30.PLANNING. 52

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e. concrete, asphalt, wood, etc.) that will be generated by construction and development, the project amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount

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#### 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 52 SP - WASTE RECYCLING PLAN (cont.)

INEFFECT

of materials, the facilities and/or haulers that will be utilized, and the targeted recycling reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951-486-3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.

The applicant shall obtain a clearance letter from the Waste Management Department indicating that the WRP has been approved. Said clearance letter shall be submitted to the Planning Department."

## 30 PLANNING. 53 SP - COMPLIANCE WITH WRP

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO BUILDING FINAL INSPECTION, evidence (i.e. receipts or other type verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for building final inspection.

The applicant shall obtain a clearance letter from the Waste Management Department indicating that proper evidence has been submitted. Said clearance letter shall be submitted to the Planning Department.

# 30.PLANNING. 54 SP - SYNAGRO AND EL SOBRANTE

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"All prospective buyers shall be notified of the proximity of the Synagro Biosolid Composting Facility and the El Sobrante Sanitary Landfill, a 24-hour operation, prior to any purchase. The notification shall come in the form of a vicinity map, showing the SPECIFIC PLAN site in relation to these facilities."

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## 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 55 SP - ECS SYANGRO & EL SOBRANTE

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION, the land divider or successor-in-interest shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E and F of County Ordinance 460, which shall be submitted as part of the plan check review of the Final Map.

The ECS shall include this statement: This land/property is located in close proximity to a regional solid waste disposal facility, called the El Sobrante Landfill, which is a 24-hour operation, and a biosolid composting facility, called Synagro."

30.PLANNING. 56 SP - STREET LIGHTING PLAN

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO MAP RECORDATION, a street lighting plan shall be submitted to and approved by the Transportation Department. In addition to any requirements from the Transportation Department, the street lighting plan shall reduce unnecessary street lighting through the design of street lighting fixtures and by minimizing the number of street lights.

This condition shall be considered MET once the Transportation Department has reviewed and approved the street lighting plan."

30 PLANNING. 57 SP - OAK MITIGATION

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"PRIOR TO THE ISSUANCE OF ANY GRADING OR BUILDING PERMITS, the following tree preservation guidelines shall be incorporated in the project's approved grading, building,

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## 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 57 SP - OAK MITIGATION (cont.)

INEFFECT

and landscape plans:

In addition, all qualifying coast live oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement with saplings of coast live oak (Quercus agrifolia) or other local native oak species, as at a 3:1 replacement to loss ratio for naturally occuring oaks and 2:1 for planted oaks. Where qualifying coast live oaks will be indirectly impacted by project construction due to the inability to avoid these trees' "protective zones" or due to hydrological changes affecting oak viability, additional "replacement oaks" will be planted at a 1:1 mitigation ratio.

All qualifying scrub oaks permanently impacted by project development, onsite or off, shall be mitigated through replacement scrub oak (Quercus berberidfolia) saplings, or where scrub oak viability cannot be assured, saplings of coast live oak (Quercus agrifolia) or other appropriate local native oak species, at a 1:1 replacement to loss ratio.

PRIOR TO GRADING PERMITS, an Oak Tree Management Plan shall be prepared establishing planting details and specifications and success criteria for all replacement oaks. The Oak Tree Management Plan shall be submitted to and approved by the Planning Department."

## 30.PLANNING. 58 SP - PA 16 PLOT PLAN

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

"Prior to the issuance of BUILDING PERMITS, a minor plot plan for landscaping shall be submitted to and approved by the Planning Department for the paseo system designated as Planning Area 16 of the SPECIFIC PLAN. The plot plan shall include construction drawings, landscape plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the paseo and its facilities."

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## 30. PRIOR TO ANY PROJECT APPROVAL

30.PLANNING. 59 SP - PA16 CONSTRUCTION

INEFFECT

Prior to the approval of any implementing project within the SPECIFIC PLAN (i.e.: tract map, parcel map, use permit, plot plan, etc.), the following condition shall be placed on the implementing project:

The paseo system designated as PA16 shall be constructed in phases and fully operable concurrent with the recordation of the final map for any implementing subdivision adjacent to the planned paseo system.

#### TRANS DEPARTMENT

30.TRANS. 1 SP - SP327/TS INSTALLATION

INEFFECT

The Specific Plan proponent and all subsequent implementing projects within the Specific Plan shall be responsible for design and construction of traffic signals at the following intersections or as approved by the Transportation Department:

- Temescal Canyon Road/Temescal Hills Drive-North
- Temescal Canyon Road/Temescal Hills Drive-South
- Temescal Canyon Road/Glen Ivy Road

with no fee credit given for Traffic Signal Mitigation Fees;

- I-15 NB Ramps/Indian Truck Trail
- Temescal Canyon Road/Indian Truck Trail
- I-15 SB Ramps/Indian Truck Trail
- Temescal Canyon Road/Horsethief Canyon Road
- Temescal Canyon Road/Campbell Ranch Road
- Temescal Canyon Road/Future Roadway (Temescal Canyon Bypass) North
- Temescal Canyon Road/Future Roadway (Temescal Canyon Bypass) South

with fee credit eligibility.

30.TRANS. 2 SP - SP327/TRAFFIC STUDY REQ

INEFFECT

Site-specific traffic studies will be required for all subsequent implementing projects within Specific Plan No. 327 as approved by the Transportment Department. These subsequent traffic studies shall identify specific project impacts and needed roadway improvements to be constructed

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 2 SP - SP327/TRAFFIC STUDY REQ (cont.)

INEFFECT

prior to each development phase.

30.TRANS. 3 SP - SP327/TS GEOMETRICS

INEFFECT

Prior to Occupancy of 1st Dwelling Unit

The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive North (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes

Southbound: one left-turn lane, two through lanes

Eastbound: N/A

Westbound: one left-turn lane, one right-turn lane

The intersection of Temescal Canyon Road (NS) and Temescal Hills Drive South (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes

Southbound: one left-turn lane, two through lanes

Eastbound: N/A

Westbound: one left-turn lane, one right-turn lane

The intersection of Temescal Canyon Road (NS) and Indian Truck Trail (EW) shall be improved to provide the following quometrics:

Northbound: one left-turn lane, two through lanes

Southbound: two through lanes

Eastbound: one left-turn lane, one right-turn lane

Westbound: N/A

The intersection of I-15 NB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one right-turn lane

Southbound: N/A

Eastbound: two left-turn lanes, two through lanes

Westbound: two through lanes

The intersection of I-15 SB Ramp (NS) and Indian Truck Trail (EW) shall be improved to provide the following geometrics:

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30. PRIOR TO ANY PROJECT APPROVAL

30.TRANS. 3 SP - SP327/TS GEOMETRICS (cont.)

INEFFECT

Northbound: N/A

Southbound: one left-turn lane, one right-turn lane Eastbound: two through lanes, one right-turn lane Westbound: one left-turn lane, two through lanes

30 TRANS. 4

SP -SP327/INTERSECTION SPACING

INEFFECT

Temescal Canyon Road is designated as an Arterial Highway with a minimum intersection spacing of 1320' as stated in the Riverside County Standards. The proposed intersection of Temescal Canyon Road and Temescal Hills Drive North shall be designed to provide maximum intersection spacing from the future intersection of Temescal Canyon Road and the Temescal Canyon Bypass as approved by the Transportation Department.

40. PRIOR TO PHASING (UNITIZATION)

PLANNING DEPARTMENT

40.PLANNING. 1 MAP - CONCEPTUAL PHASE GRADING

RECOMMND

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

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

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used

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## 40. PRIOR TO PHASING (UNITIZATION)

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

RECOMMND

as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

## 50. PRIOR TO MAP RECORDATION

## E HEALTH DEPARTMENT

50.E HEALTH. 3 MAP - WATER & SEWER VERIFICATI

RECOMMND

Provide current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project, PRIOR TO MAP RECORDATION.

#### FIRE DEPARTMENT

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

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.7.

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

RECOMMND

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

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

RECOMMND

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

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

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## 50. PRIOR TO MAP RECORDATION

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

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. Access will not be less than 12 feet in width with 14' horizontal clearance and vertical clearance of 15'. Access will be designed to withstand the weight of 40 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50 FIRE. 5 MAP-#67-ECS-GATE ENTRANCES

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50 FIRE. 6 MAP-#88-ECS-AUTO/MAN GATES

RECOMMND

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

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

RECOMMND

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

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### 50. PRIOR TO MAP RECORDATION

MAP-#004-ECS-FUEL MODIFICATION (cont.) RECOMMND 50.FIRE. 7

measures within the open space areas.

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

MAP-#46-WATER PLANS 50 FIRE, 8

RECOMMND

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

50 FIRE. 9 MAP-#6-ECS WATER CERTIFICATION RECOMMND

Ecs map msut be stamped by the Riverside County Surveyor with the following note: The applicant or developer shall provde written cerification from the appropriate water company that the required fire hydrants are either existing or that financial arrangements have been made to provide them.

50.FIRE. 10 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

50.FIRE. 11 MAP-#47-SECONDARY ACCESS RECOMMND

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

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## 50. PRIOR TO MAP RECORDATION

50.FIRE 12

MAP\*-#70-ECS-ADDRESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Address numbers will be clearly visible from public roadway. A permanent monument may be provided for the address. Address numbers will be minimum 4 inch letter height, 1/2 inch stroke, reflectorized, and contrasting with the background colors of the sign. Address shall be displayed horizontally.

## 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 SHOW FLOODPLAIN ON ECS

RECOMMND

The 100-year floodplain limits for Temescal Wash and the unnamed watercourse through the property shall be delineated on an environmental constraint sheet to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed".

The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "Floodplains must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

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## 50. PRIOR TO MAP RECORDATION

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

RECOMMND

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

## 50 FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

# 50.FLOOD RI. 5 MAP WRITTEN PERM FOR GRADING

RECOMMND

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

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

RECOMMND

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

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any

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## 50. PRIOR TO MAP RECORDATION

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

maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. plans cannot be signed prior to execution of the agreement. An application to prepare the agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section.

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

50 FLOOD RI. 9 MAP SUBMIT FINAL WQMP RECOMMND

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

MAP ORD 458 SPEC FLOOD AREA 50 FLOOD RI. 10

RECOMMND

A portion of the proposed project is in a Special Flood Hazard Area 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 for any encroachment or other modification of the 100-year floodplain:

- 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 limits of the pre-project and post-project Special Flood Hazard Area.

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

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#### 50. PRIOR TO MAP RECORDATION

PARKS DEPARTMENT

50.PARKS. 1 MAP - TRAIL PLAN

RECOMMND

Prior to, or in conjunction with the recordation of the first implementing project subdivision, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system. The trail plan shall be consistent with the trail alignments approved in SP327A1.

## 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 lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP327 zone, and with the Riverside County General Plan.

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## 50. PRIOR TO MAP RECORDATION

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

RECOMMND

- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.
- 50.PLANNING. 6 MAP CCOC FOR REMNDR PARCEL

RECOMMND

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

50 PLANNING. 8 MAP- QUIMBY FEES (1)

RECOMMND

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

County Service Area No. 134 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50 PLANNING. 11 MAP- OAK TREE ESMNT (1)

RECOMMND

The land divider shall submit a copy of the final draft conservation easement (for the dedication and management by a private or public land conservancy for the purpose of reducing and mitigating impacts to oak trees and all other existing biological resources) to the County Planning Department for review and approval. Upon determination of its substantial conformance with the negotiated, unexecuted draft easement document, and the approved Environmental

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#### 50. PRIOR TO MAP RECORDATION

50.PLANNING. 11 MAP- OAK TREE ESMNT (1) (cont.)

RECOMMND

Constraint Exhibit, the Department shall then record said conservation easement. One copy of the recorded document shall be retained for the Planning Department's records and one copy shall be provided to the County Transportation Department - Survey Division. This condition shall be considered satisfied if Condition No. 60.PLANNING.\_\_\_ has been complied with.

50 PLANNING. 12 MAP - ECS SHALL BE PREPARED

RECOMMND

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

50.PLANNING. 17 MAP - ECS NOTE MAP CONSTRAINT

RECOMMND

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

"No permits allowing any grading, construction, or surface alterations shall be issued which effect the delineated constraint areas without further investigation and/or mitigation as directed by the County of Riverside Planning Department. This constraint affects lots as shown on the Environmental Constraints Sheet."

50. PLANNING. 18 MAP - ECS NOTE NO FENCE WILDLF

RECOMMND

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

"Fencing, which restricts the movement of wildlife, shall not be allowed in the Wildlife Corridor. Prohibited fencing includes, but is not limited to, chainlink, barbed-wire, and solid wood."

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH

RECOMMND

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

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall

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## 50. PRIOR TO MAP RECORDATION

50.PLANNING. 19 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

be in conformance with County Ordinance No. 655."

50.PLANNING. 22 MAP- ECS WILDLIFE CORR ESMNT RECOMMND

A conservation easement encompassing the Wildlife Corridor as shown on the TENTATIVE MAP shall be delineated on the FINAL MAP and the Environmental Constraints Sheet.

MAP - FEE BALANCE 50.PLANNING. 28

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

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## 50. PRIOR TO MAP RECORDATION

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

RECOMMND

registered civil engineer or licensed land surveyor; and

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

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

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

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

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## 50. PRIOR TO MAP RECORDATION

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

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

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

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

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

## 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 [Lot] [Parcels] No(s) \_\_\_\_] [This affects all [Parcels] [Lots]]"

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#### 50. PRIOR TO MAP RECORDATION

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT

RECOMMND

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

#### 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 - ST DESIGN/IMPRV CONCEPT

RECOMMND

The street design and improvement concept of this project shall be coordinated with TR36643 and TR36593M1.

50 TRANS. 3 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. 4 MAP - CORNER CUT-BACK I

RECOMMND

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

50.TRANS. 5 MAP - OFF-SITE ACCESS 2

RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.TRANS. 5 MAP - OFF-SITE ACCESS 2 (cont.)

RECOMMND

clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the southerly extension of Temescal Hills Drive through TR36643/TR36593M1 to County maintained Temescal Canyon Road.

Said off-site access road shall be the southerly extension of Terramo Drive (through TR36643/TR36593M1) from Temescal Hill Drive to a County maintained Temescal Canyon Drive.

50 TRANS. 6 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. 7 MAP - ANNEX L&LMD/OTHER DIST

RECOMMND

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

- (1) Streetlights.
- (2) Traffic signals located on Temescal Canyon Road and Toscana Drive.

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

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

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#### 50. PRIOR TO MAP RECORDATION

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

RECOMMND

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

## 50 TRANS. 8 MAP - UTILITY PLAN

RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

## 50.TRANS. 9 MAP - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

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

## 50.TRANS. 10 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.

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## 50. PRIOR TO MAP RECORDATION

50.TRANS. 11

MAP - IMP PLANS

RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://rctlma.org/trans/General-Information/Pamphlets-Brochures

50 TRANS 12

MAP - CONSTRUCT RAMP

RECOMMND

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

50 TRANS. 13

MAP - SIGNING & STRIPING PLAN

RECOMMND

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

50 TRANS. 14

MAP - DEDICATION

RECOMMND

Temescal Hills Drive along project boundary from Terramor Drive to gated entrance is designated privately maintained COLLECTOR ROAD and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, 8' paseo within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (44'/76') (Modified for sidewalk ((on one side)), construction of 8' decomposed granite of Paseo on the other side and increased right-of-way from 74' to 76'.) The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

- NOTES: 1. An 8' decomposed granite paseos (on west side) shall be constructed adjacent to the property line within the 16' parkway.
  - 2. A 5' concrete sidewalk shall be constructed (on east side) 3' from the property line within the

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#### 50. PRIOR TO MAP RECORDATION

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

RECOMMND

16' parkway.

- 3. A 10' to 32' raised curbed median at entry gate shall be constructed at the centerline within the 76' to 108' right-of-way.
- 4. Entry gate (privately maintained) shall be constructed with 44' to 76' AC pavement with a 38' radius turnaround, and call box as approved by the Director of Transportation.

Temescal Hills Drive along project boundary (including fronting Lot No. 9 of TR36643) from the southern project boundary Lot "B" to Terramor Drive is designated privately maintained COLLECTOR ROAD and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, 8' paseo within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (44'/76') (Modified for sidewalk ((on one side)), construction of 8' decomposed granite of Paseo on the other side and increased right-of-way from 74' to 76'.) The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

NOTES: 1. An 8' decomposed granite paseos (on west/north side) shall be constructed adjacent to the property line within the 16' parkway.

2. A 5' concrete sidewalk shall be constructed (on east/south side) 3' from the property line within the 16' parkway.

Street "L" (from Temescal Hills Drive ((including fronting Lot No. 9 of TR36643)) to northerly project boundary) along project boundary is designated privately maintained COLLECTOR ROAD and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, 8' paseo within the 76' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (44'/76') (Modified for sidewalk ((on one side)), construction of 8' decomposed granite of Paseo on the other side and increased right-of-way from 74' to 76'.) The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

NOTES: 1. An 8' decomposed granite paseos (on west side) shall be constructed adjacent to the property

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#### 50. PRIOR TO MAP RECORDATION

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

RECOMMND

line within the 16' parkway.

- 2. A 5' concrete sidewalk shall be constructed (on east side) 3' from the property line within the 16' parkway.
- 3. A 10' to 32' raised curbed median at entry gate shall be constructed at the centerline within the 76' to 108' right-of-way.
- 4. Entry gate (privately maintain) shall be constructed with 44' to 76' AC pavement with a 38' radius turnaround, and call box as approved by the Director of Transportation.

El Hermano Road (privately maintained road) is designated LOCAL ROAD and shall be improved with 40' full-width AC pavement, 6" concrete curb and gutter and 5' sidewalk within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C", Ordinance 461. (40'/60'). The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

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

50 TRANS. 15 MAP - INTERIM ACCESS ROAD

RECOMMND

Street "L" (future Phase 3 street) along project boundary from gated entrance of Temescal Hill Drive to future Phase 3 of street "M" is designated privately maintained interim access road for proposed Tank Site (Lot No. 14) and shall be improved with 32' of acceptable Aggregate Base (0.33' thick) on a 48' graded section within a 74 foot full-width dedicated right-of-way as approved by the Director of Transportation. The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

Street "M" (future Phase 3 street) along project boundary from future Phase 3 of street "L" to future Phase 3 of street "N" is designated privately maintained interim access road for proposed Tank Site (Lot No. 14) shall be improved with 27' of acceptable Aggregate Base (0.33' thick) on a 36' graded section within a 56 foot full-width

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#### 50. PRIOR TO MAP RECORDATION

50.TRANS. 15 MAP - INTERIM ACCESS ROAD (cont.)

RECOMMND

dedicated right-of-way as approved by the Director of Transportation. The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

Street "N" (future Phase 3 street) along project boundary from future Phase 3 of street "M" to the northern project boundary is designated privately maintained interim access road for proposed Tank Site (Lot No. 14) shall be improved with 27' of acceptable Aggregate Base (0.33' thick) on a 36' graded section within a 56 foot full-width dedicated right-of-way as approved by the Director of Transportation. The dedication is for public utility purposes together with the right of ingress and egress for emergency vehicles.

## 60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NO GRADING PERMITS

RECOMMND

A GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

#### E HEALTH DEPARTMENT

60.E HEALTH. 1 USE - WELL DESTRUCTION

RECOMMND

Prior to any grading permit issuance, all wells must be properly destroyed under permit with this Department.

## FIRE DEPARTMENT

60.FIRE. 1 MAP-#004 FUEL MODIFICATION

RECOMMND

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

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.

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## 60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

- c) non flammable walls along common boundaries between rear yards and open space.
- d) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

## 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 AREA

RECOMMND

A portion of the proposed project is in a Special Flood Hazard Area 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 for any encroachment or other modification of the 100-year floodplain:

- 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 limits of the pre-project and post-project Special Flood Hazard Area.

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## 60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

60 FLOOD RI. 3 MAP EROS CNTRL AFTER RGH GRAD

RECOMMND

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

60 FLOOD RI. 4 MAP OFFSITE EASE OR REDESIGN

RECOMMND

Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

60.FLOOD RI. 6 MAP PHASING

RECOMMND

If the map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and include the necessary water quality features to mitigate the impacts of each phase which shall be constructed in accordance with the approved final water quality management plan (WQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows for each phase shall be required prior to the recordation of the final map.

60 FLOOD RI. 8 MAP SUBMIT FINAL WQMP

RECOMMND

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

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## 60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 6 MAP - HILLSIDE DEV. STANDARDS

RECOMMND

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

60 PLANNING. 7 MAP - SLOPE GRADING TECHNIQUES

RECOMMND

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

- 1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
- 2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
- 3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
- 4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

## 60.PLANNING. 8 MAP- GRADING & BRUSHING AREA

RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, ] and fuel modification zones, as identified on the TENTATIVE MAP.

60.PLANNING. 12 MAP - SECTION 1601/1603 PERMIT

RECOMMND

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland

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## 60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 12 MAP - SECTION 1601/1603 PERMIT (cont.)

RECOMMND

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

## 60 PLANNING. 13 MAP - SECTION 404 PERMIT

RECOMMND

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

## 60.PLANNING. 15 MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that The amount of the fee required to be paid may ordinance. 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 153.25 acres 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. the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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## 60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60 PLANNING. 17 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the ounty T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in ompliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 21 MAP - PLANNING DEPT REVIEW

RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

#### 80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO BP'S W/O L.U. PRMT

RECOMMND

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

EPD DEPARTMENT

80.EPD. 1 SP - MITIGATION FEE

INEFFECT

Prior to the issuance of the first building permit within each of the residential Planning Areas and the commercial Planning Area within the Specific Plan, a special fee in the amount of \$25,500 shall be paid. This special fee is required under the terms of the Memorandum of Understanding

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#### 80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1 SP - MITIGATION FEE (cont.)

INEFFECT

between the property owner and the County of Riverside dated June 10, 2003. This special fee shall be payable only once for each Planning Area and shall be in addition to all other fees generally applicable to development with Riverside County.

#### FIRE DEPARTMENT

80.FIRE. 1 MAP-#50C-TRACT WATER VERIFICA

RECOMMND

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site

80 FIRE. 2 MAP - SECONDARY/ALTER ACCESS

RECOMMND

In the interest of Public Safety, the project shall provide An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

80 FIRE. 3 MAP-RESIDENTIAL FIRE SPRINKLER

RECOMMND

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

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

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#### 80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.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 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. 2 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. 9 MAP - ACOUSTICAL STUDY

DRAFT

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the irst and second story ambient

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#### 80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - ACOUSTICAL STUDY (cont.)

DRAFT

interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the nvironmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

80 PLANNING, 12 MAP - FEE BALANCE

RECOMMND

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

80. PLANNING. 14 MAP- ENTRY MONUMENT PLOT PLAN

RECOMMND

The land divider/permit holder shall file four (4) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

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

NOTE: The requirements of this plot plan may be incorprorated with any minor plot plan required by the

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#### 80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be clearedd individually.

#### 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) Streetlights.
- (2) Traffic signals located on Temescal Canyon Road and Toscana Drive.

#### 90. PRIOR TO BLDG FINAL INSPECTION

#### 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

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#### 90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

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

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

#### 90.FLOOD RI. 3 MAP IMPLEMENT WOMP

RECOMMND

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

#### 90.FLOOD RI. 4 MAP FACILITY COMPLETION

RECOMMND

The District will not release occupancy permits for any residential lot within the map or phase within the recorded map until the new drainage system is constructed and deemed functional.

#### PLANNING DEPARTMENT

90. PLANNING. 4 MAP - CONCRETE DRIVEWAYS

DRAFT

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

DRAFT

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

90.PLANNING. 6 MAP - ROOF RUN-OFF DISCHARGE

DRAFT

Since this project is a zero lot line situation, all dwellings shall be provided with roof gutters and downspouts so that runoff is properly discharged.

90 PLANNING. 10 MAP- SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No 663. Said fee shall be calculated on the approved development project which is anticipated to be 153.25 acres 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. 11 MAP- MITIGATION MONITORING

RECOMMND

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and

Environmental Impact Report No. 439 Addendum No. 3.

The Planning Director may require inspection or other monitoring to ensure such compliance.

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#### 90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90 TRANS. 2

MAP - STREET LIGHTS INSTALL

RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

90 TRANS. 3

MAP - UTILITY INSTALL

RECOMMND

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

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

90 TRANS. 4

MAP - 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

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#### 90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

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conditions.

- Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. 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.

03/30/17 16:37

#### Riverside County LMS CONDITIONS OF APPROVAL

Page: 92

TRACT MAP Tract #: TR36825

Parcel: 290-070-045

#### 90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5

MAP - LANDSCAPING

RECOMMND

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

#### 100 PRIOR TO ISSUE GIVEN BLDG PRMT

#### PARKS DEPARTMENT

100.PARKS. 1

SP - TEM CYN RD REG TR COMPLE

INEFFECT

Prior to the issuance of the 1st Final Inspection or Residential Occupancy Permit within the Specific Plan, the Community Trail segment along Temescal Canyon Road shall be constructed by the Master Developer.

100.PARKS. 2

SP - BRIDGE REG TR COMPLETION

INEFFECT

Prior to the issuance of the 1st Final Inspection or Residential Occupancy Permit within the Specific Plan, the bridge spanning the Temescal Wash at Temescal Hills Drive South as shown on the Trails Plan (approved by the District) for the SP shall be constructed by the Master Developer.

#### PLANNING DEPARTMENT

100.PLANNING. 3 SP - Count Res Build Permits

INEFFECT

This condition is applied to assist the Planning Department with tracking the build-out of the SPECIFIC PLAN by automatically counting all the issuance of all new residential building permits on the County's Land Management System which are electronically associated with the Specific Plan. Accordingly, this condition will not allow more than 1443 residential building permits to be issued within the SPECIFIC PLAN.

100 PLANNING. 4 SP - PLOT PLAN: PA14 PARK

INEFFECT

PRIOR TO THE ISSUANCE OF THE 300th building permit within he SPECIFIC PLAN, a plot plan shall be submitted to and approved by the Planning Department. The plot plan shall substantially conform with the conceptual design in the SPECIFIC PLAN for Planning Area 14. The plot plan need not

TRACT MAP Tract #: TR36825 Parcel: 290-070-045

#### 100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 4 SP - PLOT PLAN: PA14 PARK (cont.)

INEFFECT

include construction drawings, but shall include landscape plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities. The recreation center shall also include site plans, floor plans, elevations plans.

As part of the approval of the plot plan for Planning Area 14, a construction phasing schedule shall be established. Construction shall be completed in two phases: the first phase to be constructed by the 600th building permit within the SPECIFIC PLAN and the second phase to be constructed and fully operational prior to the issuance of the 900th building permit within the SPECIFIC PLAN.

#### 100 PLANNING. 5 SP - CONSTRUCT PA14 (1)

INEFFECT

PRIOR TO THE ISSUANCE OF THE 600th building permit within the SPECIFIC PLAN, phase one of Planning Area 14 shall be constructed and fully operational.

#### 100 PLANNING. 7 SP - CONSTRUCT PA14 (2)

INEFFECT

Prior to the issuance of the 900th building permit anywhere within the SPECIFIC PLAN, phase two of Planning Area 14 shall be constructed and fully operational.

#### 100 PLANNING. 8 SP - PARK PLANS: PA15 (C)

INEFFECT

PRIOR TO THE ISSUANCE OF THE 600th building permit within the SPECIFIC PLAN, a minor landscaping plot plan shall be submitted to and approved. The minor landscaping plot plan shall substantially conform with the conceptual design in the specific plan document for Planning Area 15, pocket park (C). The minor landscaping plot plan shall include construction drawings, landscape plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

#### 100 PLANNING. 9 SP - PA15 (C): CONSTRUCT

INEFFECT

PRIOR TO THE ISSUANCE OF THE 950th 750th building permit within the SPECIFIC PLAN, the park designated as Planning Area 15 (Pocket Park C) shall be constructed and fully operable.

TRACT MAP Tract #: TR36825 Parcel: 290-070-045

100. PRIOR TO ISSUE GIVEN BLDG PRMT

100.PLANNING. 10 SP - PARK PLANS: PA15 (A)

INEFFECT

PRIOR TO THE ISSUANCE OF THE 800th building permit within the SPECIFIC PLAN, a minor landscaping plot plan shall be submitted to and approved. The minor landscaping plot plan shall substantially conform with the conceptual design in the specific plan document for Planning Area 15, pocket park (A). The minor landscaping plot plan shallinglude construction drawings, landscape plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100.PLANNING. 11 SP - CONSTRUCT: PA15 (A)

INEFFECT

PRIOR TO THE ISSUANCE OF THE 1050th building permit within the SPECIFIC PLAN, the park designated as Planning Area 15 (Pocket Park A) shall be constructed and fully operable.

100.PLANNING. 12 SP - PARK PLANS: PA15 (B)

INEFFECT

PRIOR TO THE ISSUANCE OF THE 1000th building permit within the SPECIFIC PLAN, a minor landscaping plot plan shall be submitted to and approved. The minor landscaping plot plan shall substantially conform with the conceptual design in the specific plan document for Planning Area 15, pocket park (B). The minor landscaping plot plan shall include construction drawings, landscape plans, descriptions and placement of recreational facilities and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

100 PLANNING. 13 SP - CONSTRUCT: PA15 (B)

INEFFECT

PRIOR TO THE ISSUANCE OF THE 1250th building permit within the SPECIFIC PLAN, the park designated as Planning Area 15 (Pocket Park B) shall be constructed and fully operable.

100 PLANNING. 14 SP - BRIDGE CONSTRUCTION

INEFFECT

Prior to the issuance of the 1st occupancy permit or final inspection of any residential unit within the SPECIFIC PLAN, the two bridges spanning Temescal Wash (at Temescal Hills Drive North and South) shall be constructed by the Master Developer, regardless of the location of said dwelling unit.

# LAND DEVELOPMENT COMMITTEE (LDC) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE P.O. Box 1409

Riverside, CA 92502-1409

DATE: August 12, 2015

#### TO:

Riv. Co. Transportation Dept.
Riv. Co. Trans. Dept. – Landscape Section
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
P.D. Environmental Programs Division

P.D. Geology Section

P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Dept.
1st District Supervisor
1st District Planning Commissioner
Riverside Transit Agency
Western Municipal Water District

Southern California Edison Southern California Gas Co. Corona Norco Unified School District AT&T Telephone Time Warner Cable USPS San Bernardino CSA 152 City of Corona

**TENTATIVE TRACT MAP NO. 36825** — EA42818 — Applicant: Forestar Toscana LLC — Engineer/Representative: Proactive Engineering West — Owner: Janice Morger — First Supervisorial District — Temescal Zoning Area — Temescal Canyon Area Plan: Open Space Conservation: Medium Density Residential (OS-C: MDR) (2-5 D.U./Ac.); East Temescal Hillside Policy Area; Serrano Policy Area; Temescal Wash Policy Area — Location: Southerly of Interstate 15, westerly of Mayhem Rd., northerly of Temescal Canyon Rd., and easterly of Park Canyon Rd. — 153.7 Gross Acres — Zoning: Specific Plan (S-P No. 327A1 (Terramor/Toscana) — Planning Area No. 6-10, 13, 16, 21, 24-27) — **REQUEST:** Proposed schedule A subdivision of 153 acres into a total of 36 lots for the purposes of conveying parcels. This proposal is part of phase 2 of the former Toscana Specific Plan now known as Terramor. — APNs: 290-070-045, 290-070-046 — Related Cases: SP327A1

#### LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the 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 case is scheduled for a <u>LDC meeting on August 27, 2015</u>. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

#### Other listed entities/individuals:

TELEPHONE:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

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.



#### PECHANGA CULTURAL RESOURCES

Temecula Band of Luiseño Mission Indians

Post Office. Box 2183 • Temecula, CA 92593 Telephone (951) 308-9295 • Fax (951) 506-9491

September 9, 2015

#### Director: Gary DuBois

Coordinator: Paul Macarro

Chairperson: Mary Bear Magee

Vice Chairperson:

Bridgett Barcello Maxwell

Richard B. Scearce, III Neal Ibanez Michael Vasquez

Darlene Miranda

Committee Members:
Evie Gerber

Planning Specialist: Tuba Ebru Ozdil

Cultural Analyst: Anna Hoover

#### **VIA E-MAIL and USPS**

Heather Thomson County Archaeologist Riverside County Planning Department 4080 Lemon Street, 12<sup>th</sup> Floor Riverside, CA 92502-1409

Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for the TR 36825

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe" and/or "Payómkawichum"), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated August 3, 2015 and received in our office August 12, 2015.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum cultural resources, named places, tóota yixélval (rock art, pictographs, petroglyphs), and an

Pechanga Comment Letter to the County of Riverside Re: Pechanga Tribe Request: AB 52 RE TR 36825 September 9, 2015 Page 2

area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-8113 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

Ebru Ozdil

Planning Specialist

Cc Pechanga Office of the General Counsel



# PLANNING DEPARTMENT

Juan C. Perez
Interim PlanningDirector

### APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS A	APPROPRIATE:			
TRACT MAP 3 REVISED MAP PARCEL MAP	<b>o</b> .	☐ MINOR CHANG ☐ REVERSION TO ☐ AMENDMENT	O ACREAGE	☐ VESTING MAP ☐ EXPIRED RECORDABLE MAP
INCOMPLETE APPLICA	TIONS WILL NOT BE .	ACCEPTED.		1-1:6
CASE NUMBER:	TR3682	25	DATE SUB	MITTED: 7/17/15
APPLICATION IN	FORMATION			
Applicant's Name:	Forestar Tosc	ana, LLC	E-Mail: <u>ar</u>	ndyp@foremostcommunities.com
Mailing Address:	4590 MacArth	ur Blvd. Suite 600		
	Newport Beac	Street CA State		92660 ZIP
	City			
Daytime Phone No	o: ( <u>949</u> ) <u>748-6</u>	6714	Fax No: ( <u>949</u>	<u>748-8488</u>
Engineer/Represe	ntative's Name:F	roactive Engineering C	onultants West,	Inc.E-Mail: craigr@pecwest.com
Mailing Address:	25109 Jeffers	on Ave, Suite 200	<u> </u>	·
	Murrieta	Street CA		92562 ZIP
	Murrieta City	CA State		ZIP
Daytime Phone No	o: ( <u>951</u> ) <u>200-</u>	6845	Fax No: ( <u>866</u>	454-4478
Property Owner's	Name: Janice Mo	orger / Sunny Sage, LL	E-Mail:	
Mailing Address:	17745 Lomita	Ln / 27431 Enterpr	ise Circle Wes	st
Yorba Lir	nda / Temecula	Street CA /	CA	92886 / 92590
	City	State		ZIP
Daytime Phone No	o: ()	<u>.</u>	Fax No: (	
If additional perso above, attach a se	ons have an ow eparate sheet th	nership interest in t at references the app	he subject pro lication case n	operty in addition to that indicated umber 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) 863-7040

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

#### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

All signatures must be originals ("wet-signed"). Photocopies of signatures are <b>not</b> acceptable.							
Forestar Toscana, LLC- Andy Petitjean  PRINTED NAME OF APPLICANT  SIGNATURE OF APPLICANT							
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:							
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.							
All signatures must be originals ("wet-signed"). Photocopies of signatures are <b>not</b> acceptable.							
Janice Morger amer Morger							
PRINTED NAME OF PROPERTY OWNER(S)  Sunny Sage, LLC- Won S. Yoo  Signature of Property OWNER(S)							
PRINTED NAME OF PROPERTY OWNER(S)  SIGNATURE OF PROPERTY OWNER(S)							
If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.							
See attached sheet(s) for other property owner's signatures.							
PROPERTY INFORMATION:							
Assessor's Parcel Number(s): 290-070-045 & 290-070-046							
Section: 1 & 36 Township: 4S & 5S Range: 6W							
Approximate Gross Acreage: 6,422,048 S.F. / 147.43 A.C.							

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

#### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

review or other related activities or services, even if the application is withdrawn of the application is ultimately denied.							
All signatures must be originals ("wet-signed"). Photocopies of signatures are <b>not</b> acceptable.							
Forestar Toscana, LLC- Andy Petitjean  PRINTED NAME OF APPLICANT  SIGNATURE OF APPLICANT							
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:							
I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.							
All signatures must be originals ("wet-signed"). Photocopies of signatures are <b>not</b> acceptable.							
Janice Morger  PRINTED NAME OF PROPERTY OWNER(S)  Sunny Sage, LLC- Won S. Yoo  PRINTED NAME OF PROPERTY OWNER(S)  If the subject property is owned by persons who have not signed as owners above, attach a separate							
If the subject property is owned by persons who have not signed as exhaust and signatures of all sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.							
See attached sheet(s) for other property owner's signatures.							
PROPERTY INFORMATION:							
Assessor's Parcel Number(s): 290-070-045 & 290-070-046							
Section: 1 & 36 Township: 4S & 5S Range: 6W							
Approximate Gross Acreage: 6,422,048 S.F. / 147.43 A.C.							

APPLICATION FOR SUBDIVISION AND DEVELOPMENT
General location (cross streets, etc.): North of <u>Temescal Canyon Rd</u> , South of
I-15 Freeway , East of Park Canyon Rd , West of Mayhem Road
Thomas Brothers map, edition year, page number, and coordinates:
Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):
Schedule "A" Tentative Tract Map No. 36825 is a proposal to subdivide Toscana Phase 2 into a number of parcels and lettered lots for conveyance purposes.
Related cases filed in conjunction with this request:
Tentative Tract Map No. 36826 & LLA
Is there a previous development application filed on the same site: Yes 🗵 No 🗌
If yes, provide Case No(s). SP 327 (amendment #1) (Parcel Map, Zone Change, etc.)
EA No. (if known) EIR 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: <u>To be submitted by separate cover</u>
Is water service available at the project site: Yes  No  No
If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) +/- 2,500 L
Is sewer service available at the site? Yes ☒ No ☐
If "No," how far must the sewer line(s) be extended to provide service? (distance in 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:
Estimated amount of fill = cubic yards

# APPLICATION FOR SUBDIVISION AND DEVELOPMENT Does the project need to import or export dirt? Yes \( \sqrt{No} \) No \( \text{X} \) \_\_\_\_\_ Neither \_\_\_\_ Import \_\_\_\_\_ Export What is the anticipated source/destination of the import/export? N/A \_\_\_\_\_ What is the anticipated route of travel for transport of the soil material? N/A How many anticipated truckloads? N/A truck loads. What is the square footage of usable pad area? (area excluding all slopes) Varies 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 X No T If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both? Dedicate land X 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 X 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)? X Santa Ana River Santa Margarita River Whitewater River

HAZARDOUS WAS IE SITE DISCLUSURE STA	ATEMEN I					
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 hazardous waste site and that my (our) answers are true and correct to My (Our) investigation has shown that:	location on or near an identified the best of my (our) knowledge.					
The project is not located on or near an identified hazardous waste site.						
The project is located on or near an identified hazardous waste site. hazardous waste site(s) on an attached sheet.	Please list the location of the					
Owner/Representative (1)	Date					
Owner/Representative (2)	Date					

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)								
within the Santa Ana River Region								
Project File No.								
Project Name:								
Project Location:								
Project Description:								
,	10 departed into a flamber of particle and lettered lots for conveyance	e pui	poses					
Proposed Project Consists of, o	r includes:	YES	NO					
	or replacement of 5,000 square feet or more of impervious surface on an already developed site.	X	m					
Does not include routine maintenance act	tivities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of							
the constructed facility or emergency rede	velopment activity required to protect public health and safety.	1						
Residential development that create 10,0	000 square feet or more of impervious surface (collectively over the entire project site), including	X						
residential housing subdivision requiring	a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions,							
condominiums, or apartments, etc.)								
	ent where the land area1 represented by the proposed map or permit is 10,000 square feet or more.		X					
Mixed use developments that create 10,00	00 square feet or more of impervious surface (collectively over the entire project site).	Ш_	X					
Automotive repair shops (Standard Indust	rial Classification (SIC) codes <sup>2</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).		X					
Restaurants (SIC code 5812) where the la	and area of development is 5,000 square feet or more.	П	N					
Hillside developments disturbing 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.		—						
Developments of 2,500 square feet of im	pervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly"		X					
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 r	edevelopment site, and not commingled with flows from adjacent lands.							
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.	No course feet as many of instance of the course of the co		577					
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.								
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.								
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.								
1Land area is based on acreage disturbed								
<sup>2</sup> Descriptions of SIC codes can be found at <a href="http://www.osha.gov/pls/imis/sicsearch.html">http://www.osha.gov/pls/imis/sicsearch.html</a> .								
DETERMINATION: Circle appropriate determination.								
If <u>any</u> question answered "YES" Project requires a project-specific WQMP.								
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design and source control BMPs impose Conditions of Approval or permit conditions	ed thre	ough					

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP)						
within the Santa Margarita River Region		1				
Project File No.		$\neg$				
Project Name:						
Project Location:	-					
Project Description:		$\neg$				
Project Applicant Information:		$\neg$				
		$\neg$				
Proposed Project Consists of, or includes:	ES	NO				
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing	$\neg$	$\Box$				
development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an						
increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP						
requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development.						
[Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing						
criteria applies to the entire development.]						
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial,						
industrial, residential, mixed-use, and public projects.						
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies						
or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations,7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust						
System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops,						
7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)						
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-		$\sqcup$				
premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes,						
Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas),						
Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service						
(institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars,						
Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops,						
Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet.						
Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4]						
Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydro modification requirement [MS4 Permit						
requirement F.1.h].						
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is						
located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.						
Environmentally Sensitive Areas (ESAs)1. All development located within or directly adjacent to or discharging directly to an ESA (where discharges from						
the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed						
project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means						
situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the						
subject development or redevelopment site, and not commingled with flows from adjacent lands.						
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business						
or commerce.						
Streets, roads, highways, and freeways. Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of		ᄖ				
automobiles, trucks, motorcycles, and other vehicles.						
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT)						
of 100 or more vehicles per day.						
1 Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the St	tate V	Vater				
Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated						
with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as						
preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally						
sensitive areas which have been identified by the Co-permittees. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or						
downloaded from www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chpt_2_2012.pdf. The most recent CWA Section 303(d) list						
can be found at www.swrcb.ca.gov/rwqcb9/water_issues/programs/303d_list/index.shtml.						
DETERMINATION: Circle appropriate determination.						
If <u>any</u> question answered "YES" Project requires a project-specific SSMP (also referred to as a WQMP).						
If <u>all</u> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source BMPs imposed through Conditions of Approval or permit conditions.	e Cor	ntrol				

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)  within the Whitewater River Region							
Project File No.							
Project Name:							
Project Location:							
Project Description:							
<b>Project Applicant Information</b>	n:						
Proposed Project Consists of	New Control of the Con						
includes:	New Construction on a Previously Disturbed or Undisturbed Parcel, and	YES	NO				
	te 10,000 square feet, or more, of impervious area where the natural slope is 25% or greater.	П					
Single-family hillside residences that crea	te 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil	Ħ	一				
conditions are known.							
Commercial and Industrial developments							
Automotive repair shops (Standard Indus	strial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-						
Gasoline Service Stations,7532–Top, Bo	dy & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops,	ĺ					
General Automotive Repair Shops, 7539-	7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)						
Retail gasoline outlets disturbing greater than 5,000 square feet.							
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)							
Home subdivisions with 10 or more housing units.							
Parking lots of 5,000 square feet or more, or with 25 or more parking spaces, and potentially exposed to Urban Runoff.							
DETERMINATION: Circle appropriate determination.							
If any question answered "YES"	Project requires a project-specific WQMP.						
If <u>all</u> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (B Source Control BMPs imposed through Conditions of Approval or permit conditions		and				

### NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

In 1987, Congress amended the Clean Water Act to require the permitting of stormwater discharges from municipal storm drain systems. The Riverside County Board of Supervisors adopted Riverside County Ordinance No. 754.1 establishing stormwater/urban runoff management and discharge controls to protect and enhance the water quality of Riverside County watercourses, water bodies, groundwater, and wetlands in a manner pursuant to and consistent with the Federal Clean Water Act.

Preventing pollution is much easier, and less costly than cleaning up polluted stormwater. Runoff from construction and grading sites can carry sediments and other pollutants into storm drains. Also, a developed site can contribute damaging new pollutants to the surrounding environment. A variety of "best management practices" (BMPs) can be used to prevent different types of stormwater pollution. Construction-related water quality impacts shall be addressed in accordance with County Ordinances. and shall comply with the Regional Water Quality Control Board Construction Permit, where applicable. New developments and redevelopments within the Santa Ana Region Watershed of Riverside County must mitigate their post construction water quality impacts by complying with Section 6 of the Drainage Area Management Plan (DAMP). New developments and redevelopment projects within Santa Margarita Region Watershed must mitigate their post construction water quality impacts by complying with Section 6 of the individual Co-permittee Jurisdictional Runoff Management Plan (JRMP). Some development and redevelopment projects may be required to submit a project-specific WQMP/SSMP in compliance with Section 6 of the DAMP and with Section 6 of the individual Co-permittee JRMP. Projects within the Whitewater watershed may refer to Appendix H of the Whitewater River Region Stormwater Management Plan (SWMP). These documents are available on-line at:

http://rcflood.org/NPDES/SantaAnaWS.aspx, http://rcflood.org/NPDES/SantaMargaritaWS.aspx; and http://rcflood.org/NPDES/WhitewaterWS.aspx

Noncompliance with Riverside County Ordinance No. 754.1 may result in the imposition of substantial penalties by the local Regional Water Quality Control Board.

# NOTICE OF PUBLIC HEARING SCHEDULING REQUEST FORM

DATE SUBMITTED: March 20, 2017 TO: Planning Commission Secretary FROM: Deborah Bradford (Riverside) PHONE No.: 951-955-6646 E-Mail: dbradfor@rivco.org SCHEDULE FOR: Planning Commission on April 19, 2017 10-Day Advertisement: Advertisement Consider Addendum to Certified EIR TENTATIVE TRACT MAP NO. 36825 - Applicant: Forestar Toscana LLC - Engineer/Representative: Adkan Engineers: Richard Reaves and Mitch Adkison - First Supervisorial District - Temescal Zoning Area - Temescal Canyon Area Plan: Open Space Conservation: Medium Density Residential (OS-C: MDR) (2-5 D.U./Ac.); East Temescal Hillside Policy Area; Serrano Policy Area; Temescal Wash Policy Area - Location: Southerly of Interstate 15, westerly of Mayhem Rd., northerly of Temescal Canyon Rd., and easterly of Park Canyon Rd. - 153.11 Gross Acres - Zoning: Specific Plan (S-P No. 327A1 (Terramor/Toscana) - Planning Area No. 6-10, 13, 16, 21, 24-27) - REQUEST: Proposed schedule 'A' subdivision of 153.25 acres into 38 lots. The lots include, eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/ fuel management/ water quality basin lots, and approximately 9.4 acres of private roads. This proposal is part of Phase 2 of the former Toscana Specific Plan now known as Terrramor. -APNs: 290-070-045, 290-070-046 - Related Cases: SP327A1 STAFF RECOMMENDATION: APPROVAL (CONSENT CALENDAR) X APPROVAL APPROVAL WITHOUT DISCUSSION CONTINUE WITH DISCUSSION TO CONTINUE WITHOUT DISCUSSION TO CONTINUE WITHOUT DISCUSSION OFF CALENDAR DENIAL SCOPING SESSION INITIATION OF THE GENERAL PLAN AMENDMENT DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative (Confirmed to be less than 6 months old from date of preparation to hearing date) Provide one set of labels for owner, applicant, and engineer/representative. Fee Balance: \$2,429.64, as of 03/20/17. CFG Case # 06145 - Fee Balance: \$ X,XXX Estimated amount of time needed for Public Hearing: 20 Minutes (Min 5 minutes) Controversial: YES NO 🖂 Provide a very brief explanation of controversy (1 short sentence)

Principal's signature/initials:

Date:

Y:\Planning Case Files-Riverside office\TR36825\DH-PC-BOS Hearings\TR36825 Scheduling Request.docx Revised: 3/28/17

# PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN , certify that on 3 28 20 7
The attached property owners list was prepared by Riverside County GIS
APN (s) or case numbers TR36825
Company or Individual's Name Planning Department
Distance buffered
Pursuant to application requirements furnished by the Riverside County Planning Departmen
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 2
different owners, all property owners within a notification area expanded to yield a minimum o
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-sit
improvement/alignment.
I further certify that the information filed is true and correct to the best of my knowledge.
understand that incorrect or incomplete information may be grounds for rejection or denial of the
application.
NAME: Vinnie Nguyen
TITLE GIS Analyst
ADDRESS: 4080 Lemon Street 2 <sup>nd</sup> Floor
Riverside, Ca. 92502
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Deralfol 3/10/12

#### NOTICE OF PUBLIC HEARING

#### and

# INTENT TO CONSIDER AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT (EIR)

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

TENTATIVE TRACT MAP NO. 36825 – Applicant: Forestar Toscana LLC – Engineer/Representative: Adkan Engineers: Richard Reaves and Mitch Adkison – First Supervisorial District – Temescal Zoning Area – Temescal Canyon Area Plan: Open Space Conservation: Medium Density Residential (OSC-MDR) (2-5 D.U./Ac.) – East Temescal Hillside Policy Area – Serrano Policy Area – Temescal Wash Policy Area – Location: Southerly of Interstate 15, westerly of Mayhem Road, northerly of Temescal Canyon Road, and easterly of Park Canyon Road – 153.11 Gross Acres – Zoning: Specific Plan (S-P No. 327A1 (Terramor/Toscana) – Planning Area No. 6-10, 13, 16, 21, 24-27) – REQUEST: Proposed Schedule "A" Subdivision of 153.25 acres into 38 lots. The lots include, eight (8) residential lots, four (4) park lots, three (3) public facility lots, three (3) open space (conservation habitat) lots, 14 manufactured slope/fuel management/water quality basin lots, and approximately 9.4 acres of private roads. This proposal is part of Phase 2 of the former Toscana Specific Plan now known as Terramor. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.

DATE OF HEARING: APRIL 19, 2017

PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER

BOARD CHAMBERS, 1ST FLOOR

4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Deborah Bradford at 951-955-6646 or e-mail <a href="mailto:dbradfor@rivco.org">dbradfor@rivco.org</a>, or go to the County Planning Department's Planning Commission agenda web page at <a href="http://planning.rctlma.org/PublicHearings.aspx">http://planning.rctlma.org/PublicHearings.aspx</a>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an EIR. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum to the environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

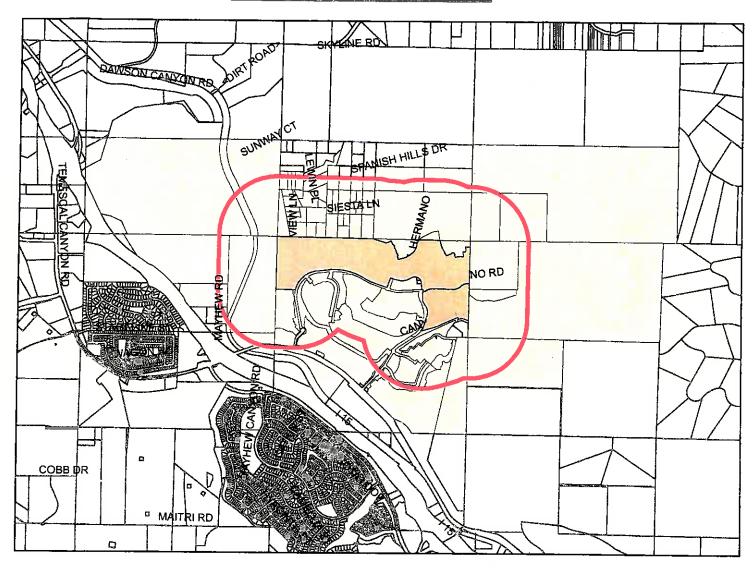
Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT

Attn: Deborah Bradford

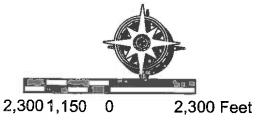
P.O. Box 1409, Riverside, CA 92502-1409

# TR36825 ( 1600 feet buffer )



#### **Selected Parcels**

290-070-054       290-070-055       290-070-056       290-070-057       290-070-056         290-080-049       290-080-050       290-080-051       290-080-052       290-080-053         283-230-004       290-060-007       283-220-020       283-230-027       283-240-003         283-230-034       283-230-036       283-230-038       283-230-022       283-230-016	3       290-070-049       290-070-050       290-070-051       290-070-052       290-070-053         3       290-080-040       290-080-042       290-080-043       290-080-044       290-080-045         3       290-080-054       290-080-055       290-080-056       283-230-007       283-200-004         3       283-240-004       283-240-010       290-070-024       290-070-026       283-230-006         4       283-230-017       283-220-019       283-230-028       289-080-005       289-080-009         3       290-050-013       283-230-011       290-050-003       290-060-006       283-230-013         2       283-220-025       283-240-009       290-070-045       290-070-046       283-230-023
---	---



ASMT: 283200004, APN: 283200004

GREG TONKINSON 16376 SLOVER AVE FONTANA CA 92337

ASMT: 283220013, APN: 283220013 NEWMAN ANNE R REVOCABLE TRUST C/O ANNE R NEWMAN 17032 CAJON DR PERRIS CA 92570

ASMT: 283220017, APN: 283220017 CHRISTINA GRAFF, ETAL 11150 SPANISH HILLS DR CORONA, CA. 92883

ASMT: 283220018, APN: 283220018

ELISAVETA COTOI 1717 SCOTTSDALE RD BEAUMONT CA 92223

ASMT: 283220019, APN: 283220019

JUDITH SIPE 18642 MANNING DR TUSTIN CA 92780

ASMT: 283220020, APN: 283220020

JACK DEARMOND P O BOX 943 CORONA DEL MAR

CORONA DEL MAR CA 92625

ASMT: 283220023, APN: 283220023

BETTY PFEIL 4731 LIBRA PL

YORBA LINDA CA 92886

ASMT: 283220024, APN: 283220024

RONALD MUGAR 3241 KIPS CORNER RD NORCO CA 92860

ASMT: 283220025, APN: 283220025

SFR 2012 1 U S WEST

8665 E HARTFORD DR STE 200 SCOTTSDALE AZ 85255

ASMT: 283220028, APN: 283220028

BLANCA MENDOZA, ETAL

PMB 158

750 S LINCOLN AVE STE 104

CORONA CA 92882

ASMT: 283220032, APN: 283220032

GABRIELA RAMOS, ETAL 23795 LAWSON RD CORONA CA 92883

ASMT: 283230001, APN: 283230001

CORONA CLAY CO 22079 KNABE RD CORONA CA 92883

ASMT: 283230002, APN: 283230002

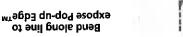
KATHLEEN CLEPPER, ETAL 11101 SPANISH HILLS DR CORONA, CA. 92883

ASMT: 283230003, APN: 283230003

DAVE PLANTE

11211 SPANISH HILLS DR CORONA, CA. 92883







ASMT: 283230004, APN: 283230004 HARRY KOESLAG 11071 VIEW LN CORONA, CA. 92883

ASMT: 283230013, APN: 283230013 PHILLIP CHIPMAN 2612 WESTMINSTER PL COSTA MESA CA 92627

ASMT: 283230005, APN: 283230005 SABINE LANGE, ETAL 11081 VIEW LN CORONA, CA. 92883 ASMT: 283230014, APN: 283230014 YOUNG KIM, ETAL C/O YOUNG J KIM 5262 LA CANADA LA CANADA CA 91011

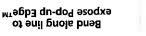
ASMT: 283230006, APN: 283230006 JASON WYMORE 140 W PIONEER AVE NO 126 REDLANDS CA 92374 ASMT: 283230015, APN: 283230015 CHARLOTTE GARVIN, ETAL 11351 SIESTA LN CORONA, CA. 92883

ASMT: 283230007, APN: 283230007 MELISSA STRIPLING, ETAL 1015 PARK AVE LAGUNA BEACH CA 92651 ASMT: 283230016, APN: 283230016 KIM MOODY, ETAL 11353 SIESTA LN CORONA, CA. 92883

ASMT: 283230009, APN: 283230009 REBECCA BUSH, ETAL 11201 VIEW LN CORONA, CA. 92883 ASMT: 283230017, APN: 283230017 MARTHA GARCIA, ETAL 182 W WINSTON RD ANAHEIM CA 92805

ASMT: 283230010, APN: 283230010 DHARAMJIT GILL 24274 EL PILAR LAGUNA NIGUEL CA 92677 ASMT: 283230021, APN: 283230021 TOM GEIDEMAN 3185 SONRISA DR CORONA CA 92881

ASMT: 283230011, APN: 283230011 SUSAN VANDENBERG, ETAL 11231 VIEW LN CORONA, CA. 92883 ASMT: 283230022, APN: 283230022 JOHN MOODY 21641 JORANDA MISSION VIEJO CA 92692





1-800-GO-AVERY www.avery.com

ASMT: 283230023, APN: 283230023 LARRY SEVIN, ETAL 15344 MANZANARES RD LA MIRADA CA 90638

ASMT: 283230027, APN: 283230027 BERTHA CAMACHO, ETAL 11480 SIESTA DR CORONA, CA. 92883

ASMT: 283230028, APN: 283230028 JANINE POLLINA, ETAL 932 PENINSULA AVE NO 409 SAN MATEO CA 94401

ASMT: 283230031, APN: 283230031 DIANA FOSTER, ETAL 11111 SPANISH HILLS DR CORONA, CA. 92883

ASMT: 283230032, APN: 283230032 ANTHONY WIMENTA 8353 COVER CREEK RD RIVERSIDE CA 92508

ASMT: 283230033, APN: 283230033 ARTURO RAMOS, ETAL 11286 SPANISH HILLS DR CORONA, CA. 92883

ASMT: 283230038, APN: 283230038 CHRISTENE ASBRA, ETAL 19835 GAVILON RD PERRIS CA 92570

ASMT: 289080008, APN: 289080008 WESTERN RIVERSIDE COUNTY REGIONAL CC P O BOX 1667 RIVERSIDE CA 92502

ASMT: 289080009, APN: 289080009 RAIDA SAYEGH, ETAL 4165 ROBBY CIR CORONA CA 92882

chargement

ap suas

ASMT: 290050002, APN: 290050002 NANCY PHARRIS, ETAL 2050 MAIN STE STE 250 IRVINE CA 92614

ASMT: 290050013, APN: 290050013 MARY GARRETT, ETAL P O BOX 1839 CORONA CA 92878

ASMT: 290050020, APN: 290050020 **TOTEA ASSOC** 1000 SEGOVIA CIR PLACENTIA CA 92870

ASMT: 290050027, APN: 290050027 THOMAS GWIN 2131 GROVE AVE NO A ONTARIO CA 91761

ASMT: 290060006, APN: 290060006 PHARRIS GROUP C/O C L PHARRIS GROUP 2050 MAIN ST STE 250 IRVINE CA 92614





chargement əp suəs

ASMT: 290060007, APN: 290060007 INDUSI 1609 N BUSH ST STE 1 SANTA ANA CA 92701

1-800-GO-AVERY

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ASMT: 290070024, APN: 290070024 JANICE MORGER 17745 LOMITA LN YORBA LINDA CA 92886

ASMT: 290070026, APN: 290070026 JANICE MORGER 3325 W LINCOLN ANAHEIM CA 92801

ASMT: 290070046, APN: 290070046 SUNNY SAGE C/O WON S YOO 27431 W ENTERPRISE CIR TEMECULA CA 92590

ASMT: 290080016, APN: 290080016 **ASGARD** C/O FERRO MANAGEMENT CO 1609 N BUSH ST STE 6 SANTA ANA CA 92701

ASMT: 290080038, APN: 290080038 WESTERN RIVERSIDE COUNTY REGIONAL CC C/O ECONOMIC DEV AGENCY 3403 10TH ST STE 500 RIVERSIDE CA 92502

expose Pop-up Edge\*\*\*

Bend along line to

ASMT: 290080041, APN: 290080041 PULTE HOME CO C/O DONALD J SAJOR 27101 PUERTA REAL STE 300 MISSION VIEJO CA 92691

ASMT: 290080056, APN: 290080056 FORESTAR TOSCANA DEV CO C/O STEPHEN CAMERON 4950 MACARTHUR BL STE 600 NEWPORT BEACH CA 92660

ASMT: 393010002, APN: 393010002 LAURIE PORTEOUS, ETAL P O BOX 78327 CORONA CA 92877

ASMT: 393020001, APN: 393020001 **USA BLM** 6221 BOX SPRINGS BL RIVERSIDE CA 92507



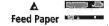
Easy Peel® Labels Use Avery® Template 5160®

Forestar Tosacana, LLC c/o Andrew Petitjean 4590 McArthur Blvd., Suite 600 Newport Beach, CA 92660

Sunny Sage, LLC 27431 Enterprise Circle West Temecula, CA 92590

Adkan Engineers c/o Richard Reaves 6879 Airport Drive Riverside, CA 92504

Janice Morger 17745 Lomita Ln. Yorba Linda, CA 92886



Bend along line to expose Pop-up Edge™

Forestar Tosacana, LLC c/o Andrew Petitjean 4590 McArthur Blvd., Suite 600 Newport Beach, CA 92660

Adkan Engineers c/o Mitch Adkinson 6879 Airport Drive Riverside, CA 92504

Adkan Engineers c/o Richard Reaves 6879 Airport Drive Riverside, CA 92504



Sunny Sage, LLC 27431 Enterprise Circle West Temecula, CA 92590

Adkan Engineers c/o Mitch Adkinson 6879 Airport Drive Riverside, CA 92504

Janice Morger 17745 Lomita Ln. Yorba Linda, CA 92886

TR 36825



# PLANNING DEPARTMENT

Charissa Leach Assistant TLMA Director

TO:		Office of Planning and Research (OPR) P.O. Box 3044	FROM:	Riverside County Planning Department  4080 Lemon Street, 12th Floor		38686 El Cerrito Road
	×	Sacramento, CA 95812-3044 County of Riverside County Clerk		P. O. Box 1409		Palm Desert, California 92211
				Riverside, CA 92502-1409		
eu n	FOT			044F0 F4		
		Filing of Notice of Determination in compliance w √EA42818	ith Section	21152 of the California Public Resources (	Code.	
		Case Numbers		·		•
		Bradford act Person	(951) 9 Phone N	955-6646		
	Com	act Person	Pnone N	umber		
N/A State C	learin	nghouse Number (if submitted to the State Clearinghouse)				
		Toscana LLC	4590 N	MacArthur Blvd., Suite 600 Newport Beach	<u>ı, CA</u>	92660
Project			Address			
Project	Loca	osed project is located northerly of Interstate 15 and tion	Temescal (	Canyon Road, westerly of Mayhem Road, o	<u>easterl</u>	y of Park Canyon Road.
This is the fo	Desc. s to llowi The An A Vitig	pursuant to applicable legal standards and none of tripiton  advise that the Riverside County Board of Supervise ing determinations regarding that project:  project WILL NOT have a significant effect on the endedendum to EIR No, 439 was prepared for the projection measures WERE NOT made a condition of the tigation Monitoring and Reporting Plan/Program WA	o <u>rs,</u> as the le nvironment. ject pursual e approval d	ead agency, has approved the above-reference of the provisions of the California Environ to the project.	enced	project on, and has made
5. / 6. f This i	A sta Findi s to	atement of Overriding Considerations WAS NOT addings were made pursuant to the provisions of CEQA certify that the earlier EIR N0. 439, with comments Department, 4080 Lemon Street, 12th Floor, Riverside	opted s, response	s, and record of project approval is avalla	ble to	the general public at: Riverside Cour
			<u>Deboral</u>	Bradford, Contract Planner	_	
		Signature		Title		Date
Date	Rece	eived for Filing and Posting at OPR:				
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#### COUNTY OF RIVERSIDE SPECIALIZED DEPARTMENT RECEIPT

Permit Assistance Center

39493 Los Alamos Road 4080 Lemon Street Second Floor Suite A

38686 El Cerrito Road Palm Desert, CA 92211

\* REPRINTED \* R1508209

Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8277

(951) 600-6100 (951) 955-3200

\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* 

Received from: FORESTAR TOSCANA LLC \$50.00

paid by: CK 1398

paid towards: CFG06196 CALIF FISH & GAME: DOC FEE

EA42818

at parcel #:

appl type: CFG3

Jul 17, 2015 15:54 posting date Jul 17, 2015 MGARDNER \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* 

Account Code 658353120100208100

Description CF&G TRUST: RECORD FEES Amount \$50.00

Overpayments of less than \$5.00 will not be refunded! Additional info at www.rctlma.org